

**4700 Walgreen Rd.**  
Jacksonville, FL 32209

**INDUSTRIAL WAREHOUSE - FOR LEASE**

**I-95 Frontage / Signage Available**



**Highlights:**

- Wet Sprinkler System
- Clear Height: 12'-6"
- Dock-High Loading Doors: (8)
- 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:**

<b>Lease Rate:</b>	\$9.00/SF (NNN)
<b>NNN's:</b>	\$1.38/SF
<b>Available Space:</b>	5,000-70,802 SF
<b>Lot Size:</b>	6.94 AC
<b>Zoning:</b>	CCG-2



[Video Tour](#)

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# 4700 Walgreen Rd. Warehouse Photos

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# 4700 Walgreen Rd. Exterior Photos

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# 4700 Walgreen Rd. Property Map



**Kyle VanCamp**  
BROKER | OWNER  
  
(904) 604 8189  
kyle@vancampcommercial.com  
  
1505 Dennis St., Ste 105  
Jacksonville, FL 32204



**VANCAMP**  
COMMERCIAL PROPERTIES

KYLE@VANCAMPCOMMERCIAL.COM

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