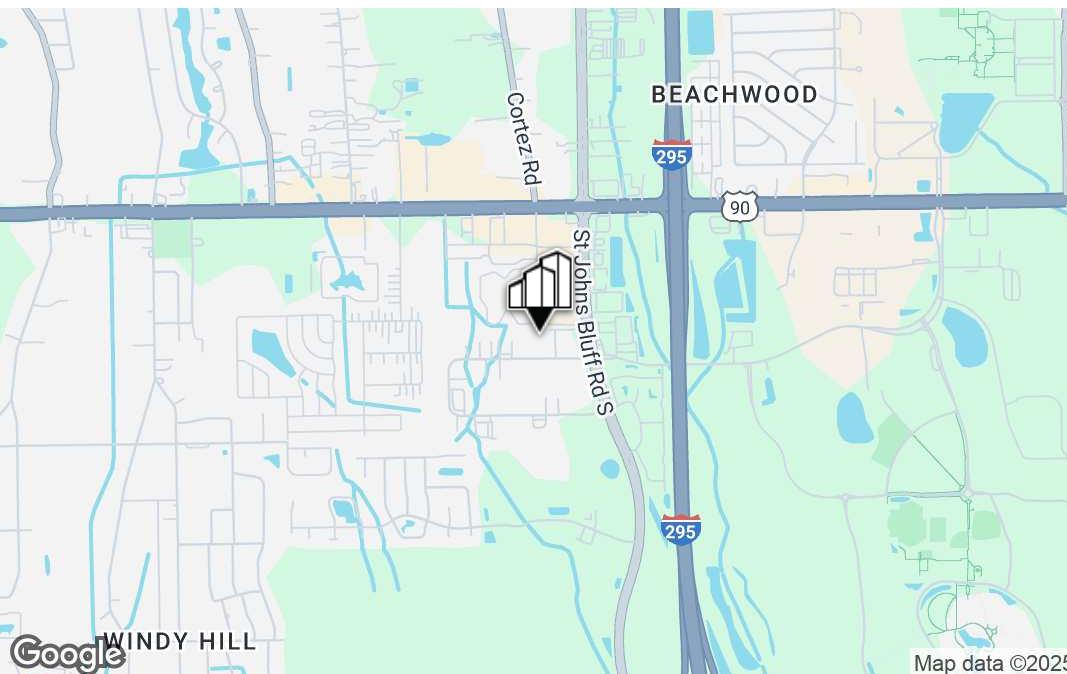


INDUSTRIAL PROPERTY FOR LEASE

11235 ST JOHNS INDUSTRIAL PKWY N

JACKSONVILLE, FL 32246



For More Information:

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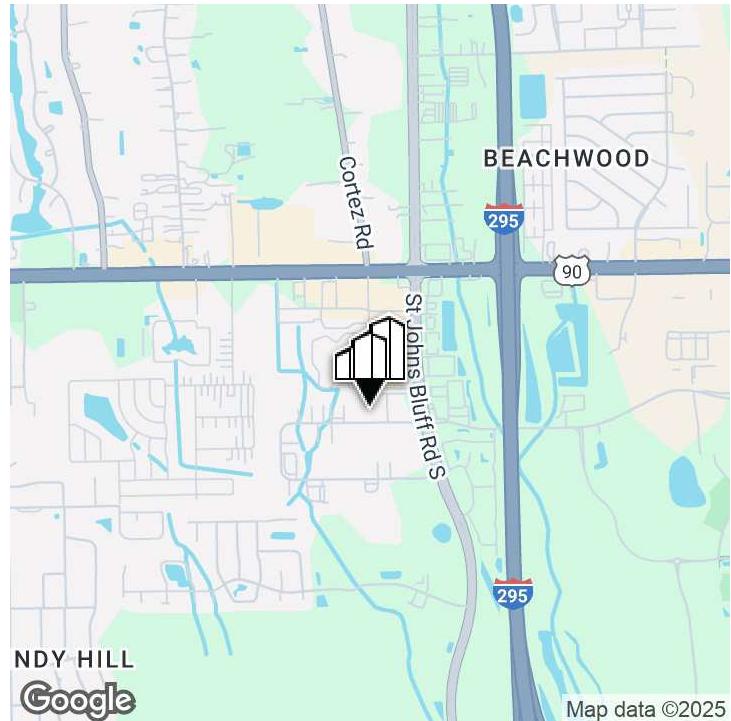
Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

