



**FOR LEASE**

## **SOUTHGATE DISTIBUTION CENTER II**

9855 Mining Terrace  
Jacksonville, FL 32257

**12,000 SF  
AVAILABLE**



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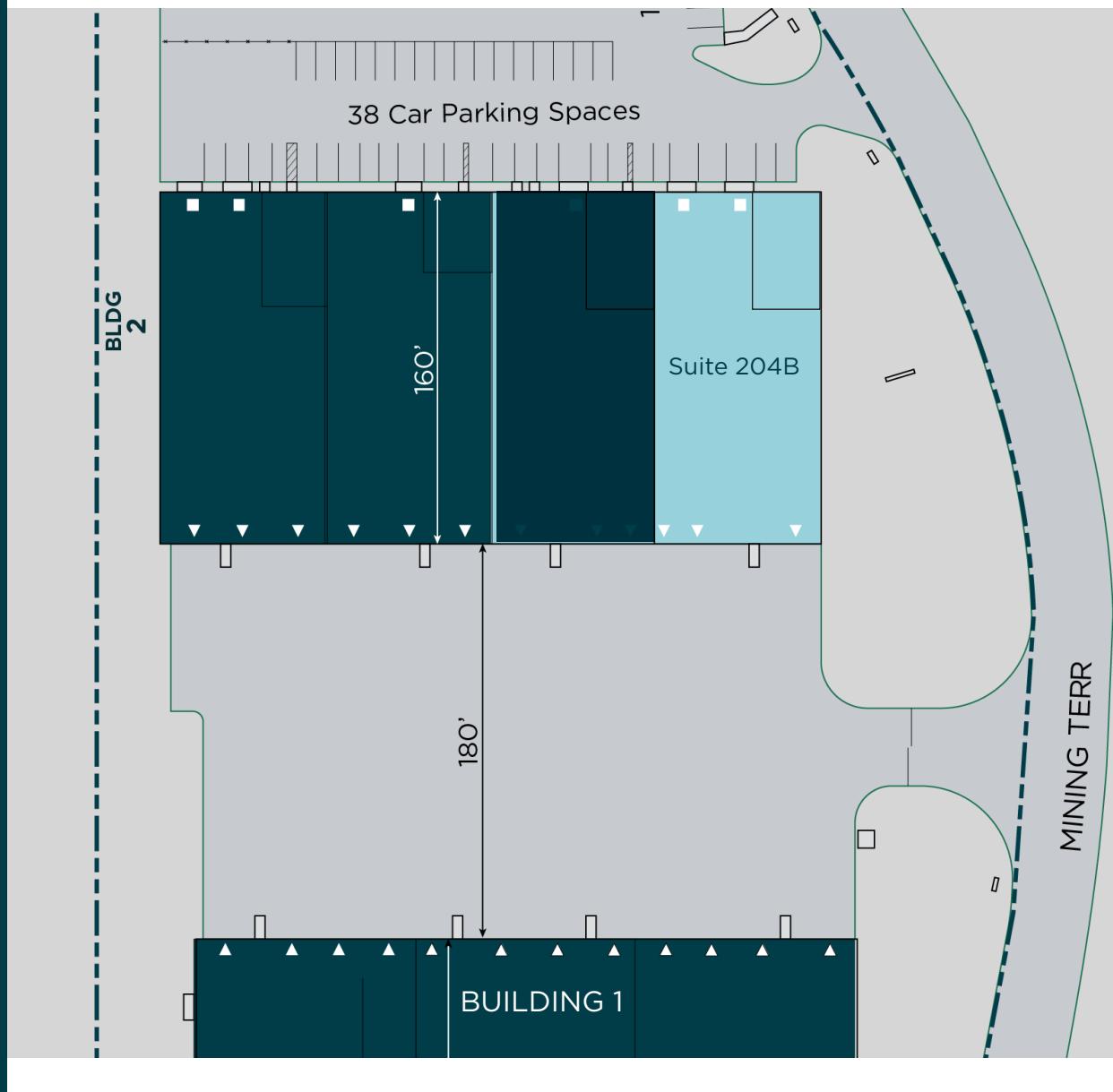
### **PROPERTY HIGHLIGHTS**

Great Southside location, close to all major highways including I-295, and I-95 and many amenities.

### **PROPERTY DETAILS**

Building Size:	48,000 SF
Available Space:	12,000 SF
Site Area:	2.70 Acres
Clear Height:	17' - 23'
Column Spacing:	40' x 25'
Building Depth:	160'
Year Built:	1998
Fire Protection:	Wet
Truck Court:	180' (Shared)
Auto Parking:	38
Loading:	Grade Level with Dock High Access
Power:	400 amp, 120/240 volts AC, 3 phase 4 wire

# SITE PLAN



## SUITE HIGHLIGHTS

### SUITE 204B 12,000 SF

- Office:** 1,200 SF
- Dock Doors:** 3 (10' x 10')
- Grade Door:** 2 (12' x 12')

