



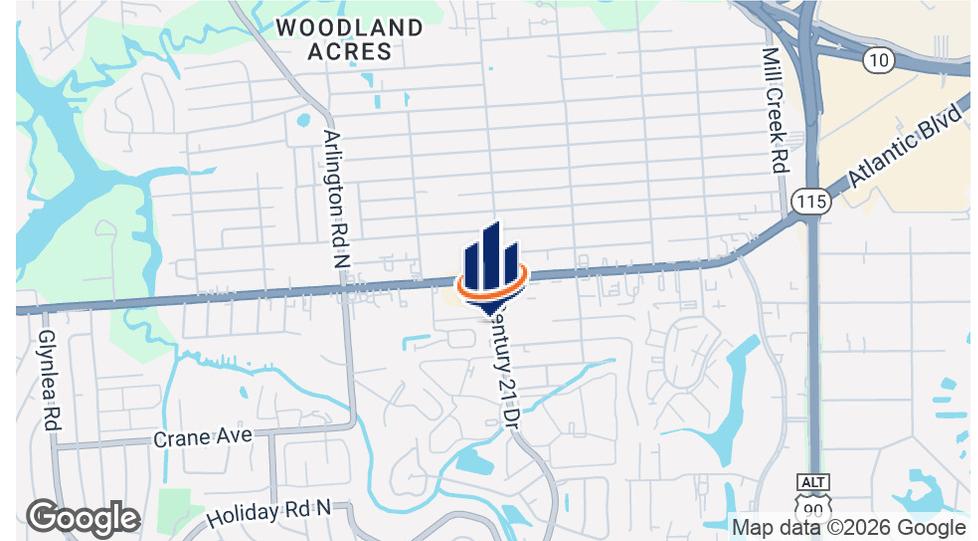
# FOR SALE OR LEASE FULLY RENOVATED WAREHOUSE

124 CENTURY 21 DRIVE  
JACKSONVILLE, FL 32216

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,899,950
Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	2
Available SF:	3,300 - 9,900 SF
Lot Size:	43,468 SF
Building Size:	13,200 SF
Zoning:	CCG - 2
Built:	Built 2007 - Renovated 2025

## PROPERTY DESCRIPTION

SVN First Coast Commercial is pleased to offer this exclusive listing at 124 Century 21 Drive. The building is a 13,200 SF It is available For Lease or Sale. Perfect for the Owner/User who is expanding a business and looking for a convenient location.

## PROPERTY HIGHLIGHTS

- Convenient to I-295 and minutes from anywhere in Jacksonville
- Renovated warehouse and professional office space
- Two suites available for lease - Warehouse: 11,196 SF - Office: 2,004 SF
- Ample parking for employees, clients and deliveries
- 208V, 800A - 3 phase power
- Natural Gas availability
- Completely fenced property

