

For Lease

Warehouse/Office

9444-9446 Florida Mining Blvd E
Jacksonville, FL 32257

Property Highlights:

- 108,000± SF available
- 0.5 AC of industrial outdoor storage
- Power: 4,000a, 277/480v, 3p, 4w
- Perfect for manufacturing
- 11,943 SF office space
- Plentiful parking and room to add more drive-in doors

Seda Preston

+1 904 861 1142

seda.preston@colliers.com

John Cole

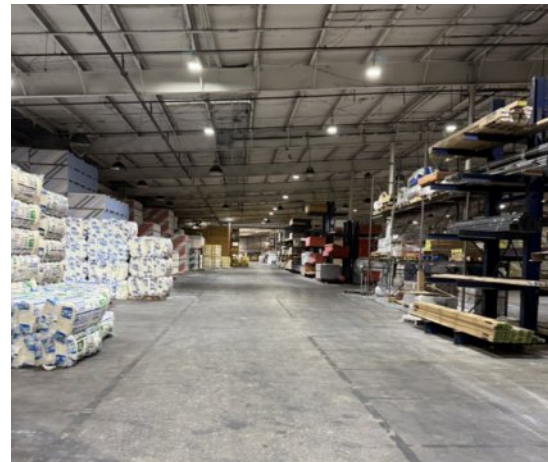
+1 904 327 1772

john.cole@colliers.com




Property Highlights

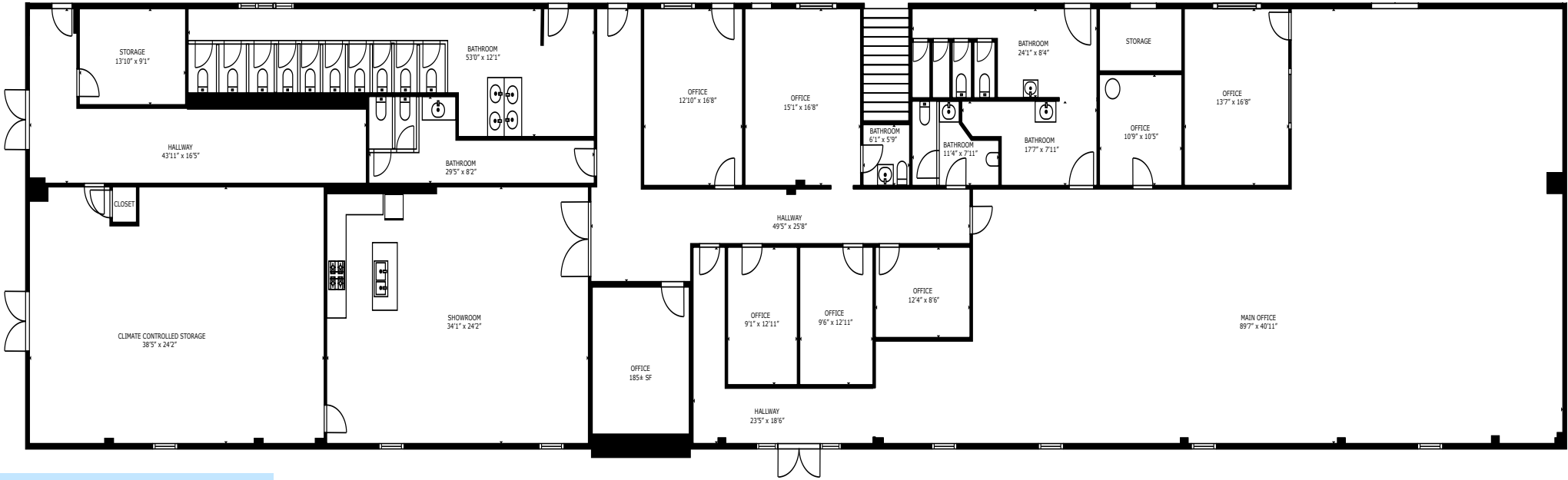
Site Area	19.54 AC
Total Building Area	250,000 SF
Available Building Area	108,000 SF
Warehouse Area	96,057 SF
Office Area	11,943 SF
Load Configuration	Rear
Clear Height	17' - 23' (pitched roof)
Sprinkler	Wet
Power	Heavy Power 4,000a, 277/480v, 3p, 4w
Dimensions	450' d x 200' w
Dock High Doors	5 (10' x 12') (+ 2 interior loading positions)
Drive In Doors	1 (ability to add 10± more)
Parking	52
Trailer Parking	40
Lighting	LED
Flood Zone	X
Parcel #	159631 0000
Zoning	IL
Use	Manufacturing, Distribution
Year Built	1982
Outdoor Storage	0.5 acres + parking area



