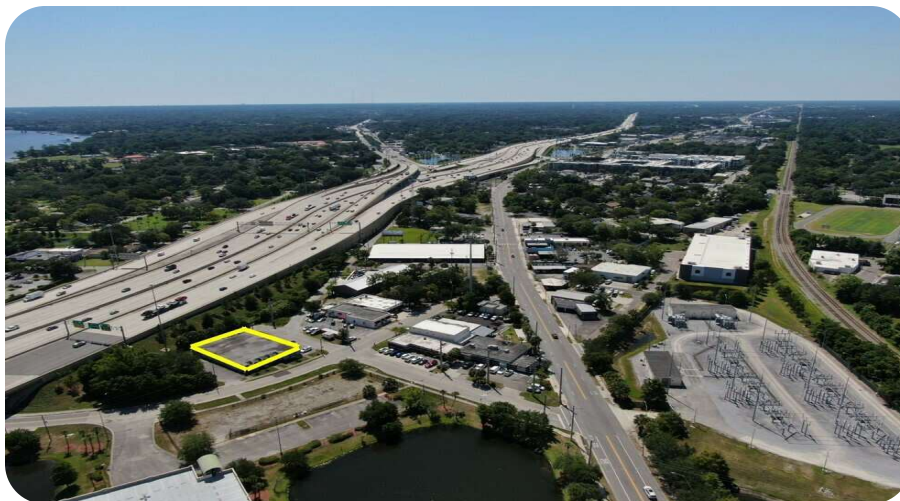
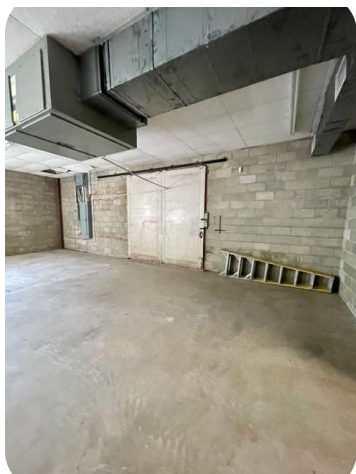




## 1445 Montana Avenue

1445 Montana Ave, Jacksonville, FL 32207



**Brent Dennis**

Director

904.930.4299

[bdennis@primerealtyinc.com](mailto:bdennis@primerealtyinc.com)

**Conrad Boylan**

Director

904.515.2590

[cboylan@primerealtyinc.com](mailto:cboylan@primerealtyinc.com)



# Property Summary



## Property Description

This unique San Marco building Square boasts floor to ceiling windows along the large conference room and adjacent C-Suites, while the warehouse space is climate controlled with grade level doors and 12 foot ceilings.

With both warehouse and office space, this property is perfect for a variety of businesses. This location is walkable to the shops and restaurants in the San Marco neighborhood, and Montana Avenue is the direct access to the new Rivers Edge Development.

## Property Highlights

- \* Ample Power
- \* NNN Lease with Building Improvements TBD
- \* Zoned Light Industrial
- \* Walkable neighborhood
- \* +/-4.000 SF of Climate Controlled Warehouse

## Offering Summary

Lease Rate:	\$9.50/SF/YR NNN
Number of Units:	1
Available SF:	8,328 SF
Lot Size:	17,858 SF
Building Size:	8,328 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	318	1,534	3,881
Total Population	534	2,664	8,778
Average HH Income	\$98,446	\$99,224	\$78,434

