



SOUTHSIDE OFFICE / WAREHOUSE FOR LEASE

5109-1 STEPP AVENUE, JACKSONVILLE, FL 32216

Property Features

Buildings	2
Combined SF	18,900± SF
Land Size	1.74± Acres
Zoning	Industrial Light (IL)
Utilities	City water & septic
Building 1	
Total SF	13,900± SF
Warehouse SF	12,600± SF
Office SF	1,300± SF
Ceiling Height	21'±
Loading	5 Grade-level doors
Building 2	
Total SF	5,000± SF
Warehouse SF	5,000± SF
Ceiling Height	16'±
Loading	2 Grade-level doors



Lease Rate: \$19.50 PSF, NNN

For Additional Information Contact:

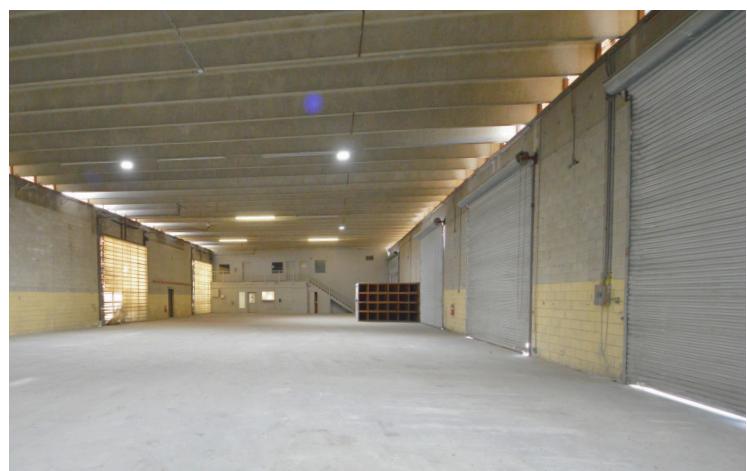
Mark Wainwright
(904) 728-1085
Mark@psrps.com

Summer Wainwright
(904) 377-4949
Summer@psrps.com



Pine Street / RPS

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Pine Street / RPS

2650-2 Rosselle Street
Jacksonville, FL 32204
904.398.1044

5109 Stepp Avenue

**Dimensions shown are to the nearest TENTH of a foot.
Use labeled dimensions, NOT scaled.
Some dimensions will not scale due to undetectable-
-UN-SQUARE & VARIED wall thickness.**

TLS PLANNING & DESIGN