

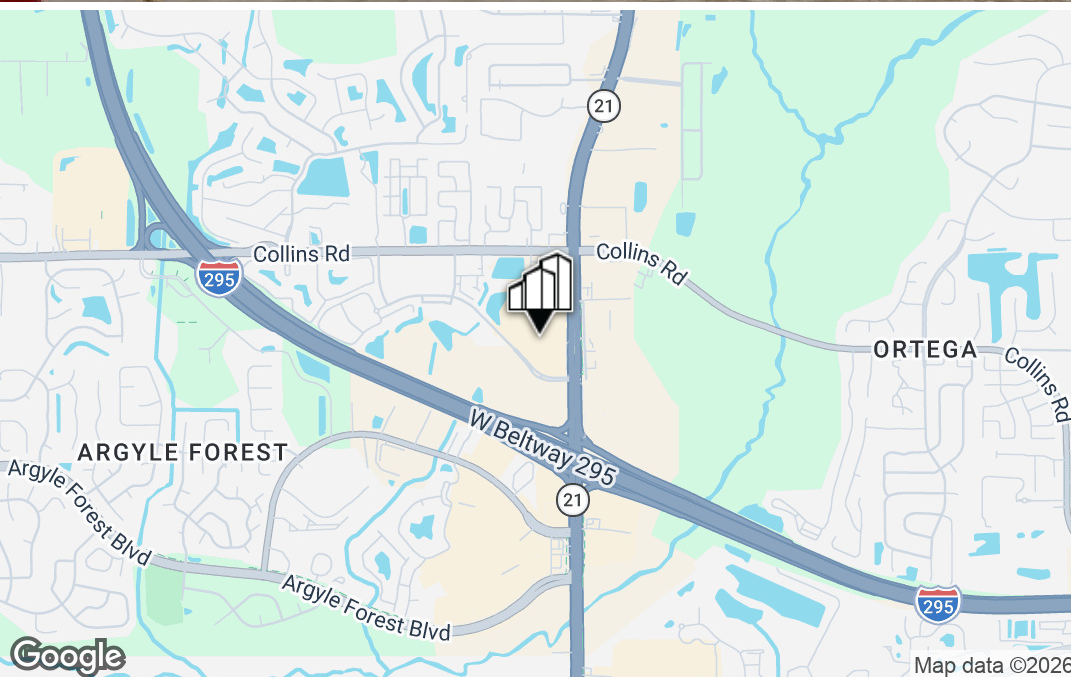
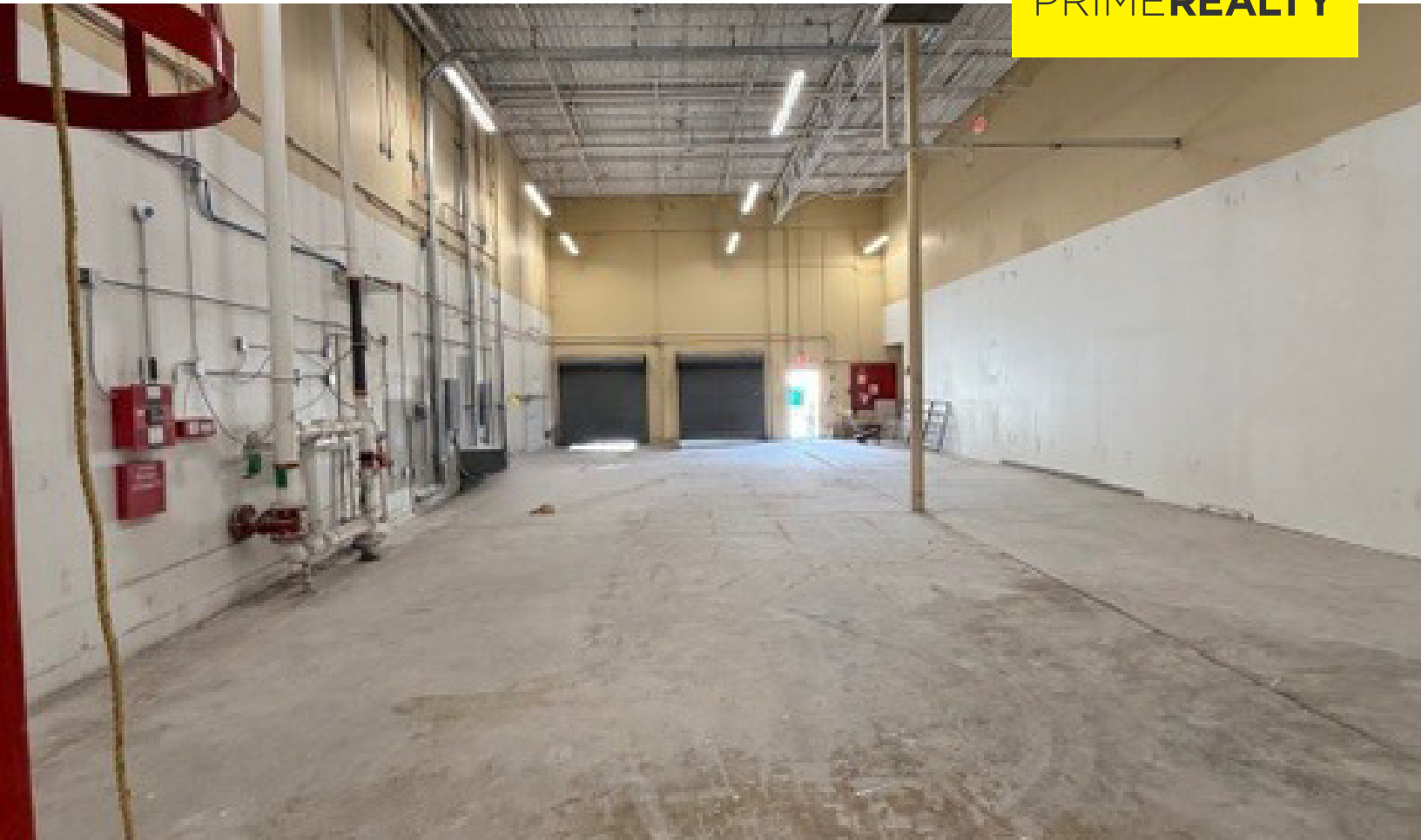
INDUSTRIAL/FLEX PROPERTY FOR LEASE

