



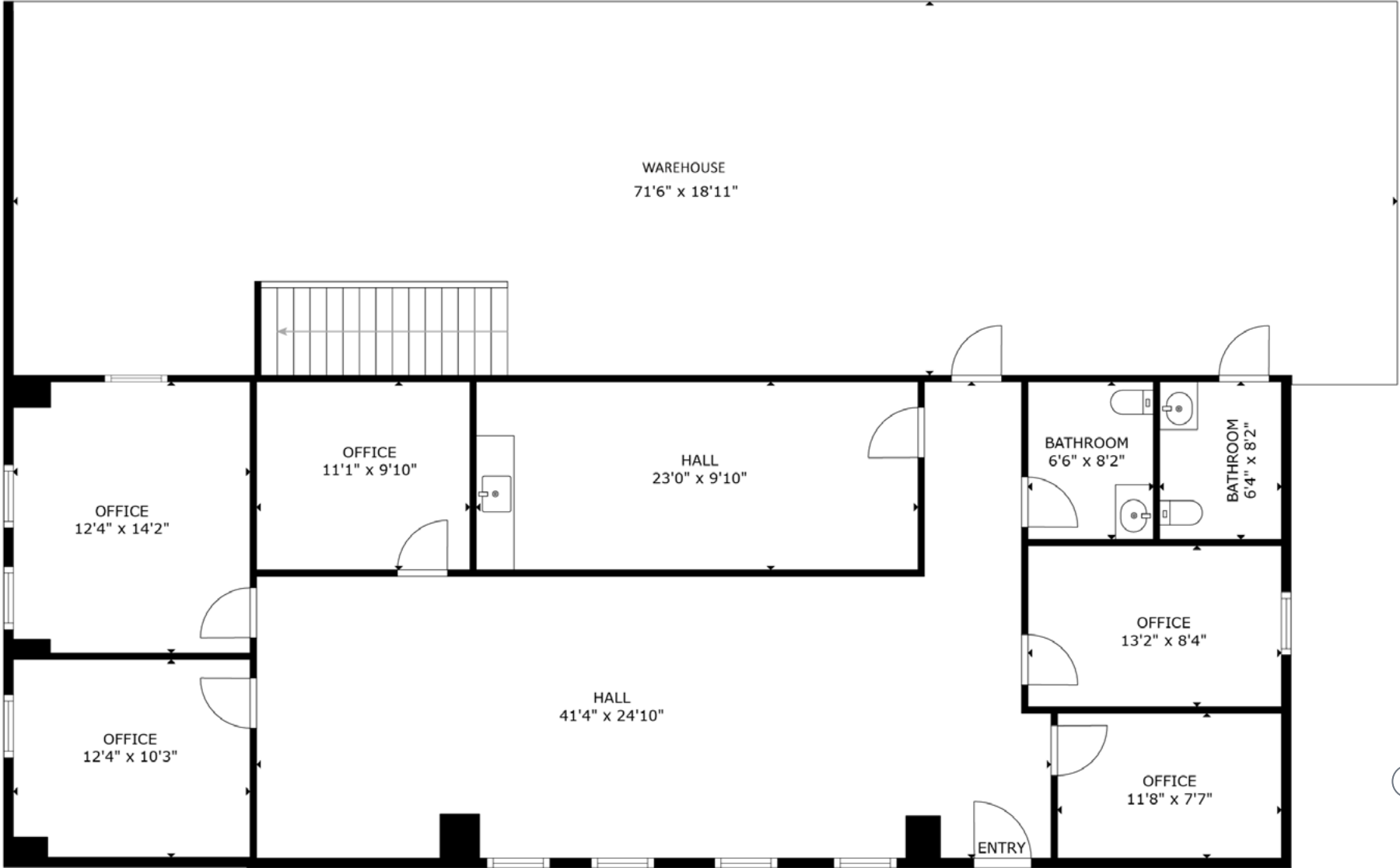
6620 Stuart Avenue Jacksonville, FL 32254

