

INDUSTRIAL PROPERTY FOR LEASE

4409-4411 Cambridge Rd Jacksonville, FL 32210



OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Space Size:	5,500± SF
Warehouse SF:	5,350± SF
Office SF:	150± SF
Zoning:	IL
Loading:	1 Grade level door
Ceiling Height:	12'-15'±
Construction:	Concrete block
Utilities:	City water & septic

LOCATION OVERVIEW

This rapidly growing city area in the Westside has residential, commercial, and industrial development. The property is on Cambridge Road, a major east-west thoroughfare. Cambridge Road provides access to several major roads, including Interstate 95, which is just a few miles to the north. Lake Shore Boulevard is also a central commercial corridor, with several businesses and restaurants along the road. The property is within walking distance of several companies and restaurants.



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Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS

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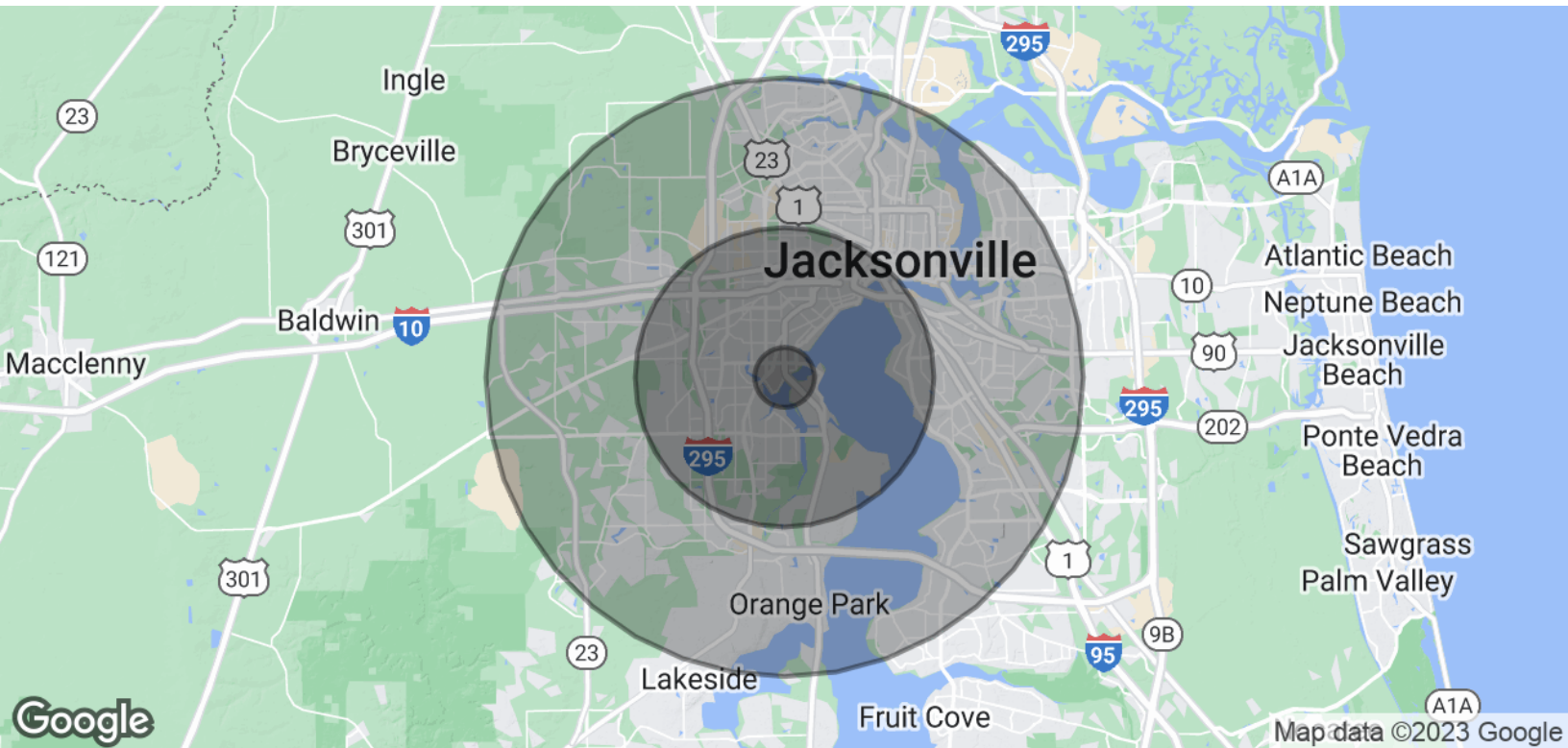
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,493	170,125	580,069
Average Age	39.5	37.2	37.8
Average Age (Male)	40.7	36.0	36.2
Average Age (Female)	38.1	38.7	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,219	77,977	255,636
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$72,025	\$62,584	\$61,283
Average House Value	\$201,309	\$206,442	\$173,559

* Demographic data derived from 2020 ACS - US Census

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