

For Lease | 18,240± SF Industrial Service Facility

7585 Sportsman Club Rd | Jacksonville, FL 32219

Lease rate: \$32,000/mo NNN



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PROPERTY Overview

Property Highlights

- 18,240± SF industrial facility in Jacksonville's northwest industrial corridor
- 6,400± SF warehouse with four bays and (8) 12' x 14' automatic roll-up doors
- 11,840± SF of office space
- Office features a lobby, 16 private offices, conference room, locker rooms, a break room and a parts room
- Warehouse features 208/120V, 400 AMP, 3-phase power, 6" reinforced concrete and 18' eave height
- 1.35± acres paved with asphalt, offering 43 striped parking spaces (3/1,000 SF ratio)
- Additional (14) 60' x 12' trailer stalls with landing pad
- Secured with 6' chain-link fence and 30' rolling gate at the main entrance
- Zoned IH – Heavy Industrial, ideal for logistics, operations or light manufacturing
- Fully sprinklered



Address	7585 Sportsman Club Road Jacksonville, FL 32219
Parcel ID	00395-4000
Zoning	HI (Heavy Industrial)
Usable Acres	3.61± AC
FAR	.12
Building Type	Office & Service Garage
Year Built	2023
Construction Type	Metal
Available SF	18,240± SF
Total Office	11,840± SF
Grade Level Doors	(8) 12' x 14' automatic roll-up doors
Clear Height	18'
Power Service	208/120V, 400 AMP, 3-phase
Utilities	Electric, Water (well), Sewer (septic)
Lighting	LED
Warehouse Floor	6" thick 4,000 PSI reinforced concrete
Trailer Stalls	(14) 60' x 14' stalls with landing pad
Parking	43 auto parks - 3/1,000 SF

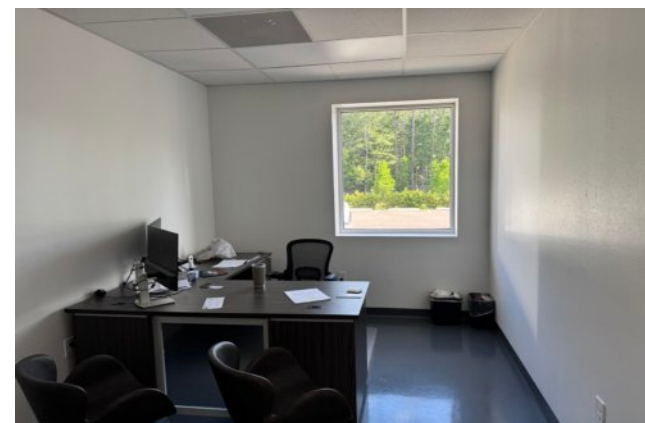
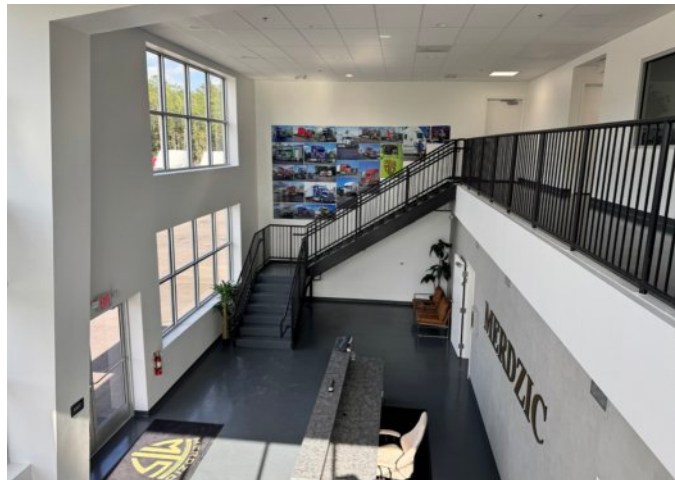
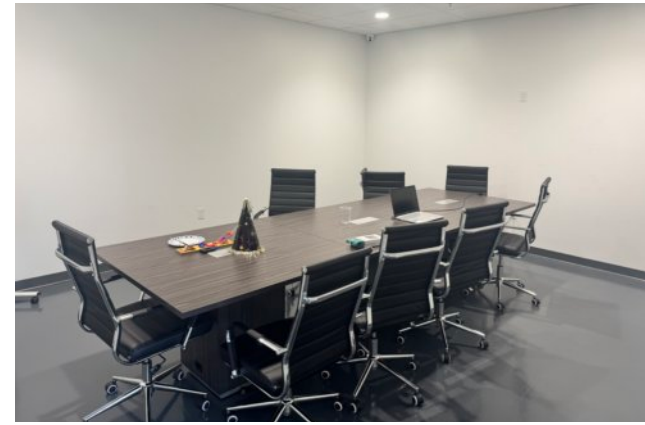
PROPERTY
Photos