8102 BLANDING BLVD - UNIT 31

JACKSONVILLE, FL 32244



PRIMEREALTY



For More Information:

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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

Jacksonville, FL 32244



OFFERING SUMMARY

| | |
|------------------|-------------------------------------|
| Lease Rate: | \$13.00 SF/yr (NNN) + \$4.95 CAM |
| Building Size: | 3,084 SF |
| Available SF: | 3,084 SF |
| Number of Units: | 1 |
| Year Built: | 1985 |
| Renovated: | 2025 |
| Zoning: | CCG-1 |

PROPERTY OVERVIEW

13,084 SF of fully air-conditioned industrial/flex space with two dock-high doors and 24-foot ceilings. Renovated in 2025 with new restrooms and kitchenette in place. No TI needed, immediate occupancy. Zoned CCG-1. Located at Collins Rd and Blanding Blvd with direct access to I-295.

PROPERTY HIGHLIGHTS

- 3,084 SF industrial/flex space
- Fully Air conditioned
- Renovated in 2025
- Zoned CCG-1
- 24' ceilings
- 2 Dock high doors
- Convenient I-295 access
- Convenient co-tenancy with Floor & Decor and Harbor Freight
- ADA Accessible

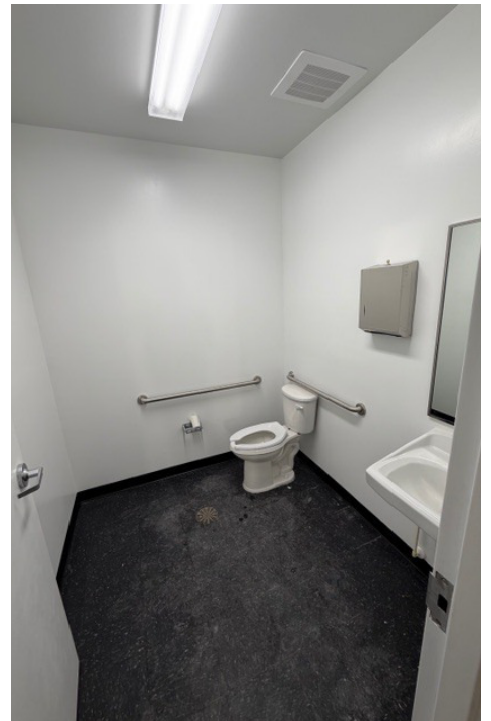
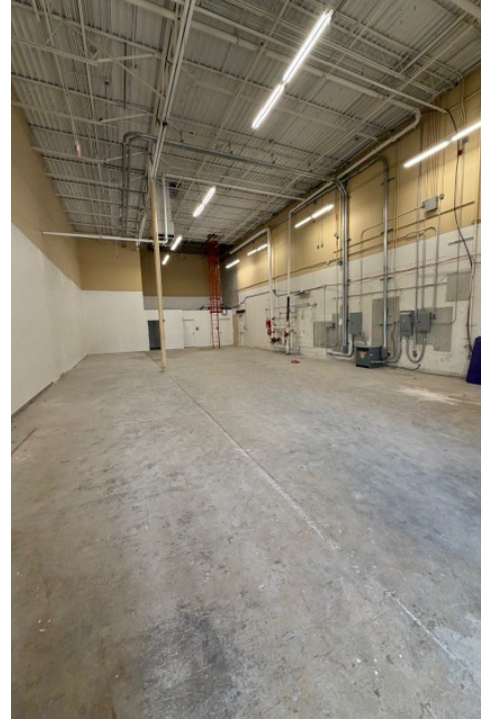
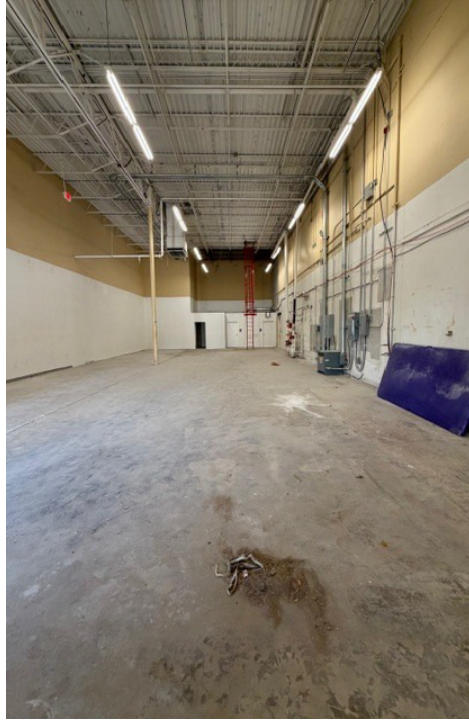
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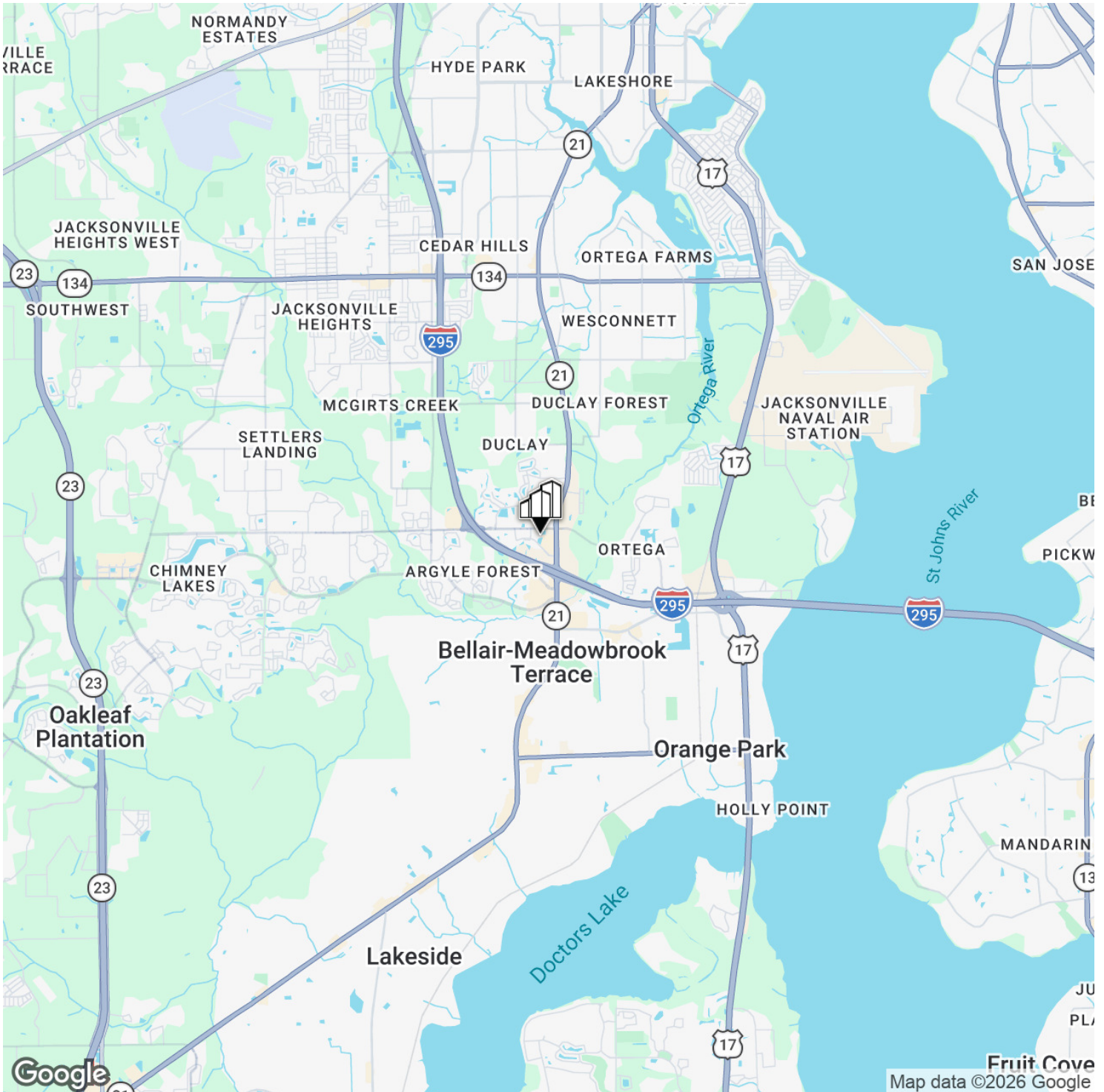
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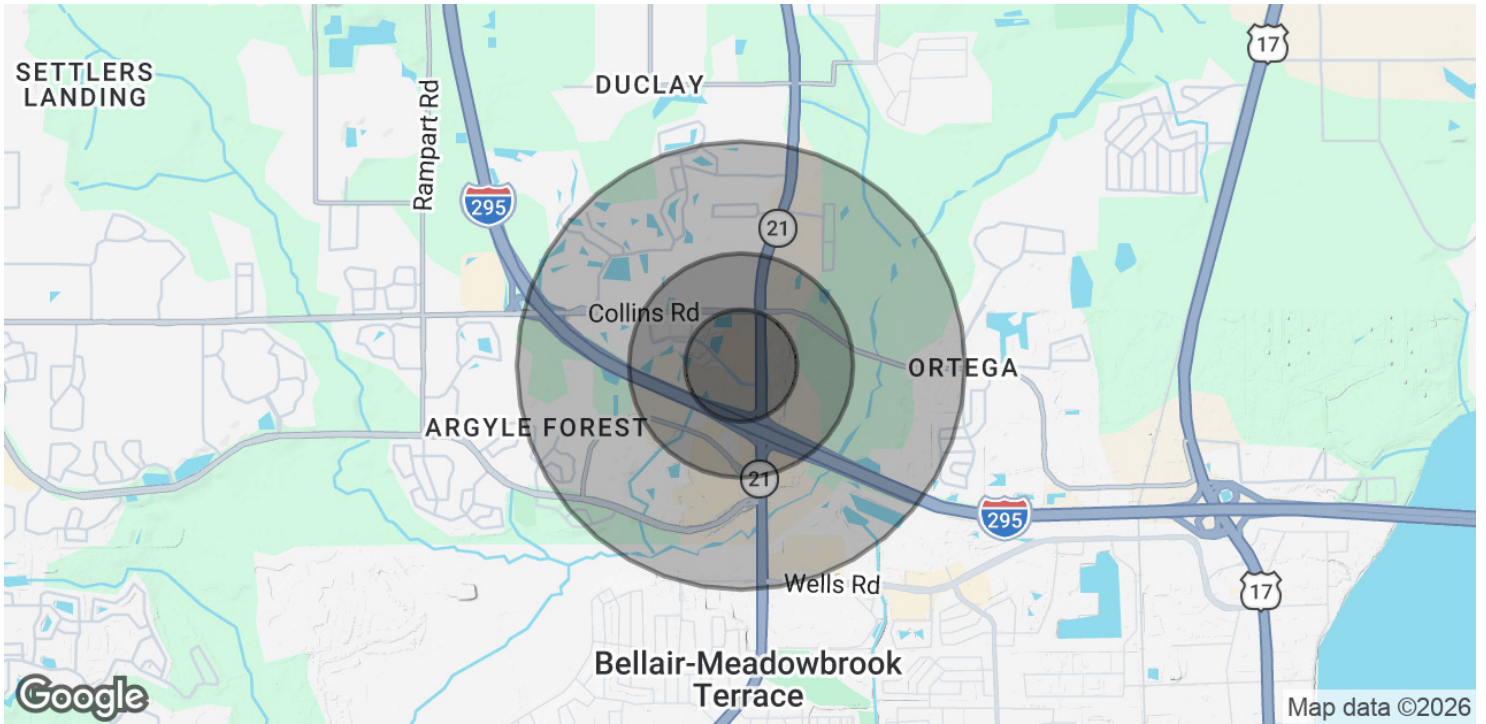
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|-------------------|------------------|---------------|
| Total Population | 1,046 | 2,813 | 10,603 |
| Average Age | 26.8 | 28.0 | 30.9 |
| Average Age (Male) | 27.8 | 29.8 | 31.9 |
| Average Age (Female) | 28.4 | 28.8 | 31.9 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 476 | 1,342 | 4,943 |
| # of Persons per HH | 2.2 | 2.1 | 2.1 |
| Average HH Income | \$61,887 | \$60,758 | \$61,470 |
| Average House Value | \$163,812 | \$136,736 | \$178,978 |

2023 American Community Survey (ACS)

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