# Additional Photos



# Lease Availability



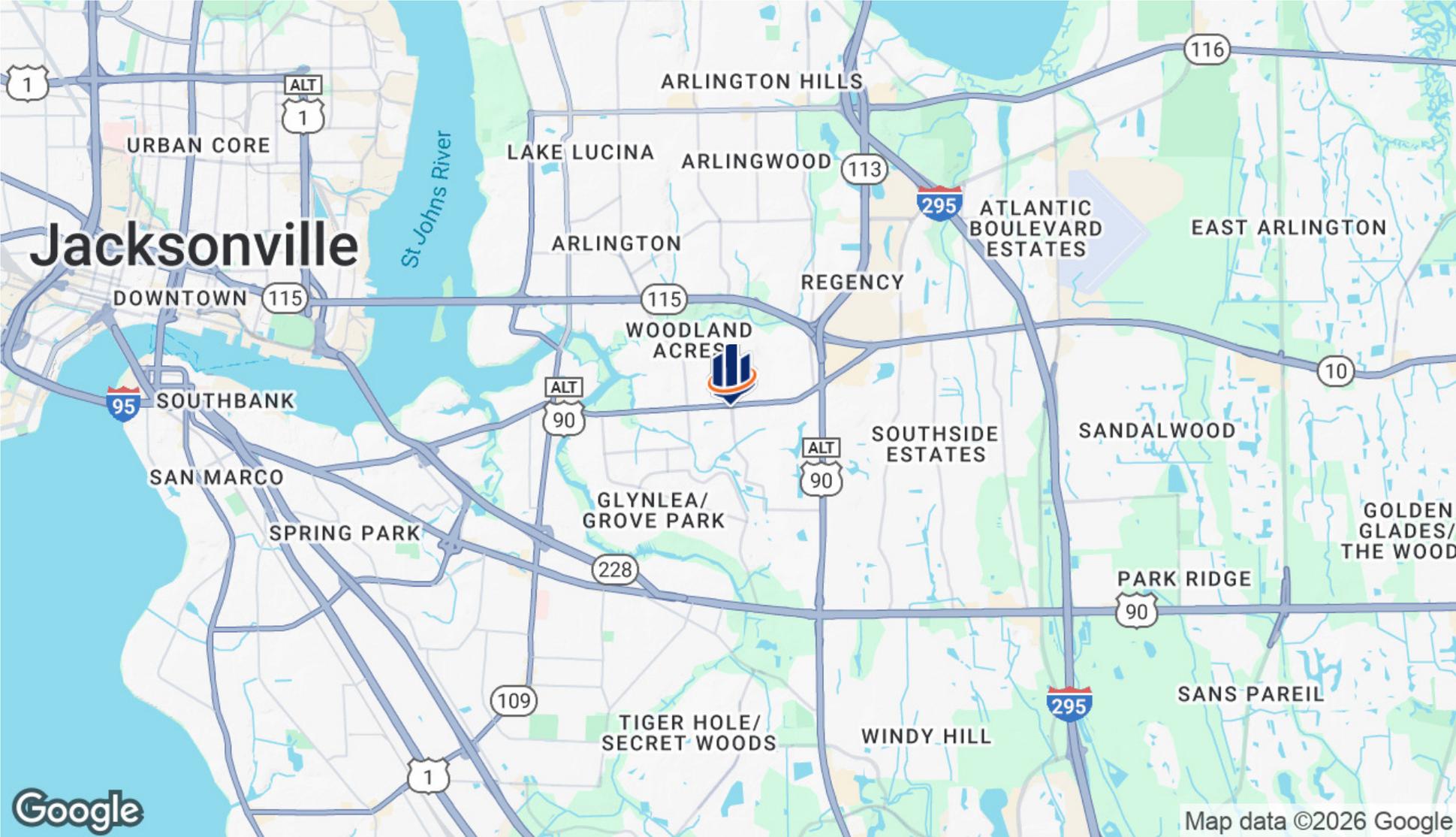
## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Minimum 3 years with options
Total Space:	3,300 - 9,900 SF	Lease Rate:	\$12.00 SF/yr

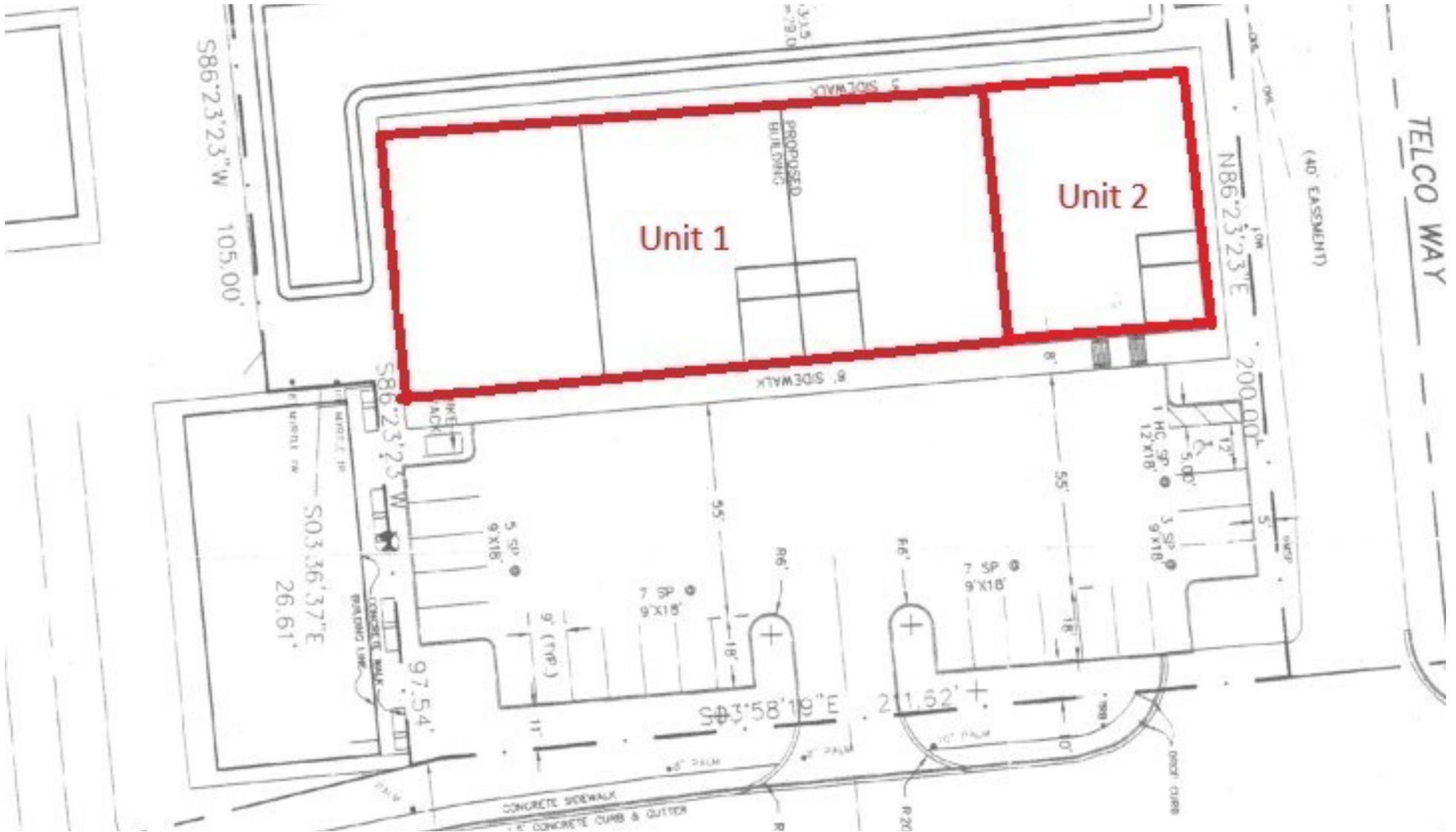
## AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
124 Century 21 Drive, Suite 1	Available	9,900 SF	NNN	\$12.00 SF/yr	208 V, 200 A, 3 Phase Power - Natural Gas and Pneumatics available
124 Century 21 Drive, Suite 2	Available	3,300 SF	NNN	\$12.00 SF/yr	208 V, 200 A, 3 Phase Power - includes a 1,000SF Office with HVAC and a 1,000 SF Mezzanine - Natural Gas and Pneumatics available

# Location Map

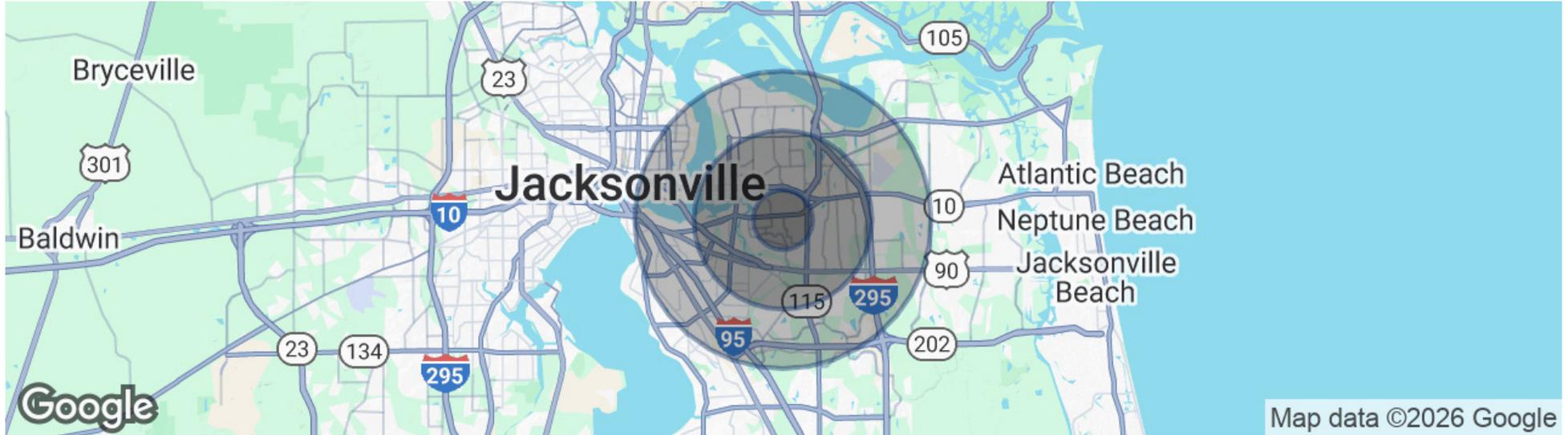


# Site Plan





# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,280	95,719	235,065
Average Age	37	39	39
Average Age (Male)	35	38	38
Average Age (Female)	37	40	40

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,030	38,793	94,939
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$66,319	\$71,262	\$77,343
Average House Value	\$213,823	\$257,734	\$283,891

Demographics data derived from AlphaMap