



**LEASE**  
**New Construction**  
**16,500 SF Warehouse**

**6620 STUART AVE**

Jacksonville, FL 32254

**PRESENTED BY:**

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## PROPERTY SUMMARY



### VIDEO

## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>AVAILABLE SF:</b>	16,500 SF
<b>LOT SIZE:</b>	1.25 Acres
<b>BUILDING SIZE:</b>	16,500 SF
<b>AVAILABLE</b>	August 2025

**ANTHONY MIGLIORE**

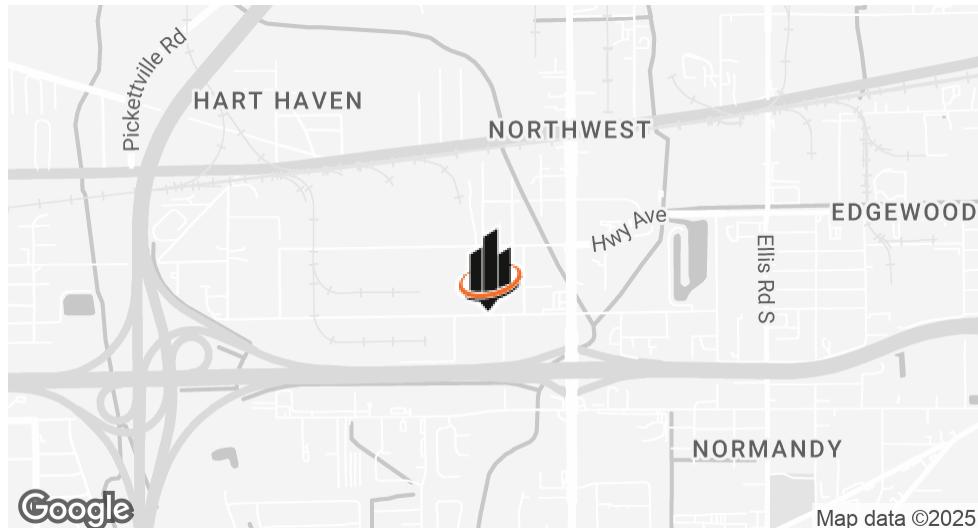
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## PROPERTY DESCRIPTION

Seize the rare opportunity to lease Jacksonville's newest and most versatile industrial facility. 6620 Stuart Lane delivers next-generation logistics and operational efficiency in a premium, stand-alone package—designed for businesses demanding maximum flexibility, speed, and visibility.

16,500 SF of state-of-the-art clear-span warehouse—no columns, no compromises. Expansive 28' sidewalls, built for high-stacking and racking. Three oversized dock-height loading doors (one with forklift ramp) for seamless logistics. 1,525 SF modern office with break room, plus 1,525 SF poured concrete mezzanine for additional storage or light production. Fully fenced 1.25-acre site with 19 parking spaces, secured access, and landscaped grounds. Heavy 400-amp, 3-phase power—ready for demanding equipment. Sprinklered, fire-safe, ADA compliant, and connected to city water/sewer. Zoned light industrial, minutes to I-10 (0.3 mi) and I-95 (1.3 mi)—get anywhere, fast.

