

4720 Walgreen Rd.
Jacksonville, FL 32209

INDUSTRIAL WAREHOUSE - FOR LEASE

I-95 Frontage / Signage Available



Highlights:

- Wet Sprinkler System
- Clear Height: 23'-0" - 29'-9"
- Dock-High Loading Doors: (13)
- Drive-in Loading Doors: (2)
- Power: 3-Phase/208-600V/2000 Amps
- Security System
- LED Lighting
- City Water, Sewer, Gas, and Electric

Summary:

Newly renovated in 2026, this warehouse space features dock-high loading, energy-efficient LED lighting, and a durable TPO roof. Conveniently situated just west of I-95, the property offers a central location ideal for distribution users, with ample parking and generous storage capacity with high visibility.

Offering Summary:

Lease Rate:	\$8.00/SF (NNN)
NNN's:	\$1.38/SF
Available Space:	24,000-77,596 SF
Lot Size:	6.94 AC
Zoning:	CCG-2



[**Video Tour**](#)

KYLE@VANCAMPCOMMERCIAL.COM

4720 Walgreen Rd. Warehouse Photos



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4720 Walgreen Rd. Exterior Photos



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4720 Walgreen Rd. Property Map



Kyle VanCamp
BROKER | OWNER

(904) 604 8189
kyle@vancampcommercial.com

1505 Dennis St., Ste 105
Jacksonville, FL 32204



KYLE@VANCAMPCOMMERCIAL.COM

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