



Historic Kings Road Plaza Industrial/Flex Suites For Lease

9556 Historic Kings Rd. S. | Jacksonville, FL 32257

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PROPERTY Overview

Property Features

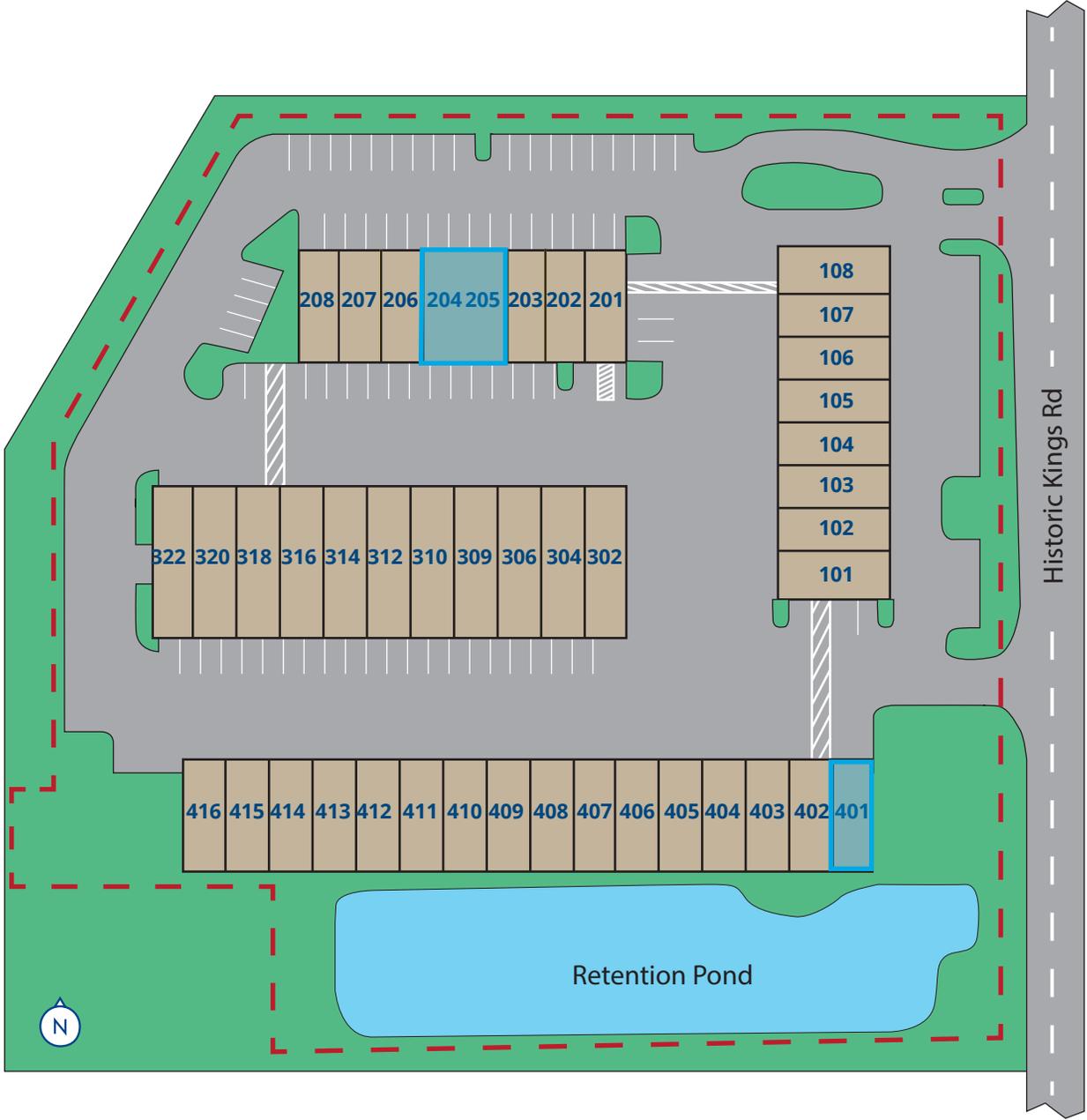
- Industrial/flex building for lease
- Four (4) buildings totaling 70,000± SF
- Ample parking
- Located off of Sunbeam Rd. & Philips Hwy.
- Clear height 17'
- Split face construction, built in 2004
- 3-phase power
- JEA (water and electric)
- Parcel number: 149094-0070