## ADDITIONAL PHOTOS



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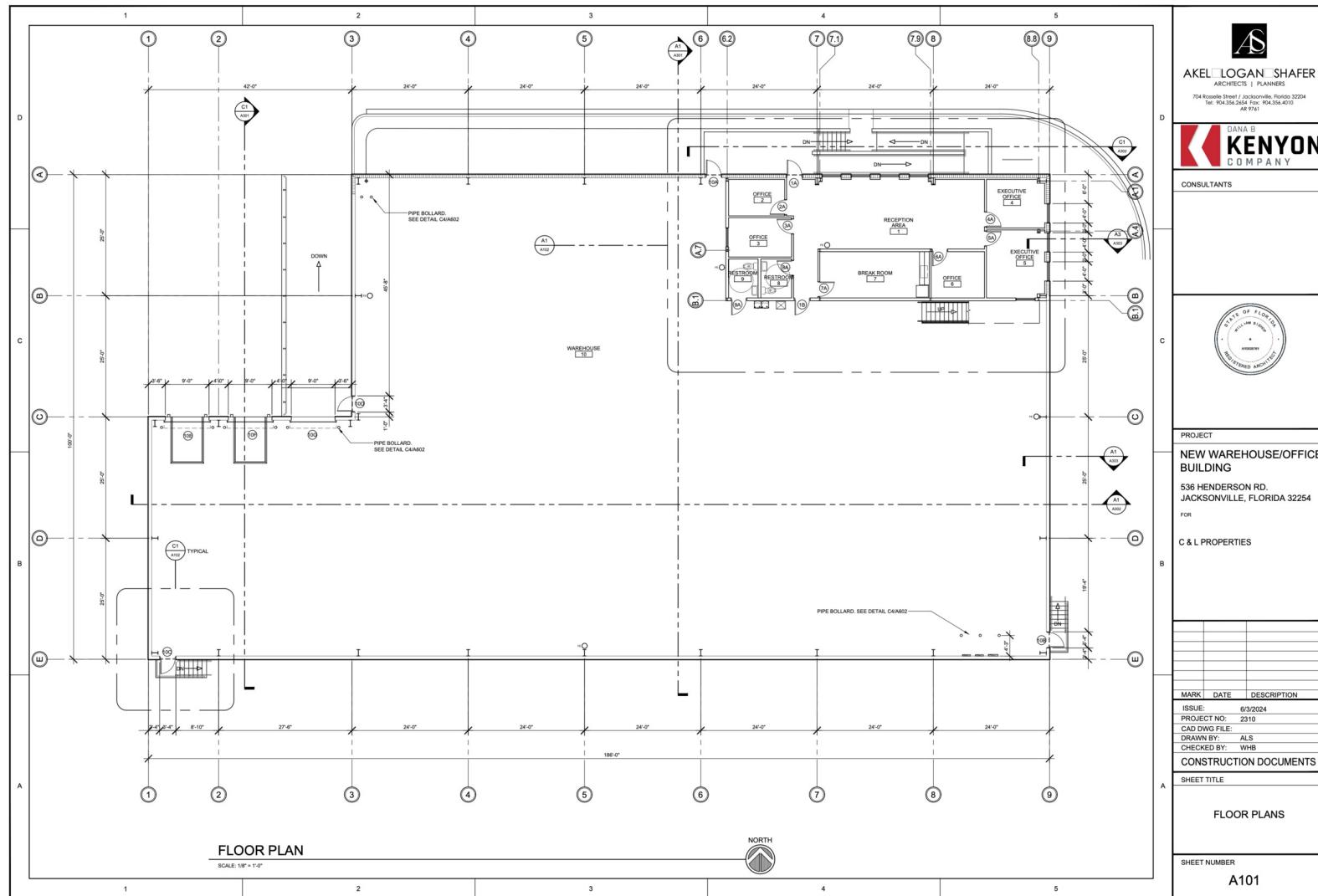
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## FLOOR PLAN



