

7002 Normandy Blvd, Jacksonville, FL 32205

Build-to-Suit Opportunity

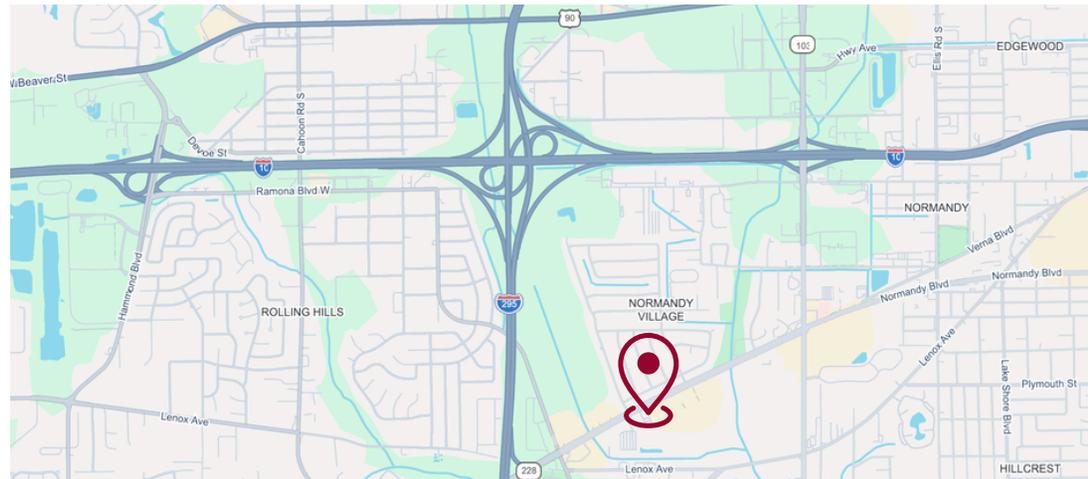


1,870-13,126± SF Available For Lease

Prime Commercial Location | I-295 & Normandy Blvd Corridor

## Property Details

- 9,396± SF with the potential to add 3,730± SF
- CCG-1 Zoning
- Warehouse access via a rear roll-up door
- Positioned directly behind a 390-unit multifamily project currently under construction



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Pine Street / RPS

## Lease Options & Sale Price

<b>Entire Building</b>	13,126± SF	\$18.50 PSF, NNN
<b>2</b>	9,396± SF	\$18.50 PSF, NNN
<b>3</b>	7,526± SF	\$18.50 PSF, NNN
<b>4</b>	3,730± SF	\$18.50 PSF, NNN
<b>5</b>	1,870± SF	\$18.50 PSF, NNN
<b>Sale Price</b>	<b>\$2,190,000</b>	

## Key Highlights

- Freestanding, fully renovated commercial building with modern aesthetic
- Build-to-suit opportunity
- Highly visible location at the I-295 & Normandy Blvd interchange
- High daily vehicle count of 22,000±
- CCG-1 allows for multiple commercial uses
- Ideal for single tenant or multi-tenant configurations



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All information is deemed accurate but subject to errors and/or omissions.

# SITE PLAN