Availabilities

- Suite 204-205: 3,000± SF
 - 650± SF of office
 - Two (10' x 12') grade level roll-up doors
 - Lease rate: \$12.00/SF NNN | CAM \$4.03/SF
- Suite 401: 1,500± SF
 - 150± SF of office
 - One (10' x 12') grade level roll-up doors
 - End cap unit
 - Fully climate controlled
 - Lease rate: \$12.00/SF NNN | CAM \$4.03/SF



Property Site Plan



Property
Photos | Suite 204-205



Property
Photos | Suite 401



PROPERTY Distances

US - 1 | 0.2 miles

I-95 | 1.9 miles

I-295 | 3.1 miles

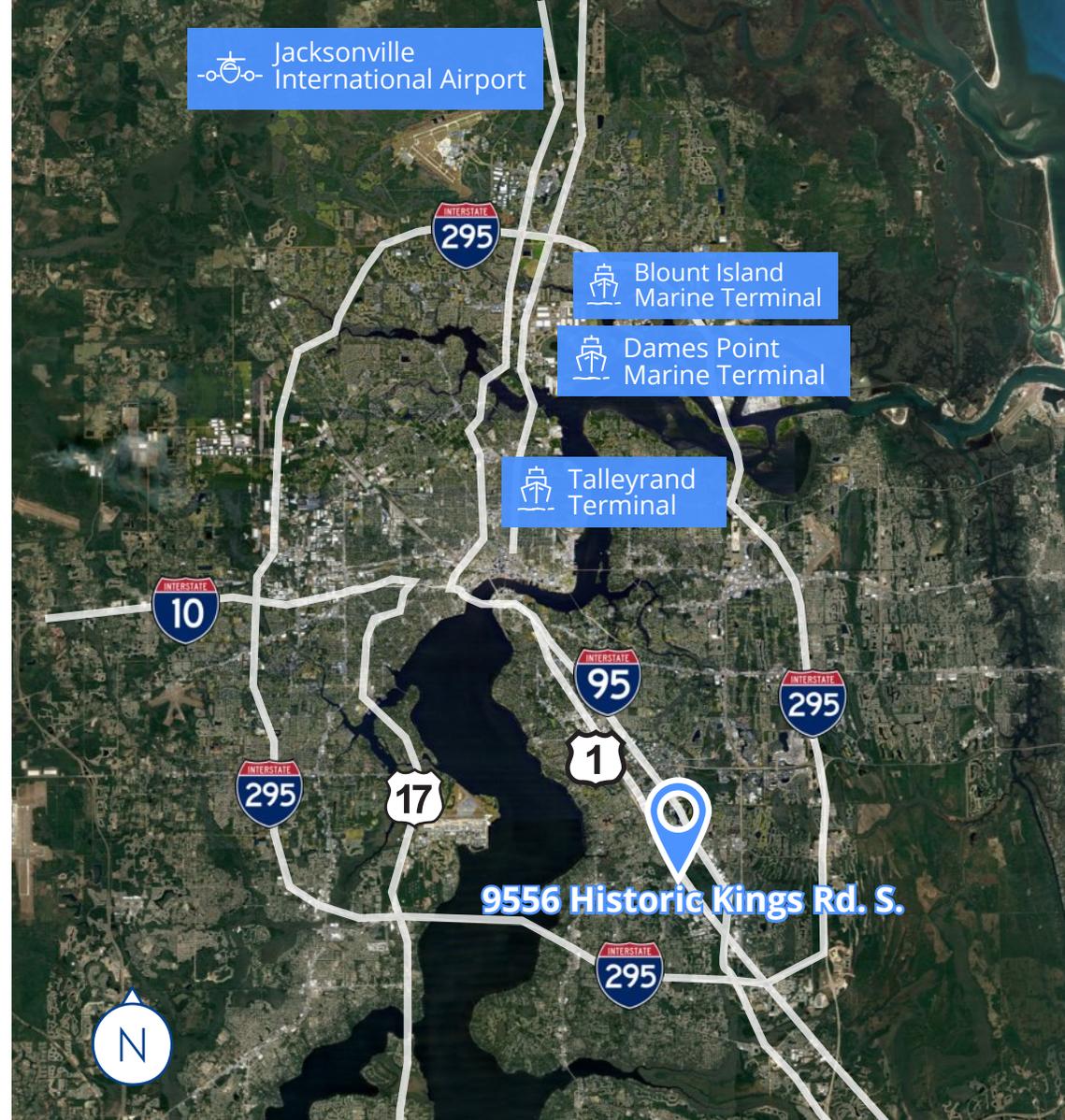
I-10 | 11.9 miles

JAXPORT Talleyrand Terminal | 14.8 miles

JAXPORT Blount Island Terminal | 22.3 miles

JAXPORT Dames Point Terminal | 22.3 miles

Jacksonville Int'l Airport | 26.9 miles



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