±16,500 SF TOTAL | RIVERSIDE INDUSTRIAL PARK
AVAILABLE FOR IMMEDIATE OCCUPANCY

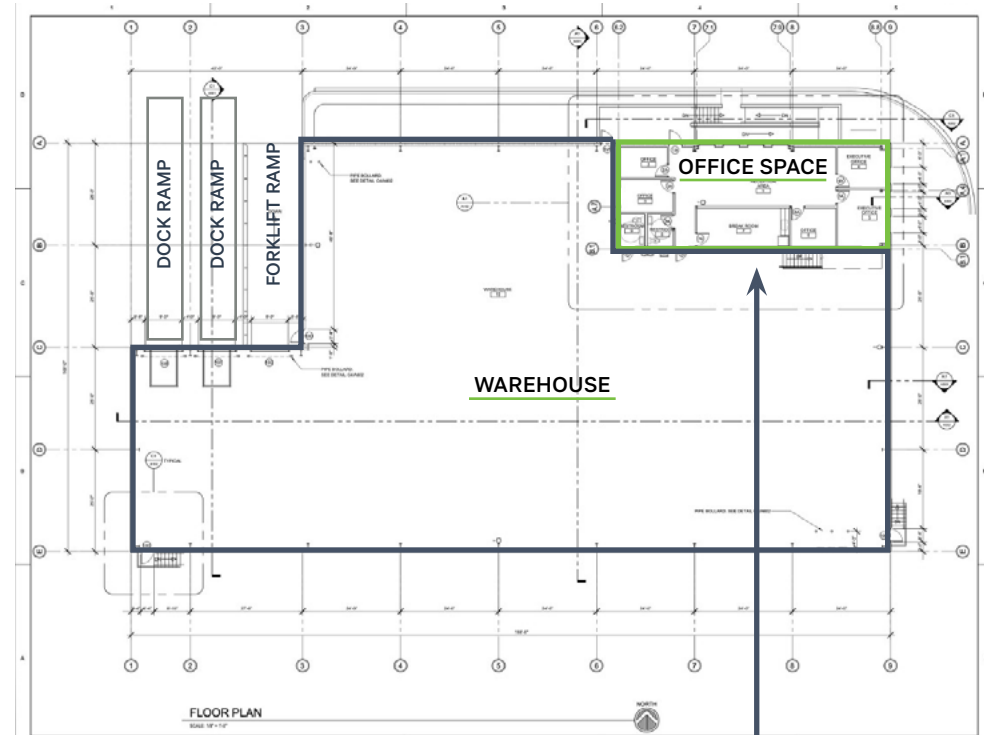
CBRE

FLOOR PLAN

[CLICK FOR 3D VIRTUAL TOUR](#)

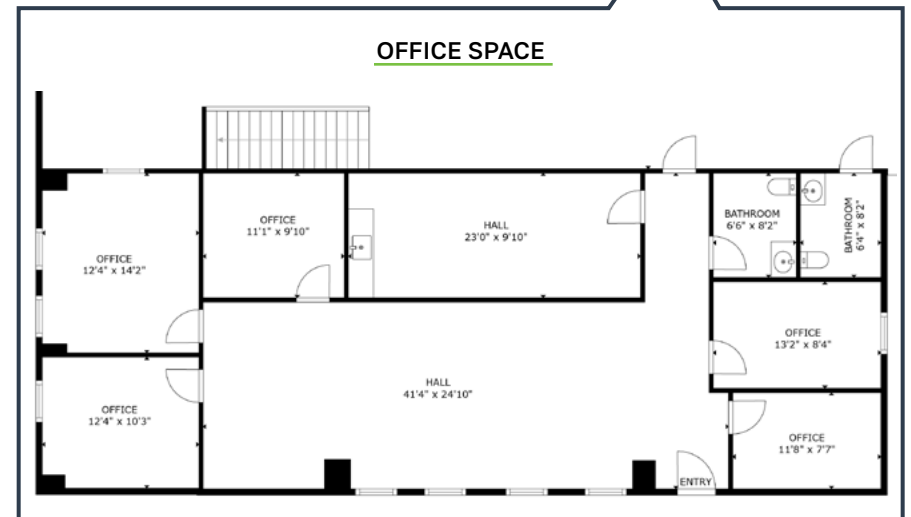


OFFICE



±1,525 SF OFFICE SPACE

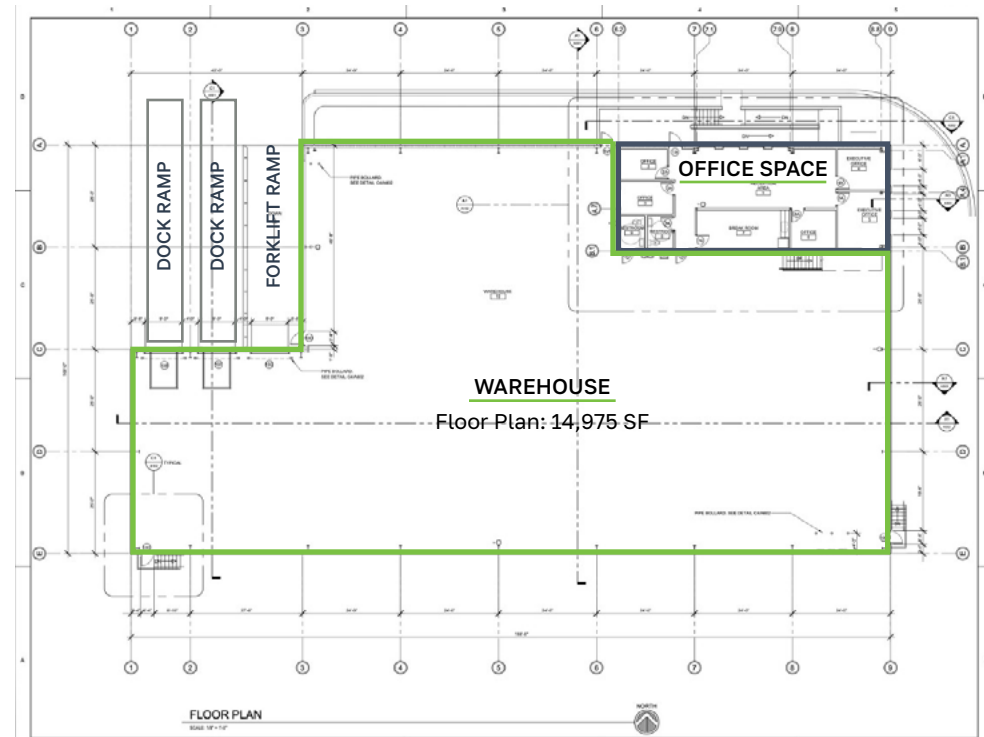
OFFICE SPACE:	One (1) Conference Room/Exec Office, Four (4) Private Offices, One (1) Breakroom and Two (2) Restrooms and Reception area
UTILITIES:	City water & sewer, WiFi
LIGHTING:	LED - light fixtures, individual motion detectors
INTERIOR OFFICE WALLS:	Painted White
INTERIOR OFFICE FLOORING:	Carpet - neutral color LVP - wood tone
PARKING:	Parking ratio 1.15/1000 SF 19 surface spaces
GROUNDS:	Fully fenced 1.25 acre site, secured access, ADA compliant and landscaped



WAREHOUSE

±14,975 SF WAREHOUSE SPACE

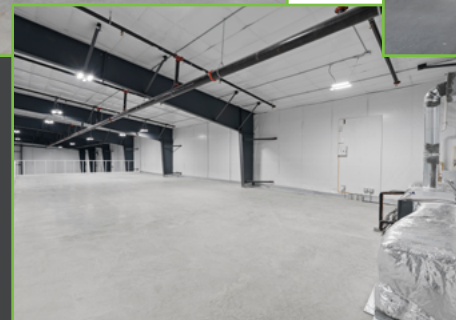
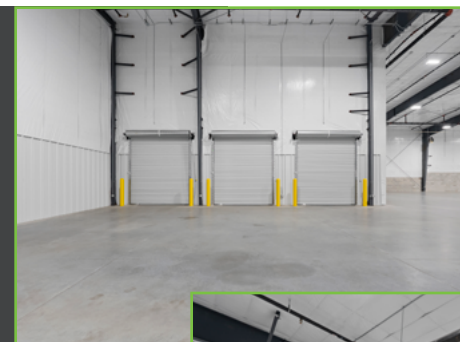
MEZZANINE/LIGHT INDUSTRIAL/ ADDITIONAL STORAGE:	1,525 SF (poured concrete area)
POWER:	400 Amps, 277/480v, 3 Phase, 4 Wire
LIGHTING:	LED - light fixtures, individual motion detectors, 30 FC measured at 36" above finished door
INTERIOR WAREHOUSE WALLS:	Painted White
TRUCK COURT:	100'
LOADING DOCKS:	Two (2)
DOCK EQUIPMENT:	Bumpers
DRIVE IN DOOR:	One (1)
CLEAR HEIGHT:	21'
COLUMN SPACING	Clear span warehouse - no columns. Sidewalls 28'
FIRE SUPPRESSION:	ESFR sprinkler system

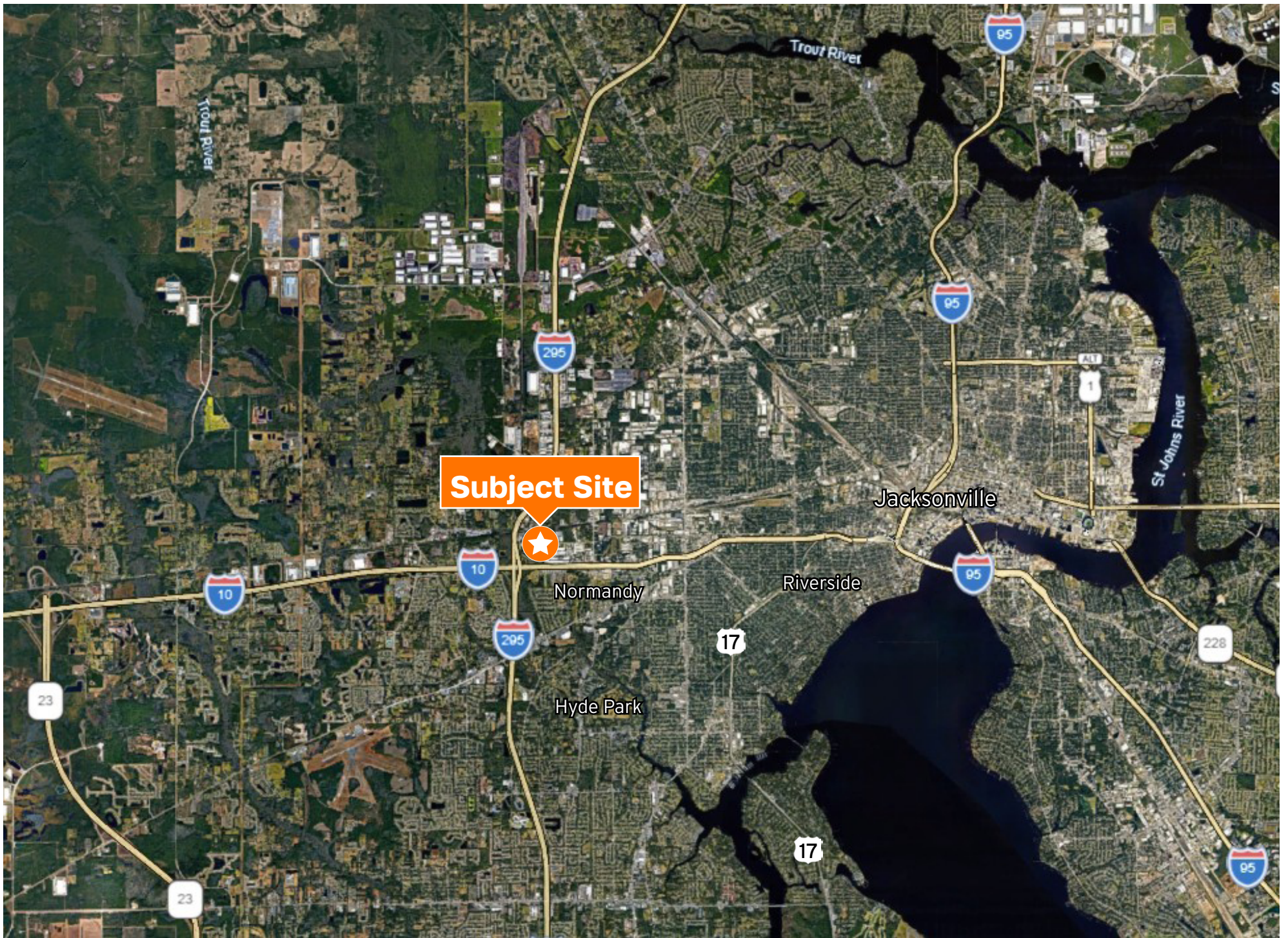


OFFICE PHOTOS



WAREHOUSE PHOTOS





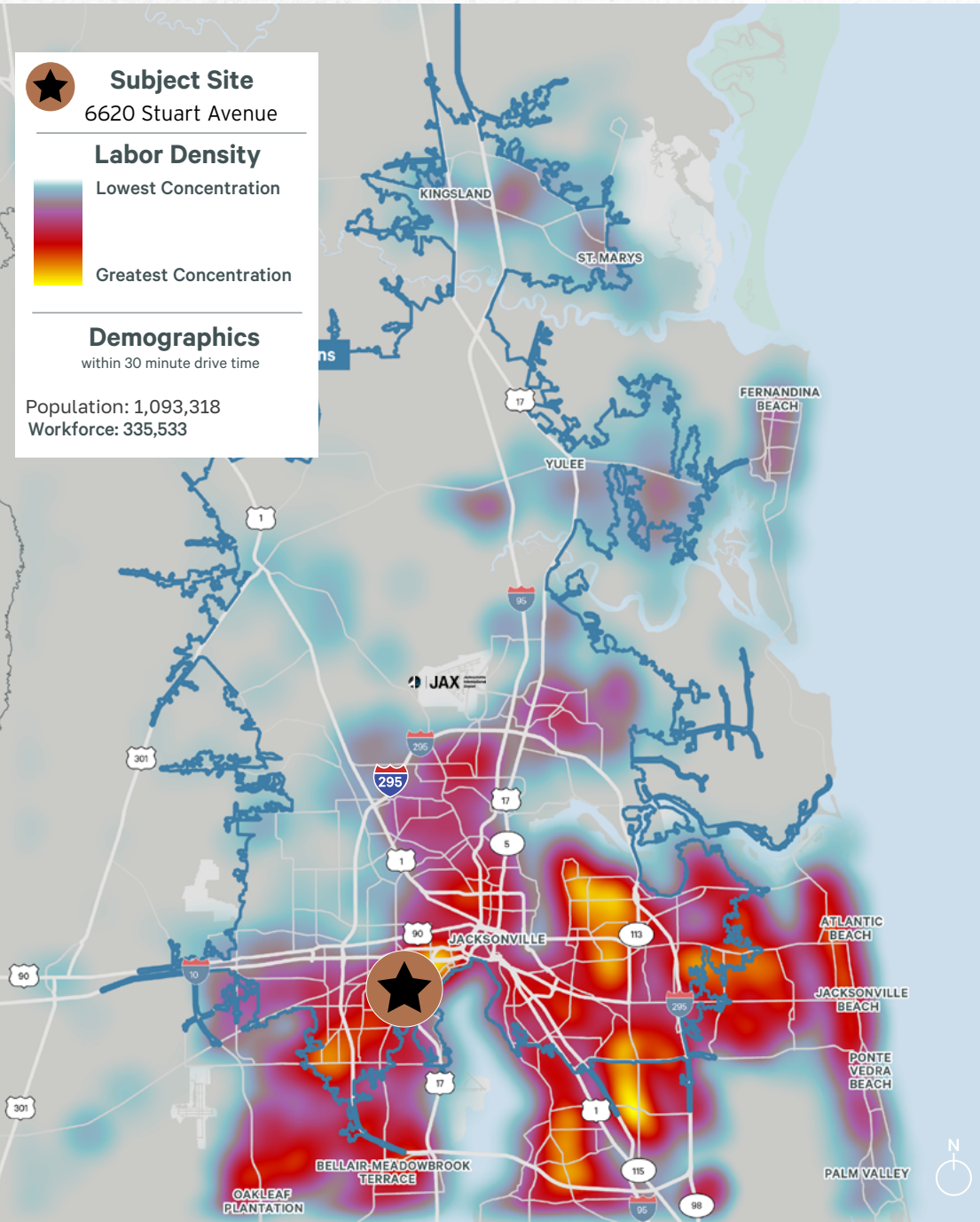
LOCATION STATISTICS

Subject Site
6620 Stuart Avenue

Labor Density
Lowest Concentration
Greatest Concentration

Demographics
within 30 minute drive time

Population: 1,093,318
Workforce: 335,533



Key Metrics (Drive Time)	10 minutes	20 minutes	30 minutes
Population	125,006	556,248	1,093,318
Daytime Population	169,585	692,639	1,223,197
Labor Force (Transportation, Production, Material Moving)	8,132	37,488	76,459
Bachelor's Degree or Higher	14,371	72,965	185,691
Businesses	81,764	305,545	494,316
Avg Household Income	\$81,519	\$83,365	\$100,534

FOREIGN TRADE ZONE (FTZ) NO. 64 BENEFITS & STATS

- + **Duty Deferral, Reduction, or Elimination** - Businesses operating within FTZ No. 64 can defer, reduce, or even eliminate customs duties, including:
 - Duty deferral while goods remain stored in the FTZ
 - Duty exemption for re-exported goods
- + **Streamlined Customs Efficiencies** - Goods moved into FTZ No. 64 are treated as outside U.S. Customs jurisdiction, enabling:
 - Direct delivery from port to facility
 - Faster, simplified customs clearance
- + **Large, High-Capacity Service Area** - FTZ No. 64 is Florida's largest FTZ, offering:
 - 5,000+ square miles of zone coverage
 - 156 million sq. ft. of nearby warehouse/distribution space
- + **Fast Site Activation for Industrial Properties** - Industrial facilities within the FTZ service area can activate quickly:
 - ≤ 30 days for storage/distribution sites
 - ≤ 120 days for manufacturing, kitting, or assembly
- + **Proven Economic Impact & Workforce Strength** - FTZ No. 64 is a major regional economic engine, including:
 - 1,500+ U.S. workers employed by FTZ No. 64 operators
 - 9 participating counties and 8 active FTZ operations

Sources: CBRE Research; JaxPort



For more information, please contact:

SCOTT HENLEY

Senior Vice President

(904) 514-2883

scott.henley@cbre.com

KYLE FISHER

First Vice President

(864) 540-5926

kyle.fisher@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.