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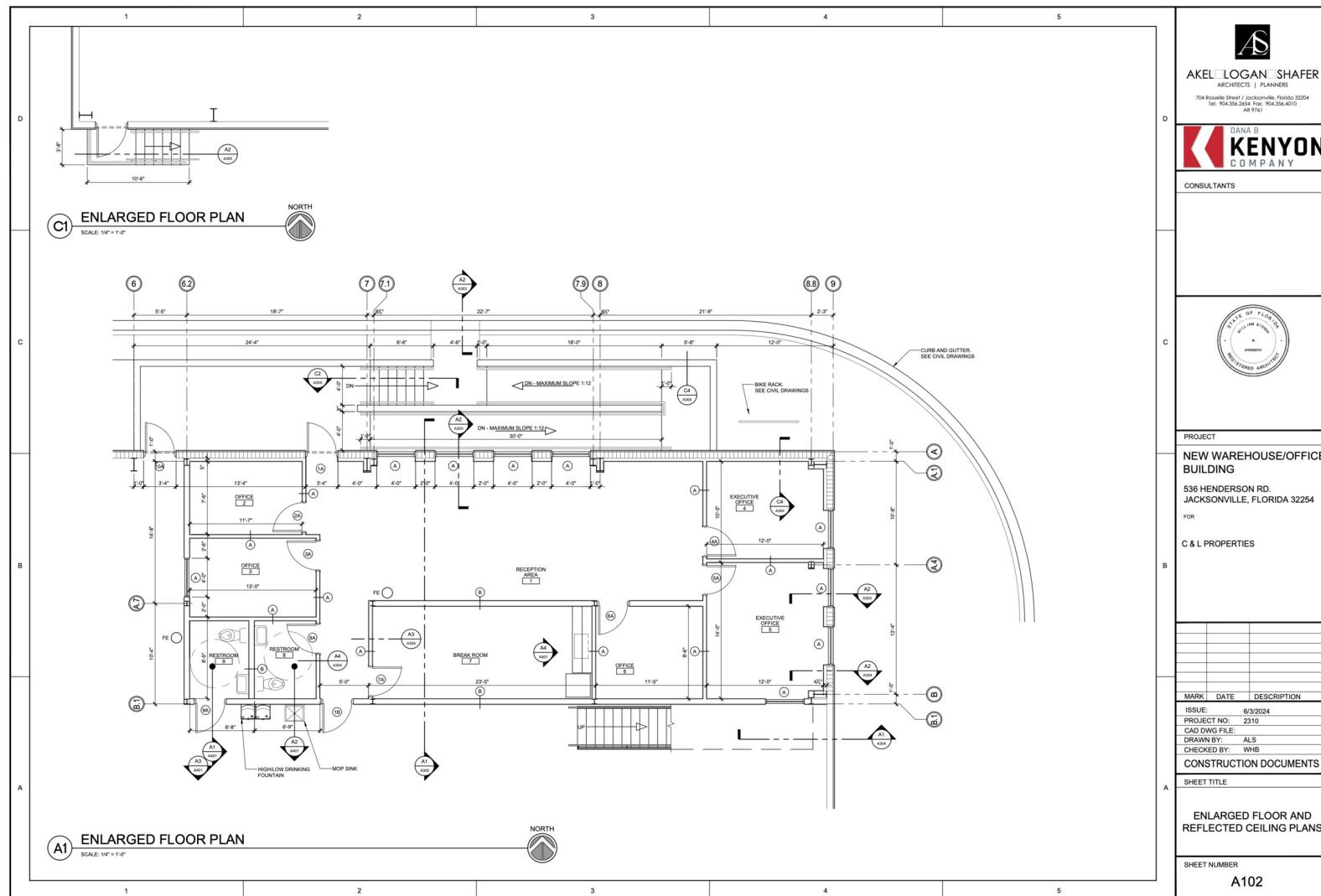
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**6620 STUART AVE** | Jacksonville, FL 32254

