



Photo courtesy of CoStar

For lease

10475 Fortune Pkwy Jacksonville, FL
Up to ±19,475 RSF Available

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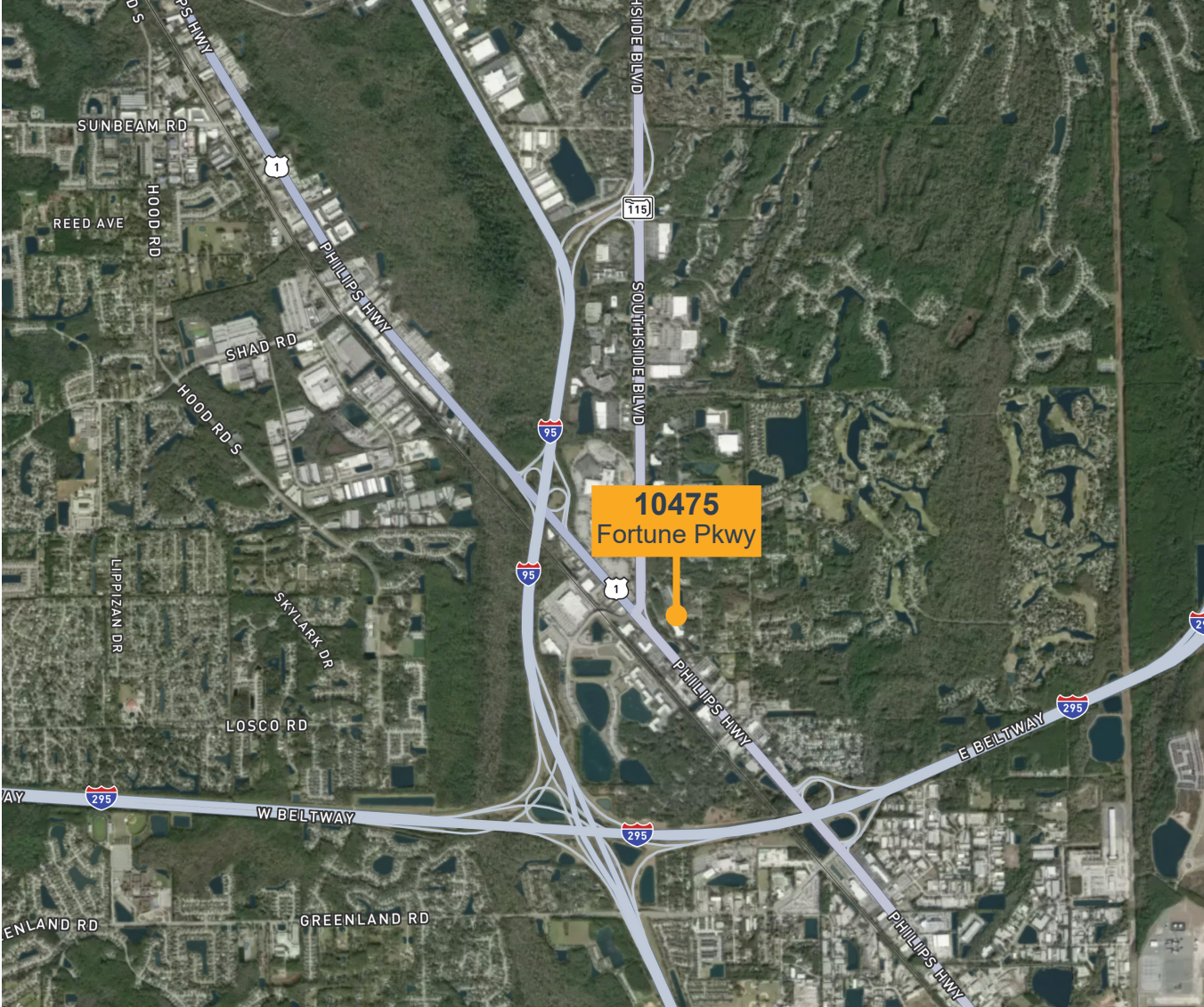
 56,861 SF building size

 Located in Gran Park at the Avenues

 Quick access to I-95, I-295 and US-1

 Close to area retail, dining, and transportation

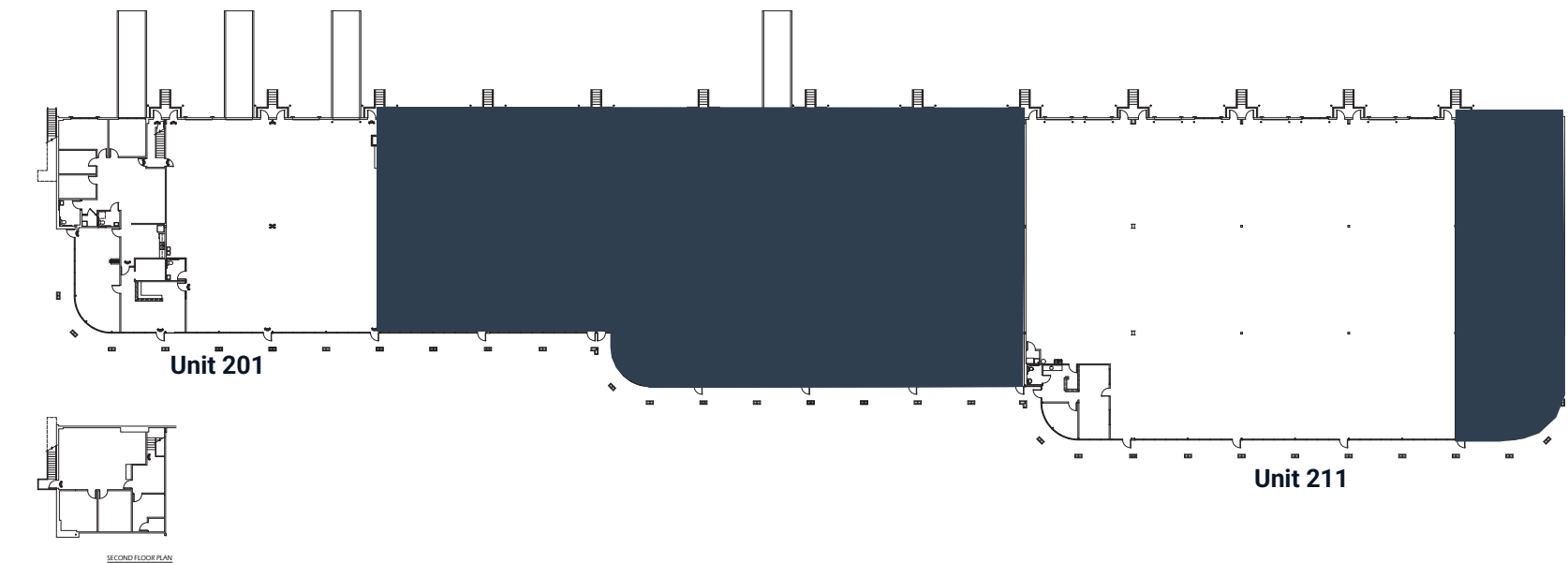
 Desirable Southside location



Drive times

I-95	0.9 miles/3 min.	Downtown	13 miles/17 min.
I-295	1.2 miles/4 min.	To JIA	28 miles/33 min.

Suite specifications



Building size	56,861 s.f.	Columns	40' x 40'
Available s.f.	Unit 201 - 10,875 s.f. Unit 211 - 19,475 s.f.	Clear height	19'
Year built	1992	Parking ratio	2.4/1,000 s.f.
Office s.f.	Unit 201- 4,188 s.f. Unit 211 - 808 s.f.	Power	400 amp 240v 3 phase 4 wire
Loading access	Unit 201 - 2 dock doors & 2 drive-ins Unit 211 - 5 dock doors (expandable)	Zoning	PUD





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