+/- 101,240 SQ. FT. WAREHOUSE PLANNED NEAR BLOUNT ISLAND, JAXPORT!



ADDRESS: 10350 Alta Dr Jacksonville, FL 32226

LAND: +/- 9.3 acres of IH zoned land.

ZONING: IH (Industrial Heavy) FTZ

CONDITION/INFRASTRUCTURE: Development in progress. Planned access from Alta Drive; curbs and gutters w/retention and drainage.

UTILITIES: City water, sewer and JEA electric

PLANNED IMPROVEMENTS: +/- 101,240 sq. ft. of tilt wall building improvements to be built; LEED conforming sustainable design including lifetime roof. Demised increments 30,000 sf – 101,240 sf, 21 dock doors, ceiling ht 28' -34', sprinklered (ESFR) and ample parking.

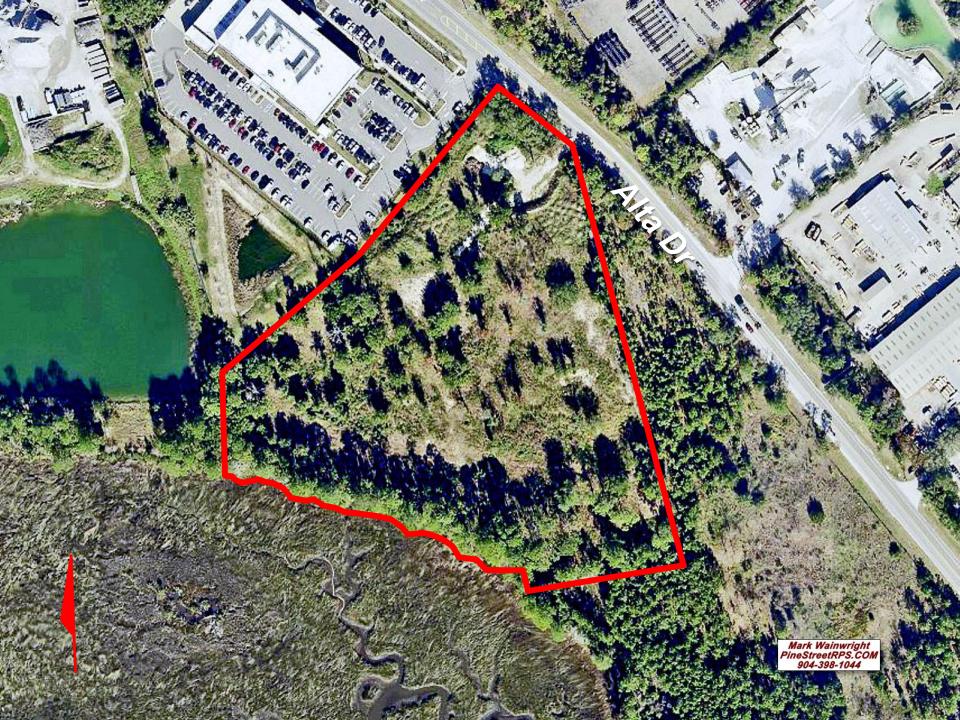
LEASE RATE: \$9.00/sq. ft. (NNN)

CONSTRUCTION TO COMMENCE 2ND QUARTER OF 2023

Mark Wainwright Pine Street/RPS, LLC (904) 398-1044 2650-2 Rosselle Street Jacksonville, FL 32204 mwainwright@pinestreetrps.com www.pinestreetrps.com

All information furnished in regard to property, for sale, lease or investment, was obtained from sources we consider reliable, but no warranty or representation is made as to the accuracy thereof and should not be relied upon, and the same is submitted subject to errors, omissions, change of price, prior sale and/or withdrawal without notice.







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