EXECUTIVE SUMMARY | 11235 St Johns Industrial Pkwy N



Jacksonville, FL 32246



Map data ©2025

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	2,838 SF
Available SF:	2,838 SF
Market:	Southside
Submarket:	Town Center

PROPERTY OVERVIEW

Centrally Located, Dock High Flex Space for Lease! Updated finishes and air conditioned throughout. Currently mostly office, but configuration can be adjusted while retaining air conditioning. Owner/Landlord is a general contractor. Dedicated parking in front and rear.

PROPERTY HIGHLIGHTS

- Central Location just off the Beltway
- Dock High Access
- End Cap Unit Provides Easy Access
- Fully Air-Conditioned
- Flexible Layout
- Close to Numerous Dining Options and Retailers
- Close to Major University
- Close to Mayo Clinic, Acension and Other Medical Users

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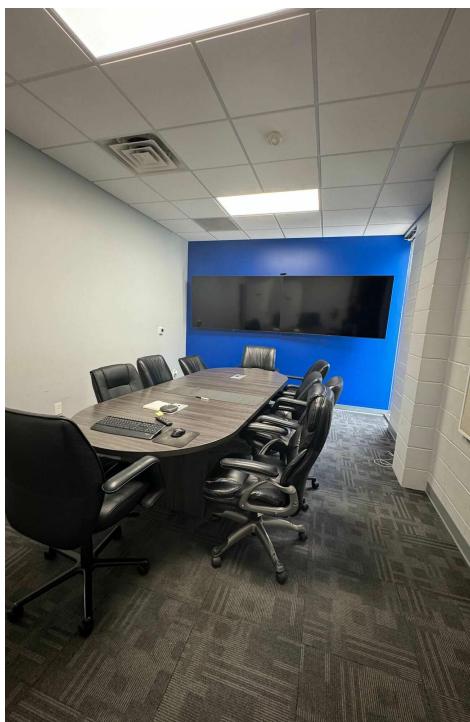
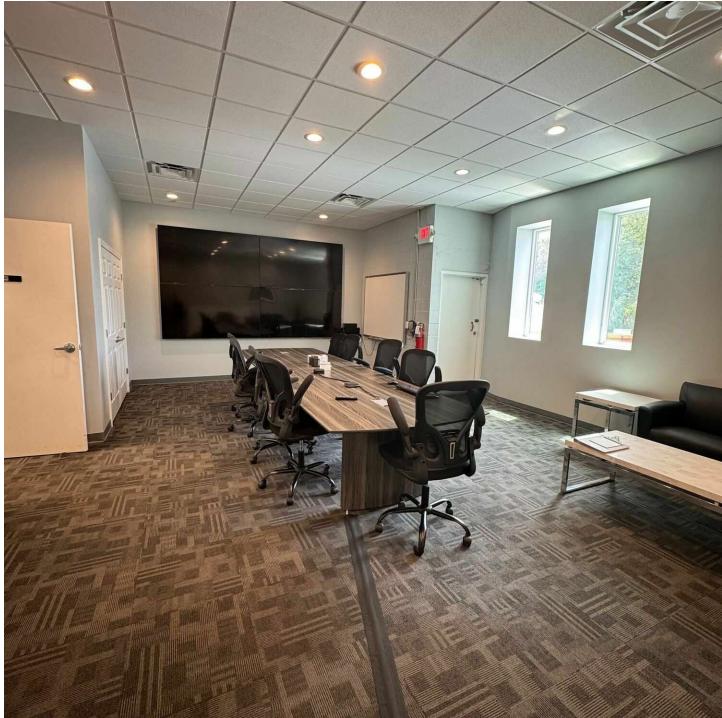
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HIGH END FINISHES | 11235 St Johns Industrial Pkwy N