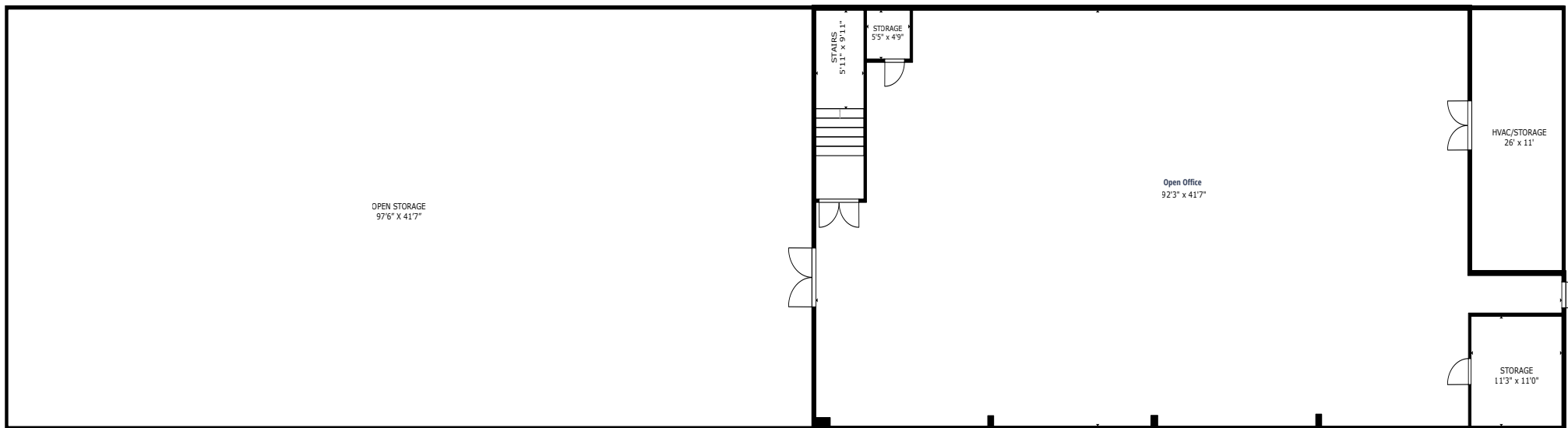
Office & Floorplan

 [Click to view full floorplan](#)

1st Floor Office



2nd Floor Office



Property Photos

Availability



Total Space
108,000± SF

2 Floor Office
11,943 SF



Location Overview



Interstate 95 1.4 miles

Interstate 295 3 miles

Interstate 10 14.6 miles



Norfolk Southern Intermodal Facility 23 miles

CSX Intermodal Facility 25 miles

FEC Intermodal Facility 4.5 miles



Jacksonville Int'l Airport 30 miles

JAXPORT | Talleyrand 16.5 miles

JAXPORT | Dames Point 23.4 miles

JAXPORT | Blount Island 24.6 miles



Port of Savannah 156 miles

Port of Tampa 213 miles

Port of Charleston 254 miles

Subject
 ★ 9444 Florida Mining Blvd E

Airports
 ✈️

Rail Yards
 🚂

Ports
 🚢 JAXPORT Dames Point Terminal
 🚢 JAXPORT Blount Island
 🚢 JAXPORT Talleyrand Marine Terminal

Shipping Hubs
 📦

Trucking Companies
 🚛

Business Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax



Trade Area

*St. Johns
Town Center*
6.5 mi

202

Deerwood Center
2.25 mi



*I-95 & JTB
Interchange*
4.3 mi

Philips Hwy

INTERSTATE
95

INTERSTATE
295



*Florida Mining
Industrial Park*

*I-95 & I-295
Interchange*
2.5 mi



Florida Mining Blvd Industrial Park



Magnolia Business Park

BRINKS APEX ENERGY SOLUTIONS
MARONDA Homes

Interstate South Commerce Center

Emser Tile LENNAR
TWO MEN AND A TRUCK Honeywell

Florida Mining Blvd E

ups FBM Foundation Building Materials PARLIMENT BUILDING PRODUCTS, INC. USX
SCHURCO SLURRY United Rentals SPEC Building Material Company

Florida Mining Blvd S

CHAMPION BRANDS JAXGREEN INDUSTRIAL
TRUGREEN UES SOLAR



Seda Preston

+1 904 861 1142
seda.preston@colliers.com

John Cole

+1 904 327 1772
john.cole@colliers.com

Colliers

76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
+1 904 358 1206
colliers.com/jacksonville

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC