

INDUSTRIAL PROPERTY FOR SUBLEASE

1057 Ellis Rd N, Suite 1 | Jacksonville, FL 32254

4,572± SF | \$13/SF NNN



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COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

1057 Ellis Rd N, Suite 1, Jacksonville, FL 32254

This 4,572± SF warehouse facility is currently offered as a sublease opportunity within a light industrial zoning district. The asset has a truck-height dock with a 10'x10' commercial roll-up door, a pedestrian door with ramp, clean office space and has undergone recent renovations, featuring a modernized open layout and the installation of energy-efficient LED lighting throughout the workspace.

The property is optimized for distribution or light manufacturing, offering a clean, well-maintained interior that supports immediate occupancy. The flexible floor plan allows for a variety of industrial uses while maintaining a professional and functional environment for operations.

Strategically positioned within the Commonwealth industrial submarket, offering immediate access to the I-10 and I-295 interchange and direct frontage along Ellis Road North. This high-visibility corridor serves as a primary logistics hub, situated less than one mile from the CSX Jacksonville Intermodal Terminal and major distribution operations for Sysco and Winn-Dixie Wholesale.

The surrounding area is characterized by light industrial zoning and a high concentration of established national employers, ensuring a consistent daytime population and commercial traffic flow. Proximity to Commonwealth Avenue provides efficient arterial connectivity to downtown Jacksonville and the Port of Jacksonville (JAXPORT), supporting long-term regional growth and accessibility.



4,572± SF

\$13/SF (NNN)

IMMEDIATE ACCESS TO THE I-10/I-295 INTERCHANGE AND MAJOR DISTRIBUTION HUBS

COMPLETE HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- Positioned within the Commonwealth industrial submarket with immediate access to the I-10/I-295 interchange and major distribution hubs.
- 4,572± SF warehouse featuring a modernized open layout and energy-efficient LED lighting throughout.
- Sublease opportunity - the asset is in move-in condition and optimized for light manufacturing or distribution.
- Offers remodeled office space, truck height loading dock with 10'x10' commercial roll-up door and pedestrian door with ramp.
- Light Industrial designation supports a wide range of commercial and industrial uses in a high-demand trade area.
- Situated less than one mile from the CSX Intermodal Terminal, providing efficient transit routes to JAXPORT and downtown Jacksonville.
- Monument signage
- Ample Parking

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ADDITIONAL PHOTOS

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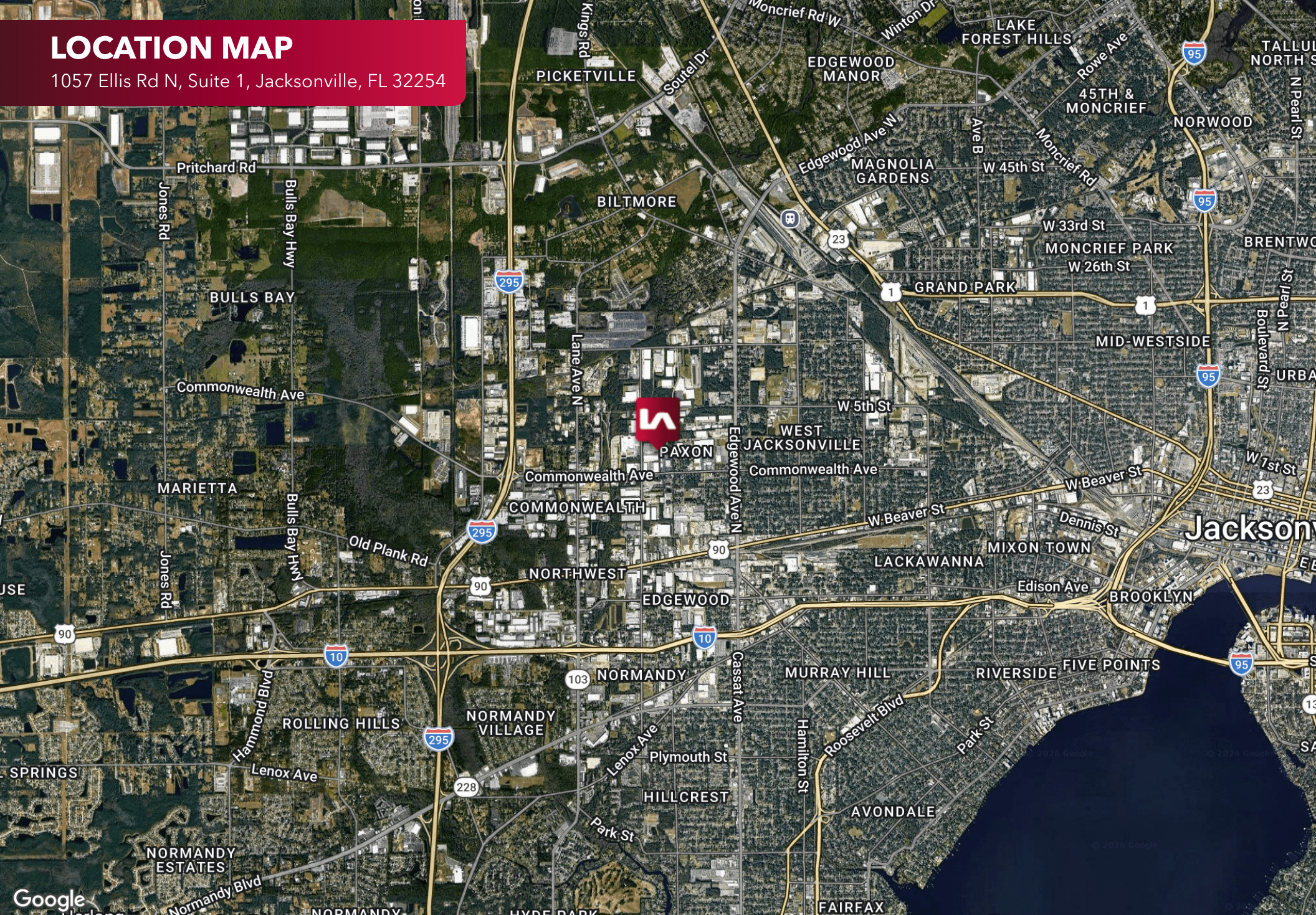
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LOCATION MAP

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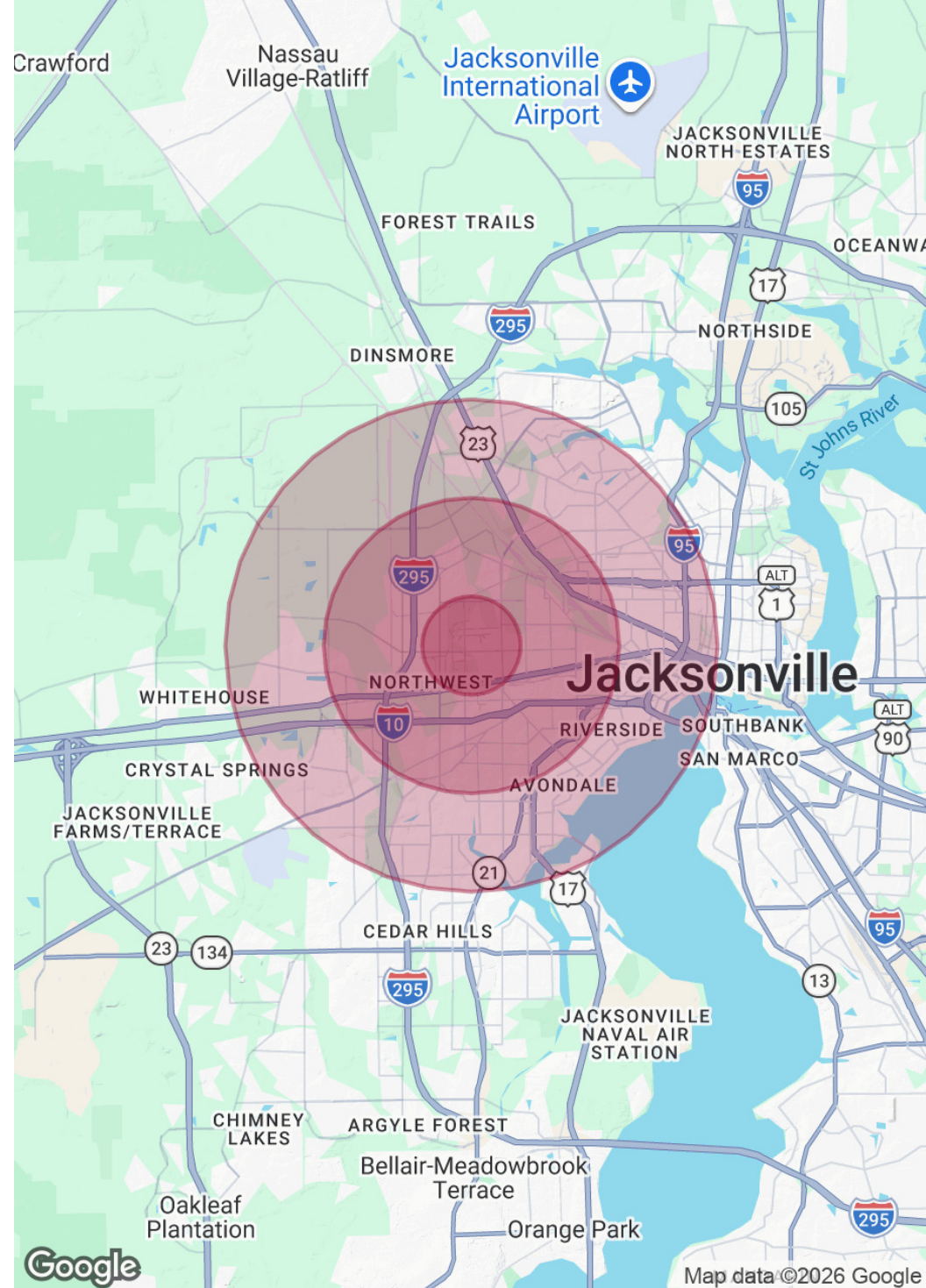
DEMOGRAPHICS MAP & REPORT

1057 Ellis Rd N, Suite 1, Jacksonville, FL 32254

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 2,197 | 48,475 | 155,571 |
| Average Age | 39.3 | 36.7 | 38.7 |
| Average Age (Male) | 38.6 | 35.2 | 36.8 |
| Average Age (Female) | 34.2 | 37.9 | 40.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 759 | 20,065 | 66,073 |
| # of Persons per HH | 2.9 | 2.4 | 2.4 |
| Average HH Income | \$79,440 | \$60,455 | \$71,849 |
| Average House Value | \$138,110 | \$179,969 | \$217,297 |

2023 American Community Survey (ACS)



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