SVN | FIRST COAST COMMERCIAL REAL ESTATE SPECIALISTS

# FLOOR PLAN (OFFICE)



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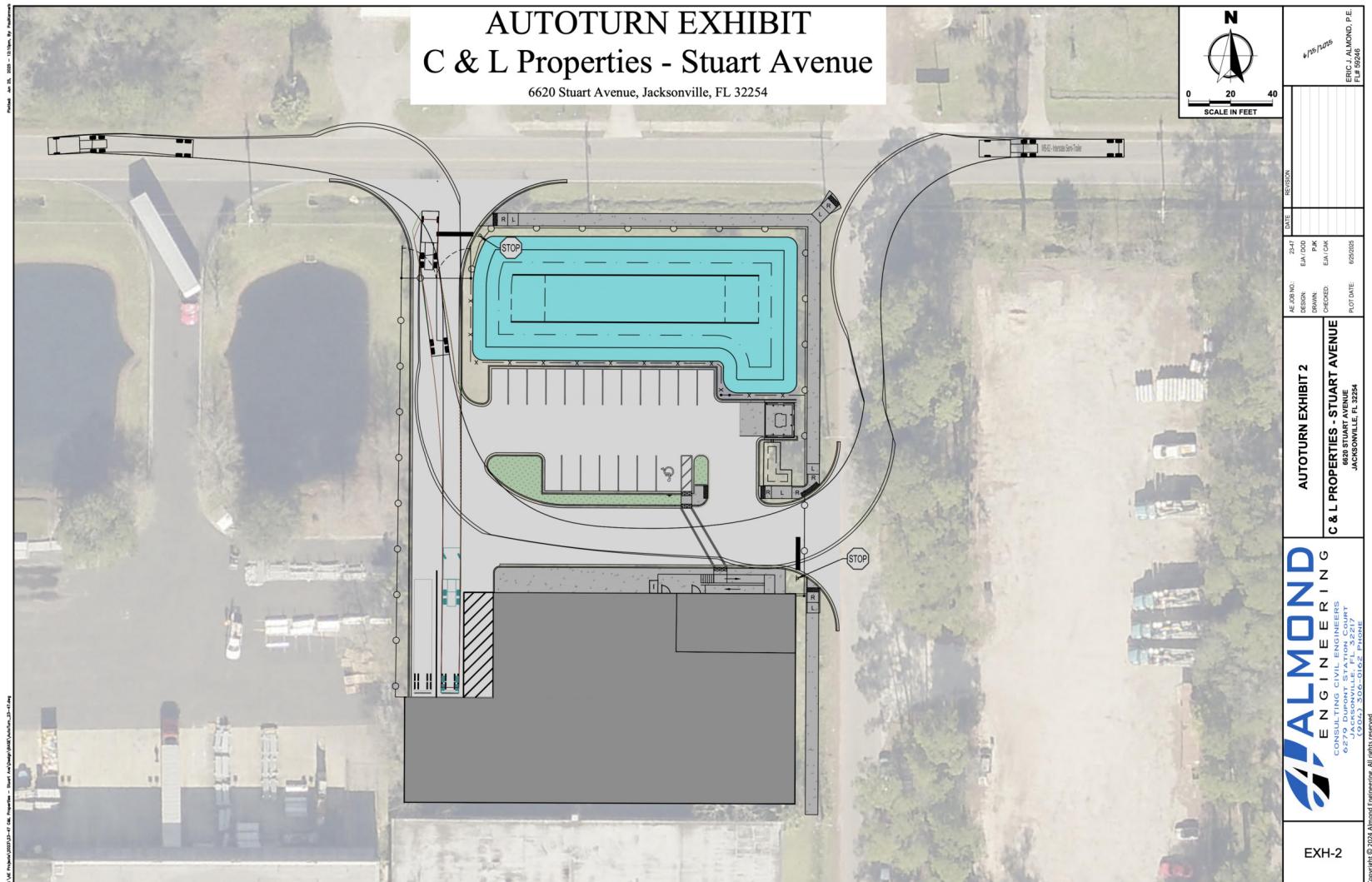
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## SITE PLANS



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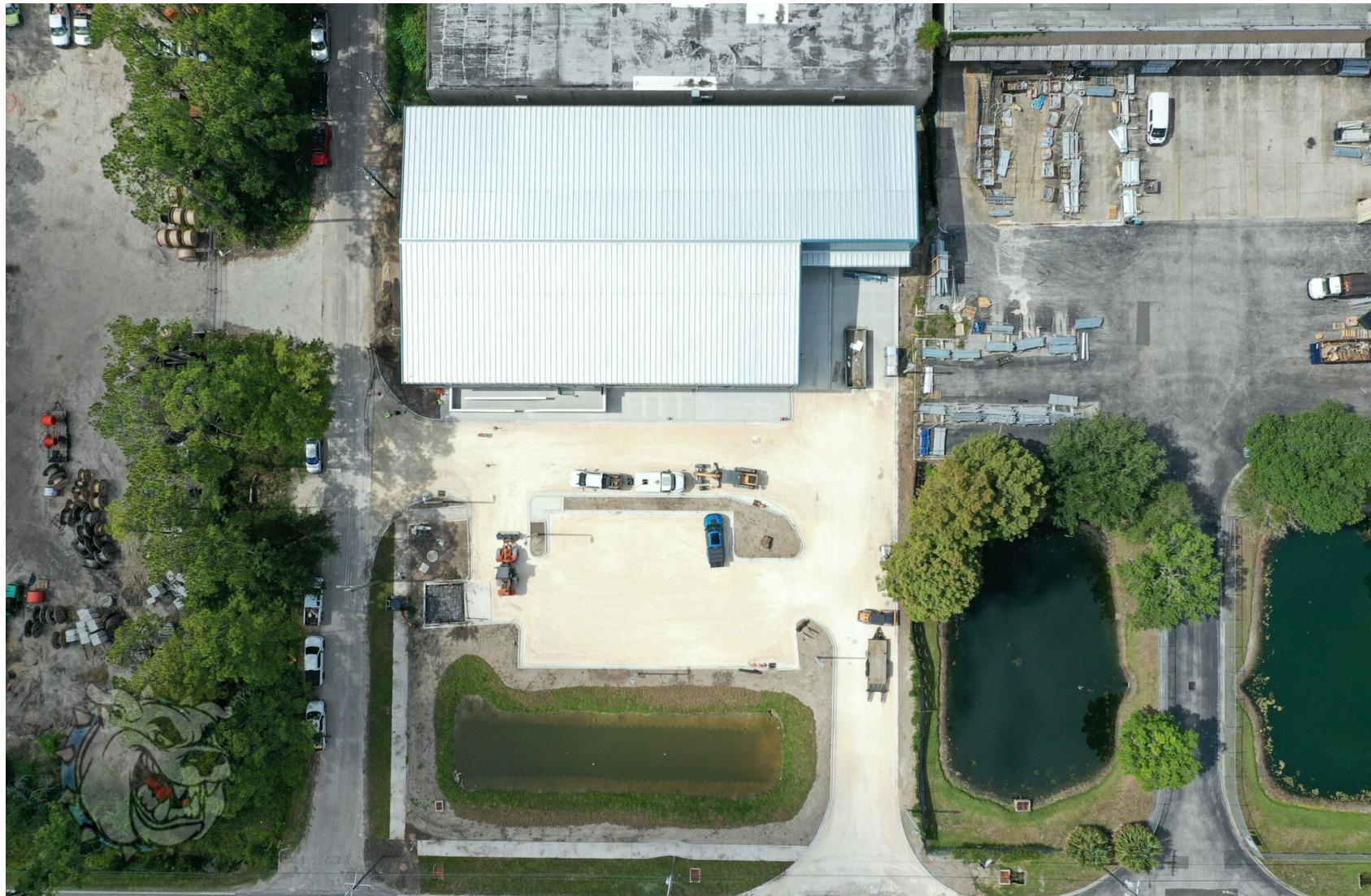
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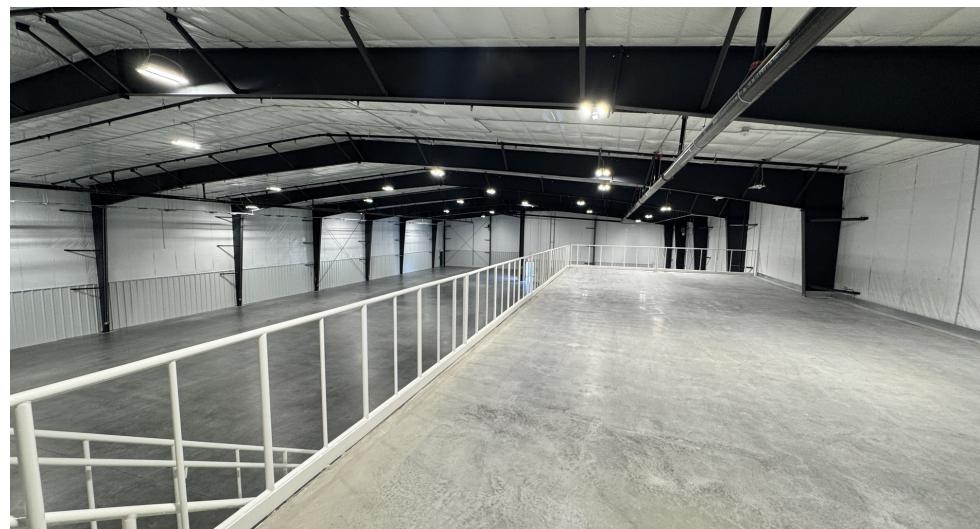
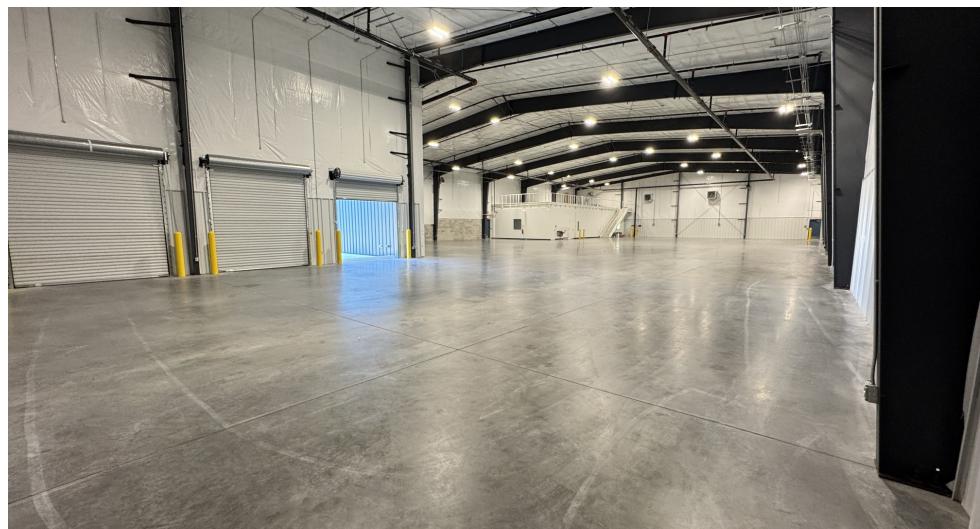
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## AERIAL



