

# For Lease | 18,240± SF Industrial Service Facility

7585 Sportsman Club Rd | Jacksonville, FL 32219

Lease rate: \$32,000/mo NNN

Colliers



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# PROPERTY Overview

## Property Highlights

- 18,240± SF industrial facility in Jacksonville's northwest industrial corridor
- 6,400± SF warehouse with four bays and (8) 12' x 14' automatic roll-up doors
- 11,840± SF of office space
- Office features a lobby, 16 private offices, conference room, locker rooms, a break room and a parts room
- Warehouse features 208/120V, 400 AMP, 3-phase power, 6" reinforced concrete and 18' eave height
- 1.35± acres paved with asphalt, offering 43 striped parking spaces (3/1,000 SF ratio)
- Additional (14) 60' x 12' trailer stalls with landing pad
- Secured with 6' chain-link fence and 30' rolling gate at the main entrance
- Zoned IH – Heavy Industrial, ideal for logistics, operations or light manufacturing
- Fully sprinklered

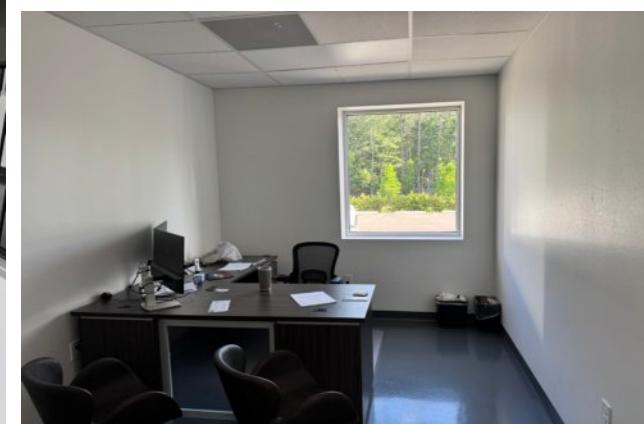
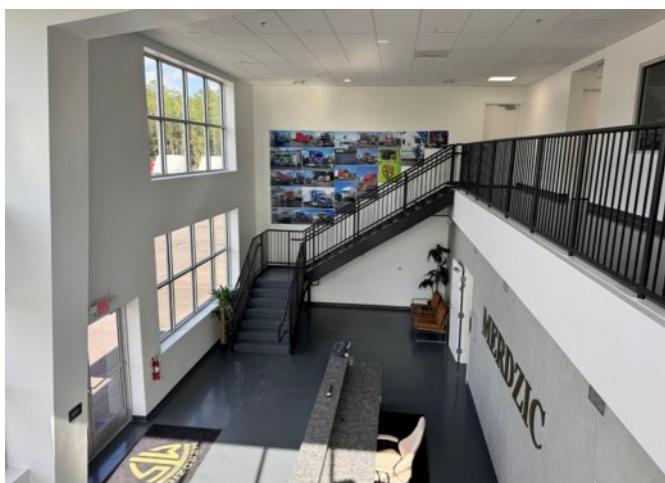
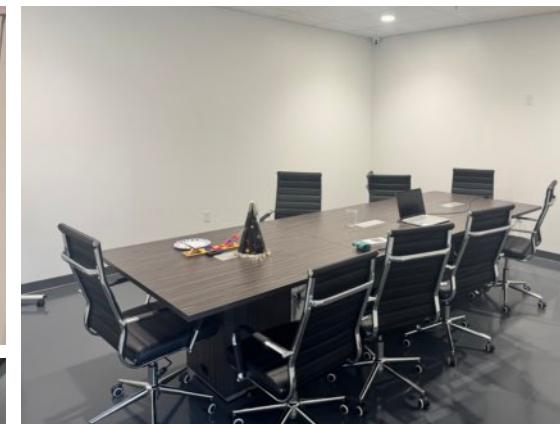


<b>Address</b>	7585 Sportsman Club Road Jacksonville, FL 32219
<b>Parcel ID</b>	00395-4000
<b>Zoning</b>	HI (Heavy Industrial)
<b>Usable Acres</b>	3.61± AC
<b>FAR</b>	.12
<b>Building Type</b>	Office & Service Garage
<b>Year Built</b>	2023
<b>Construction Type</b>	Metal
<b>Available SF</b>	18,240± SF
<b>Total Office</b>	11,840± SF
<b>Grade Level Doors</b>	(8) 12' x 14' automatic roll-up doors
<b>Clear Height</b>	18'
<b>Power Service</b>	208/120V, 400 AMP, 3-phase
<b>Utilities</b>	Electric, Water (well), Sewer (septic)
<b>Lighting</b>	LED
<b>Warehouse Floor</b>	6" thick 4,000 PSI reinforced concrete
<b>Trailer Stalls</b>	(14) 60' x 14' stalls with landing pad
<b>Parking</b>	43 auto parks - 3/1,000 SF