Jacksonville, FL 32246



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CENTRAL LOCATION

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Jacksonville, FL 32246



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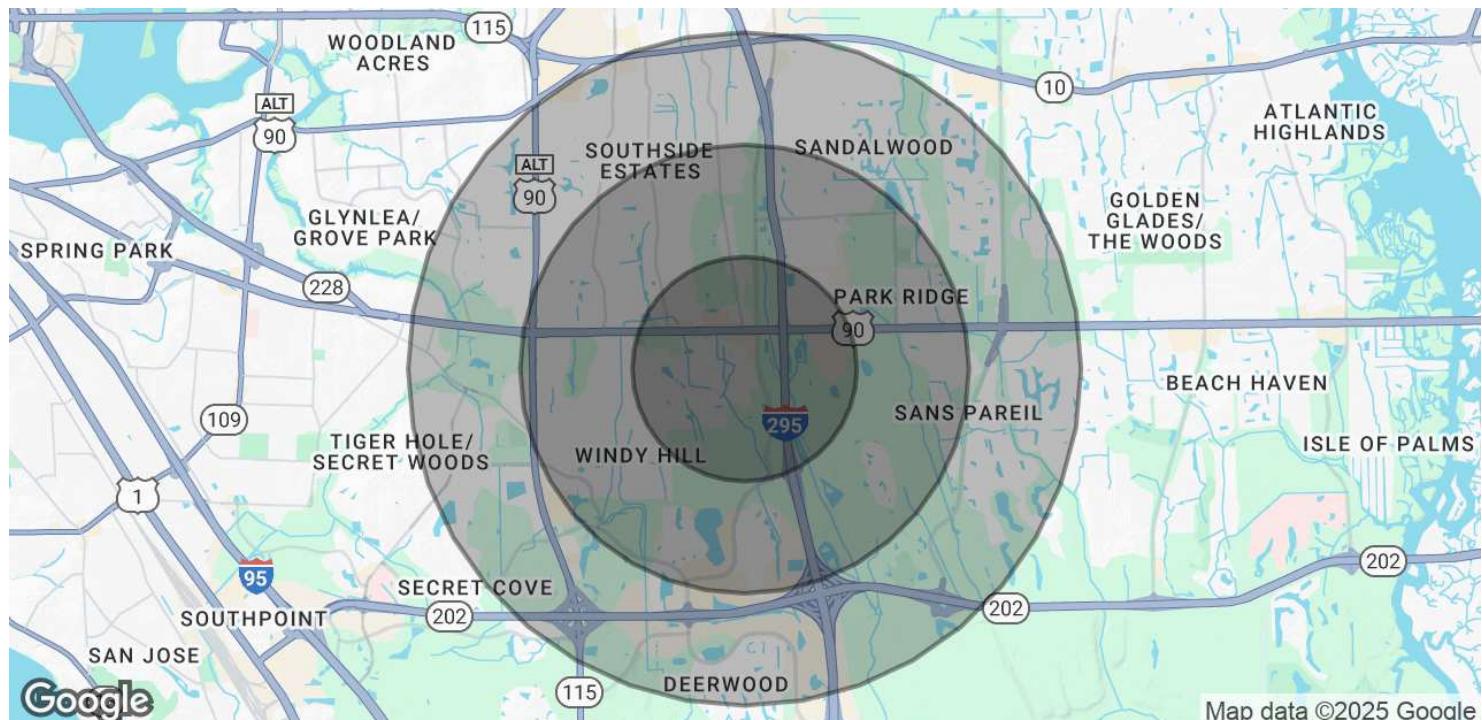
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,652	31,368	78,065
Average Age	35	36	38
Average Age (Male)	34	35	37
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,717	12,282	31,687
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$68,093	\$81,226	\$92,475
Average House Value	\$200,890	\$251,669	\$303,129

Demographics data derived from AlphaMap

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