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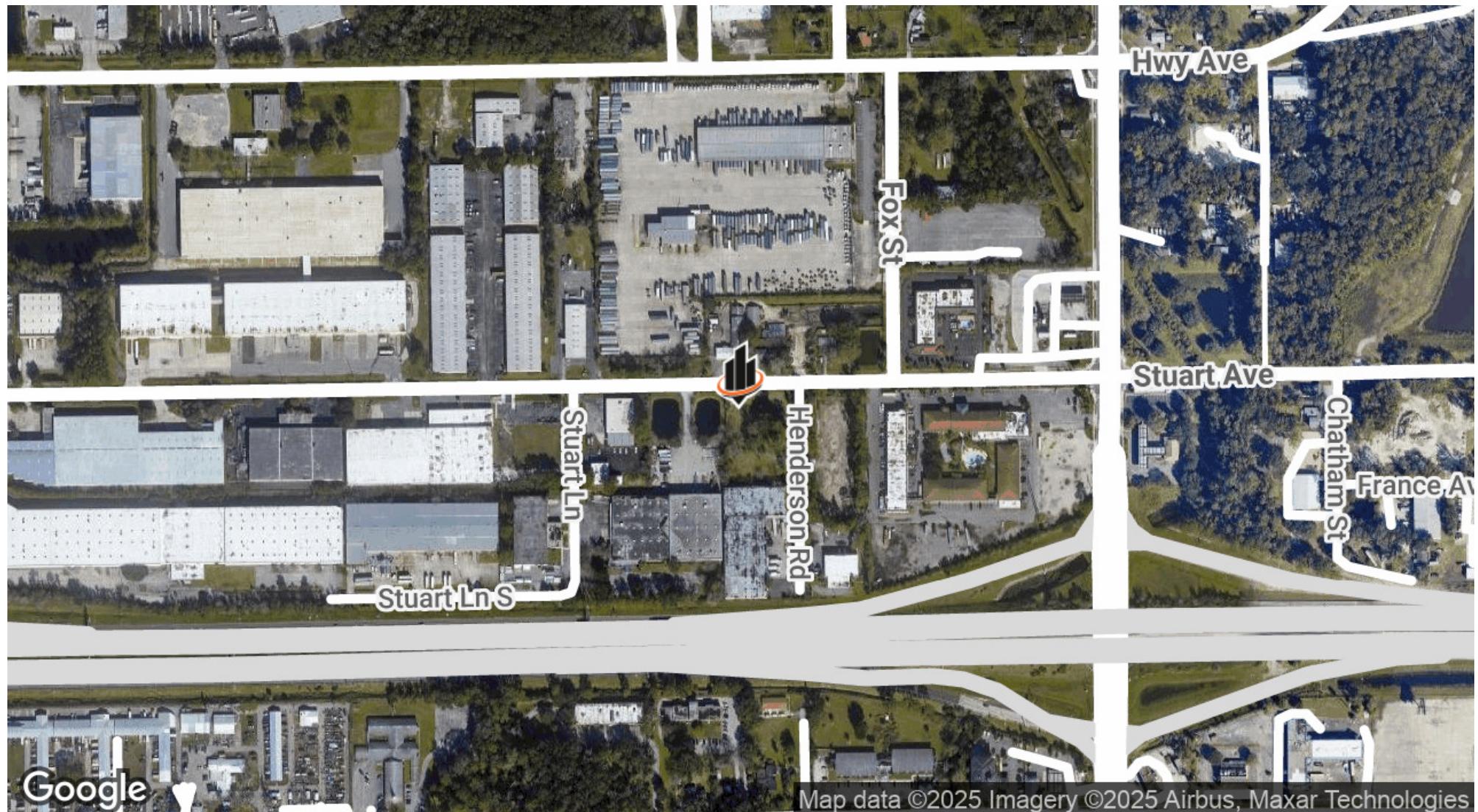
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## LOCATION MAP