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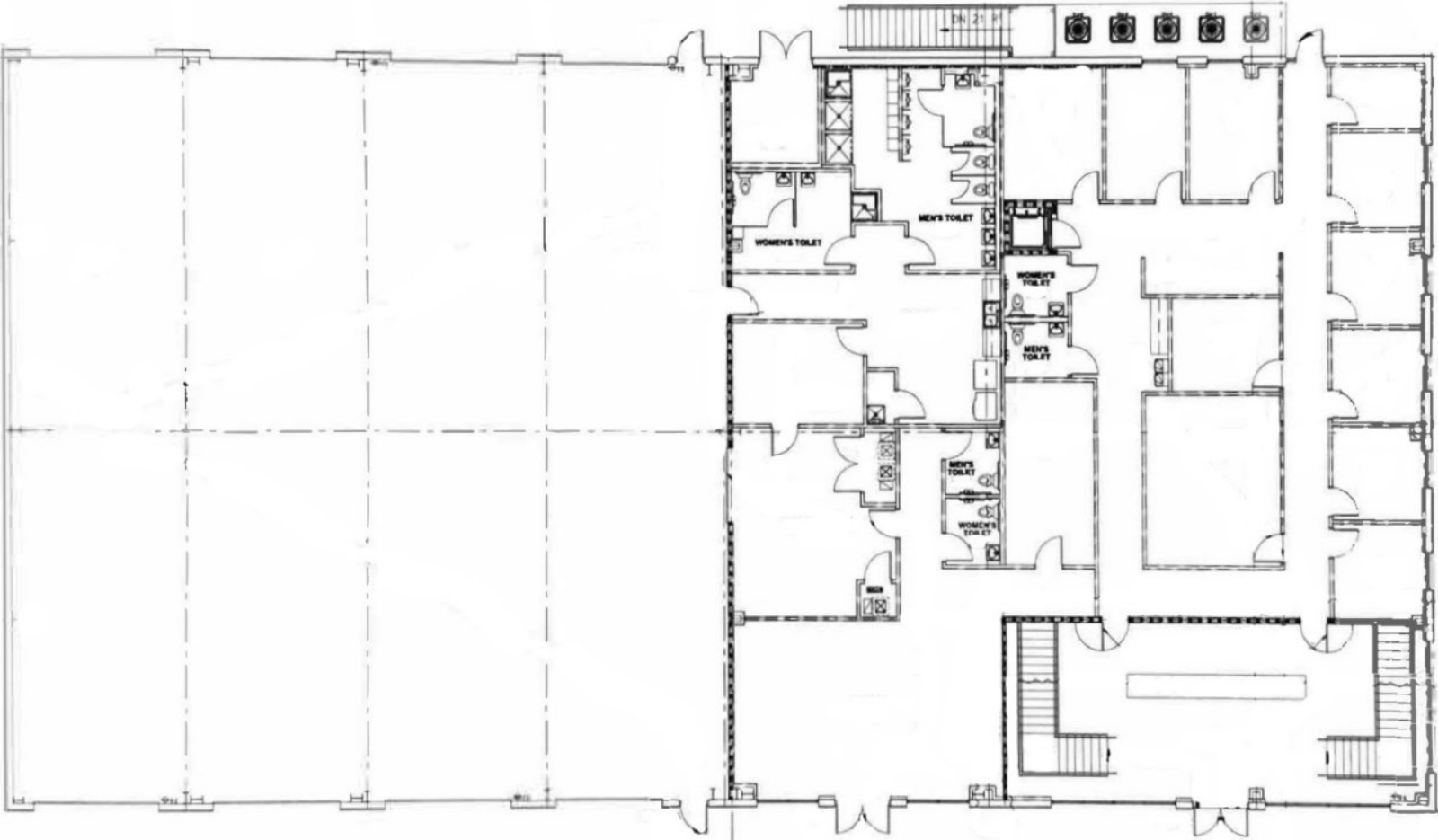
7585 Sportsman Club Rd