# PROPERTY Photos

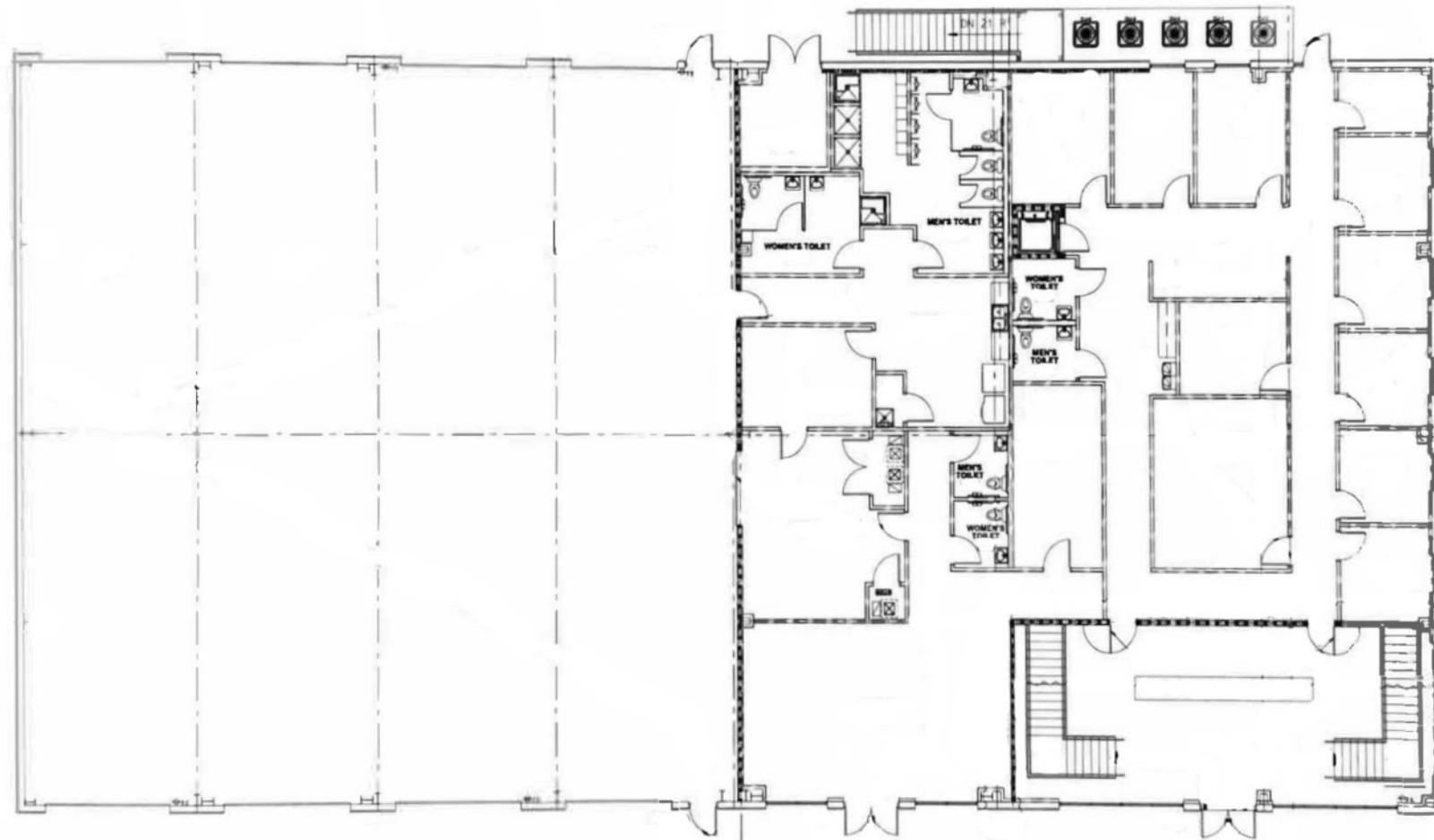


# PROPERTY Photos | Office

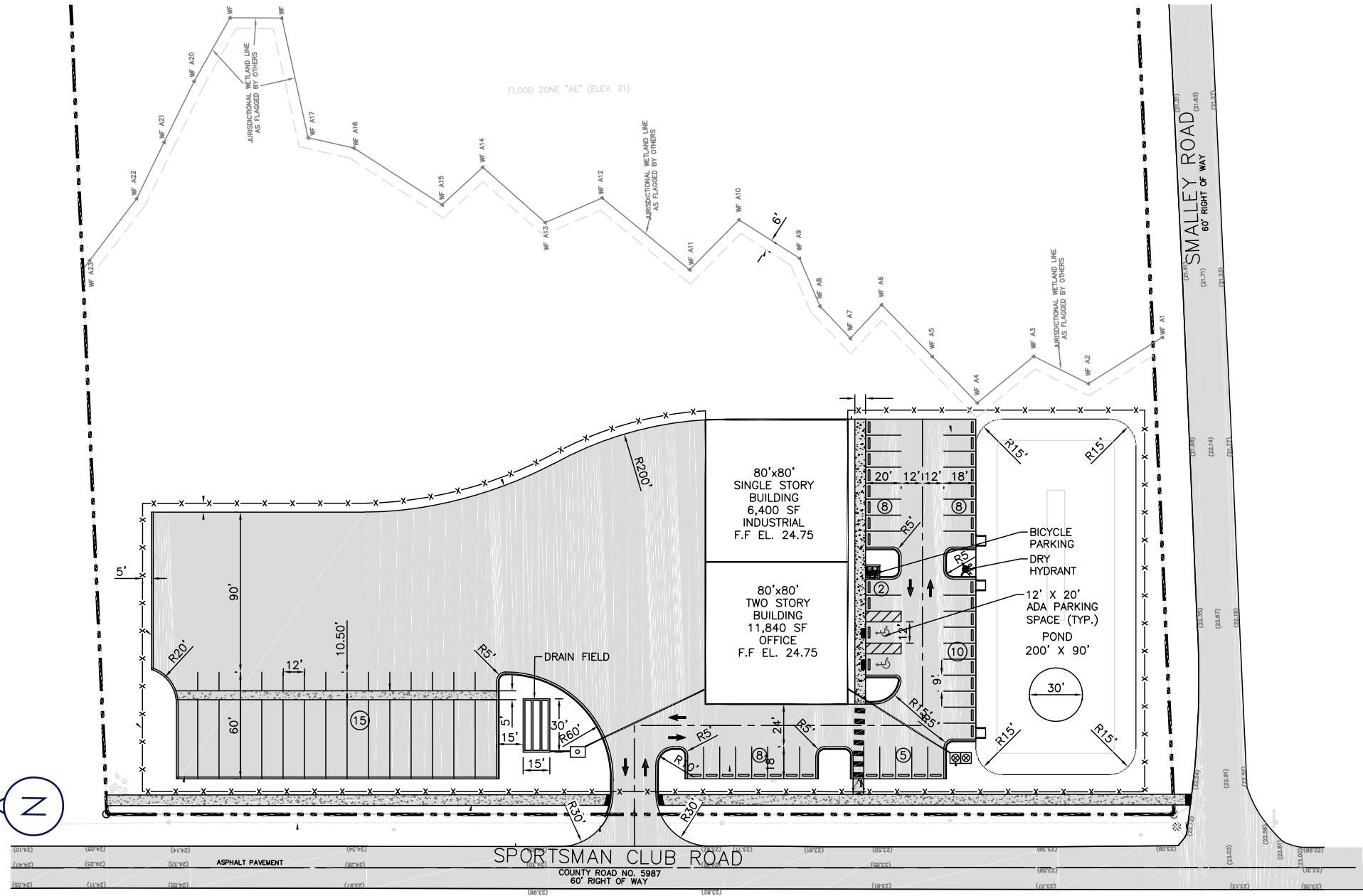


Property  
**Floor Plan**

***Office SF: 11,840±***  
***Warehouse SF: 6,400± SF***