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## JACKSONVILLE, FL



### HIGHLIGHTS:

- Twenty-two miles of beaches, 1,100 miles of shoreline
- Largest urban park system in the country with 80,000 acres
- 40 golf courses
- Historical landmarks
- Culture and entertainment
- 270 average days of sunshine per year
- One of only 17 U.S. strategic ports on-call to move military cargo

### AREA INFORMATION

One of Florida's most historic cities, first founded by European settlers back 1562. Jacksonville is rich with old Florida history, Civil War history, Civil Rights history, and Southern Rock history. Jacksonville's Downtown is one of the oldest in the state and packed with architectural gems from the early 1900's. Museums dedicated to the African American story, museums featuring the history of our beaches and a museum dedicated to the history of the biggest and most historic park, the Timucuan Ecological and Historic Preserve.

The final 35 miles of the St. Johns River runs through Jacksonville, the largest city by area in the United States, with a population of over one million. Much of the economic base of Jacksonville depends on the river: Northeast Florida's strong military presence operates on the river and 18,000,000 tons of goods are shipped in and out of Jacksonville annually.

The military presence also has a significant economic impact on the region that provides stability and diversity within the local community. Area military installations such as Naval Air Station Jacksonville, Naval Station Mayport, Kings Bay Naval Base, Camp Blanding Joint Training Center, Naval Aviation Depot Jacksonville and Marine Corps Blount Island Command provide employment to more than 50,000 active duty, reserve and civilian men and women.

There's little doubt the St. Johns River is the trade engine that drives Jacksonville. While its economic impact may be hard to quantify, the peripheral industries the river supports and affects are abundant.

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