

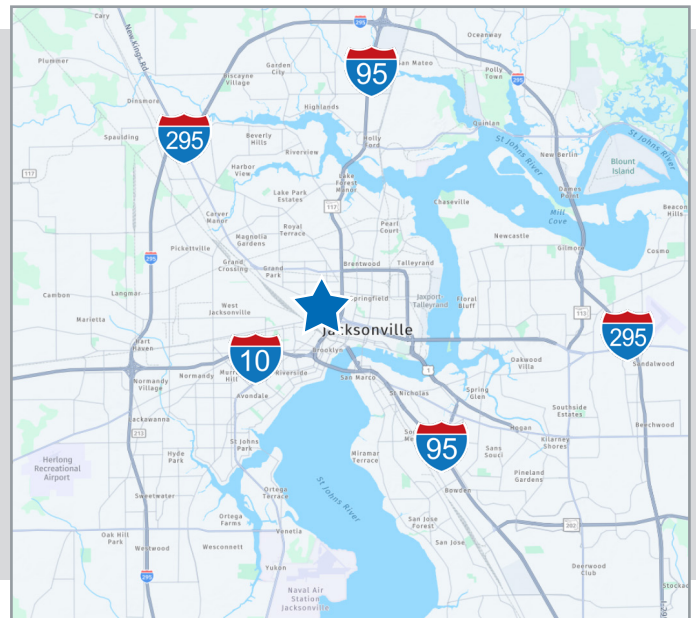
1341 VEGA ST

Jacksonville, FL | 32204



±6,540 SF OF INDUSTRIAL FOR LEASE OR SALE

- **±5,604 SF Warehouse**
- **±468 SF Office**
- **±468 SF Mezzanine (above office)**
- New asphalt and paint within the past 3 years
- Two dock high loading bays
- Zoning: Light Industrial
- Ceiling Height: 18'-22'
- 400 amp-3 phase power
- Located in Rail Yard District



For further information, please contact our exclusive agent:
Taylor Calfee Senior Vice President
tcalfee@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

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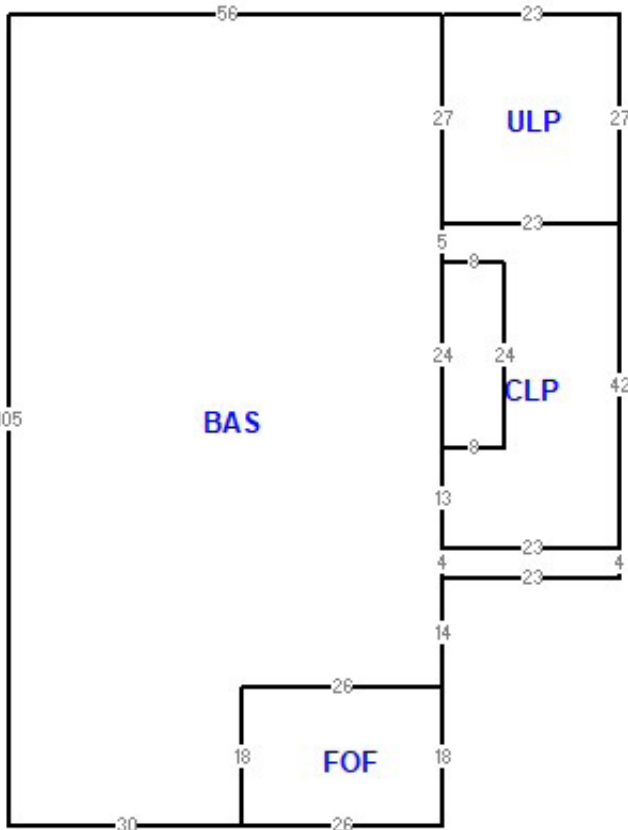
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Lease Rate:
\$7.25 NNN
±\$2.03 CAM

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Aerial Overview

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Point of Interest	Time	Miles
I-295	9 min	6.7
I-95	2 min	0.6
I-10	4 min	2.3
JaxPort Talleyrand	9 min	4.8

	Local Demographics		
	1 mile	3 Miles	5 Miles
2023 Population	11,543	102,299	202,302
2023 Households	5,353	42,544	84,265

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Property Photos

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Rail Yard District

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