# Property **Site Plan**

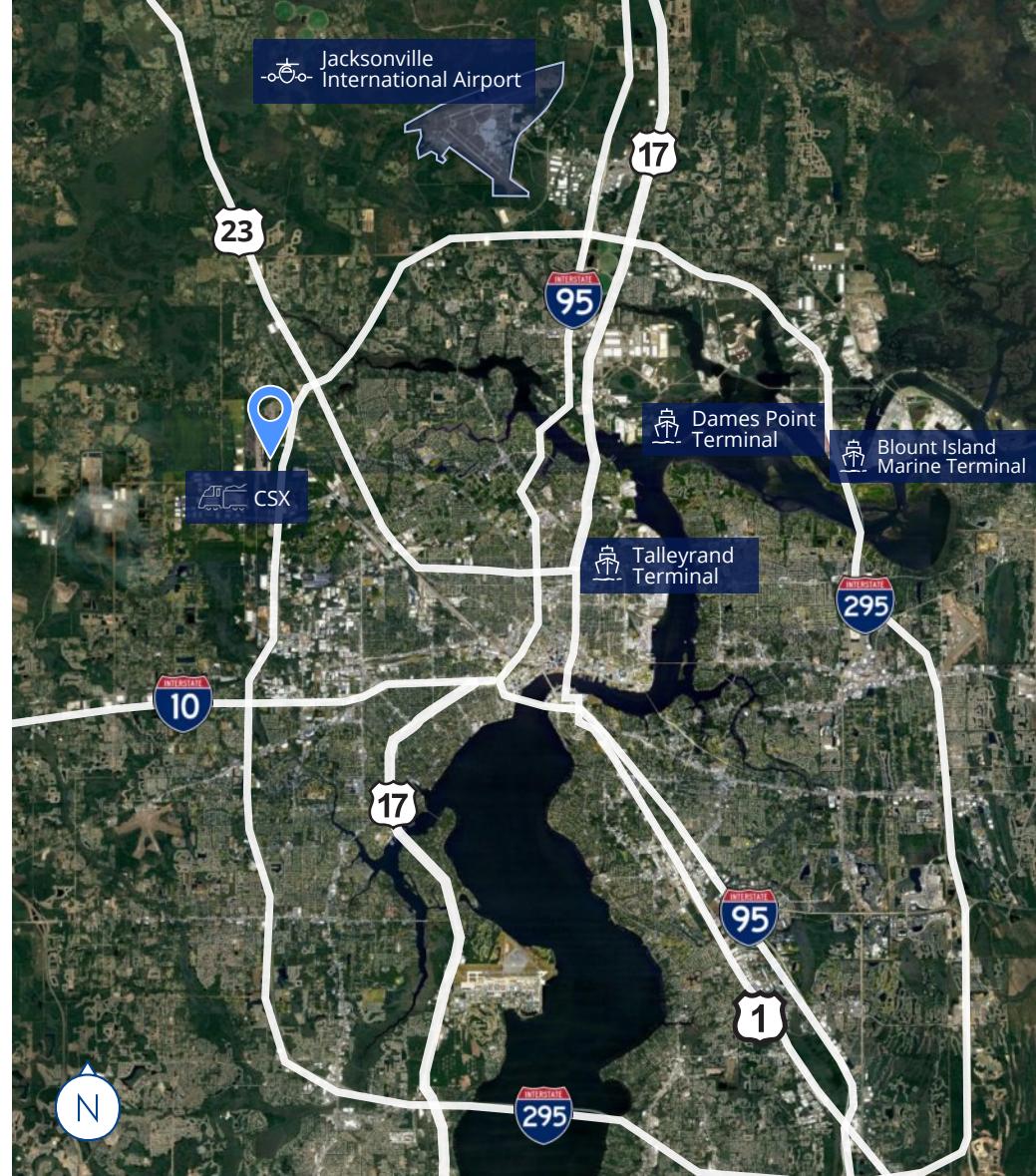


# PROPERTY Location



## Location Distances

<b>CSX Intermodal</b>	1 Mile
<b>I-295</b>	1.5 Miles
<b>US 23</b>	4.6 Miles
<b>I-10</b>	7.6 Miles
<b>I-95</b>	8.3 Miles
<b>JAXPORT Talleyrand Terminal</b>	11.3 Miles
<b>JIA</b>	13.2 Miles
<b>JAXPORT Dames Point Terminal</b>	16.2 Miles
<b>JAXPORT Blount Island Terminal</b>	17.1 Miles



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