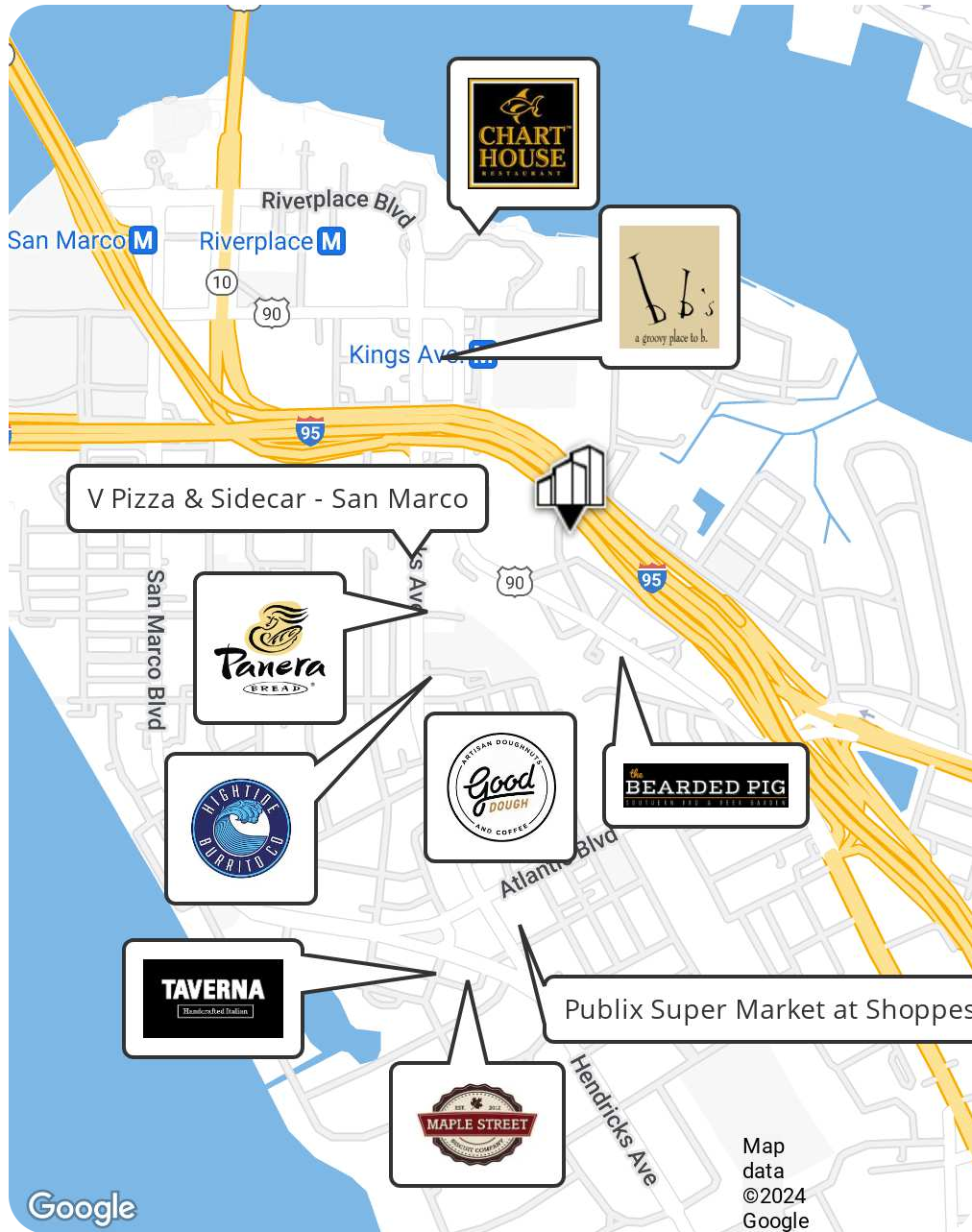
## Property Summary

1445 Montana Avenue | 1445 Montana Ave, Jacksonville, FL 32207  
All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

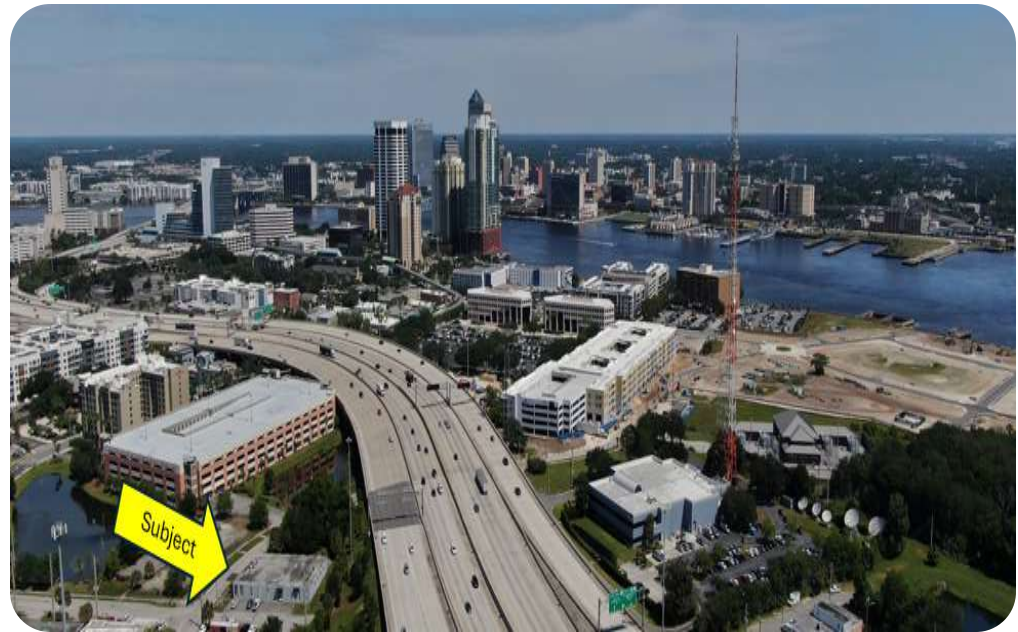




# The Location



- Central Location Close to All Major Highway Systems
- Blend of Industrial and Office Spaces
- Warehouse Space is Temperature Controlled
- Walkability to many National and Boutique Retailers in San Marco Square
- Close proximity to the new Rivers Edge Development which will boast 120,000 square feet of retail, 950 multi-family units, 200 hotel rooms, a marina, riverwalk, several parks, spanning 34 acres along the St Johns River. Construction for this project is already underway
- Close to Downtown with easier access, more dining options and onsite parking



## The Location

1445 Montana Avenue | 1445 Montana Ave, Jacksonville, FL 32207  
All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.



# 1445 Montana Avenue

## Industrial/Office/Retail Opportunity in San Marco

Perfectly situated between San Marco Square, the new Rivers Edge Development, and thousands of Class A multi-family units in the North Philips Highway corridor, is this unique opportunity to lease an 8,167 square foot industrially zoned building which offers a great amount of versatility.

The office space boasts floor to ceiling windows along the large conference room and adjacent C-Suites, while the warehouse space is climate controlled with grade level doors and 12 foot ceilings. There are 17 parking spaces and a nearby public garage for any overflow parking needs.

This location is walkable to the many shops and restaurants in the San Marco neighborhood, and Montana Avenue is the direct access to the new Rivers Edge Development. The building's Mid Century Modern exterior elevation lends itself to any office or industrial use, but also the potential to repurpose for retail use.



## Community

1445 Montana Avenue | 1445 Montana Ave, Jacksonville, FL 32207  
All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.





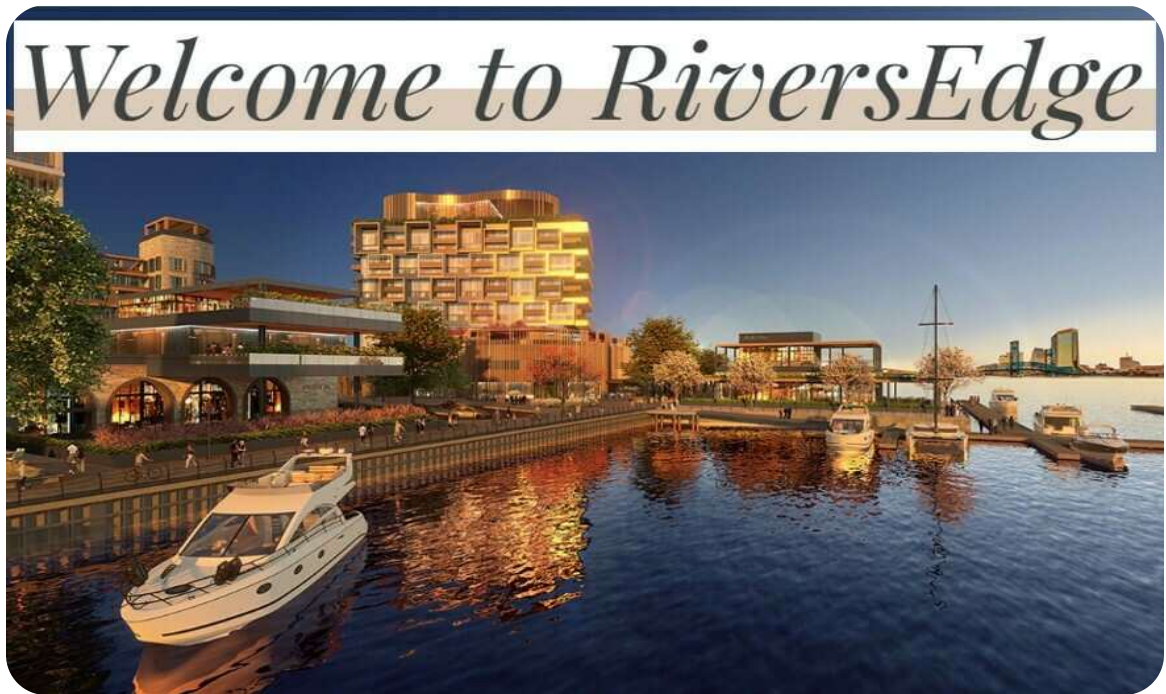


## Center Photos

1445 Montana Avenue | 1445 Montana Ave, Jacksonville, FL 32207  
 All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.







## Center Photos

1445 Montana Avenue | 1445 Montana Ave, Jacksonville, FL 32207  
All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.





# About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



**Brent Dennis**

Director

904.930.4299

[bdennis@primerealtyinc.com](mailto:bdennis@primerealtyinc.com)

**Conrad Boylan**

Director

904.515.2590

[cboylan@primerealtyinc.com](mailto:cboylan@primerealtyinc.com)