PROPERTY
Photos | Office

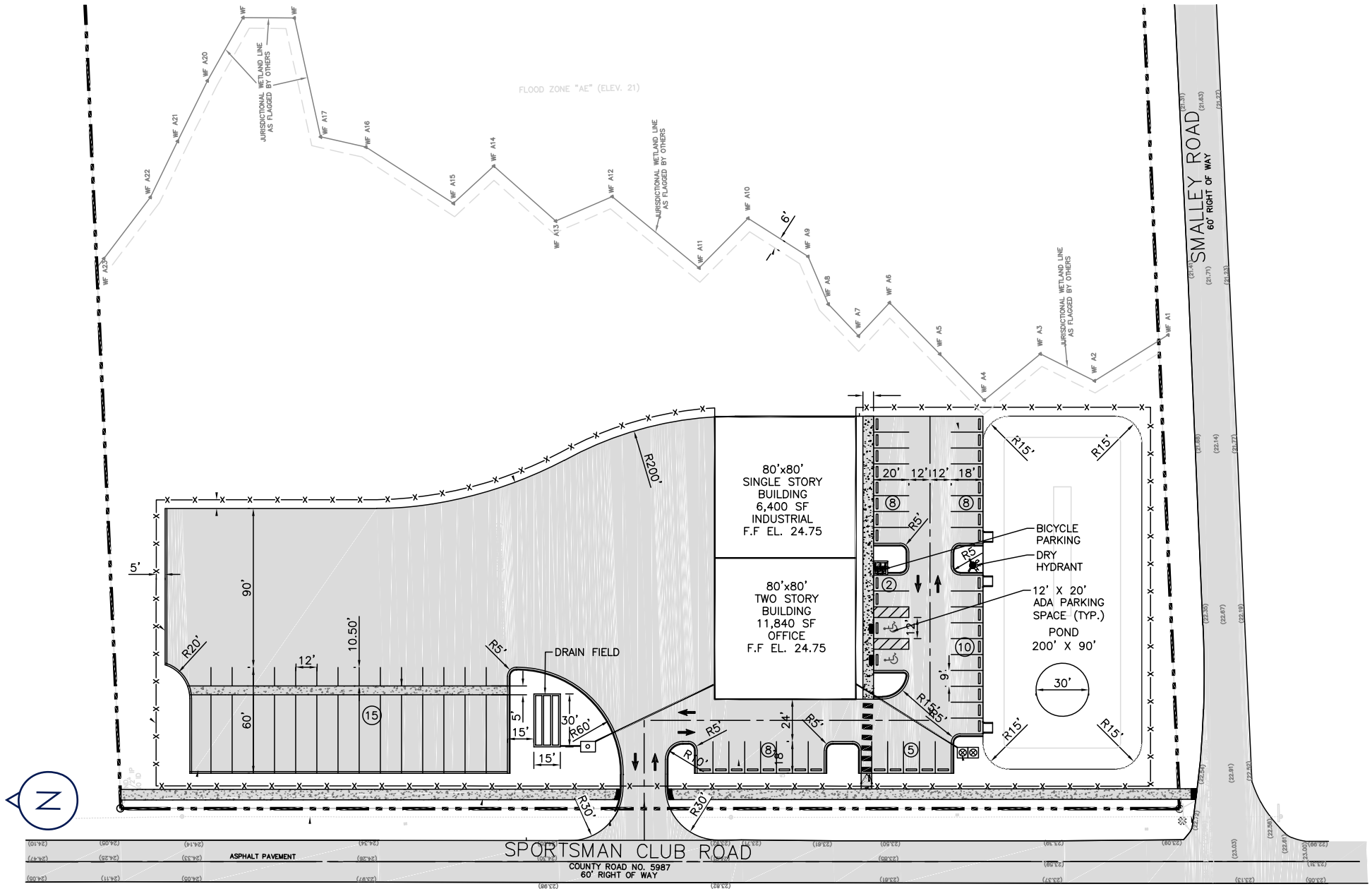


Property
Floor Plan

Office SF: 11,840±
Warehouse SF: 6,400± SF



Property Site Plan

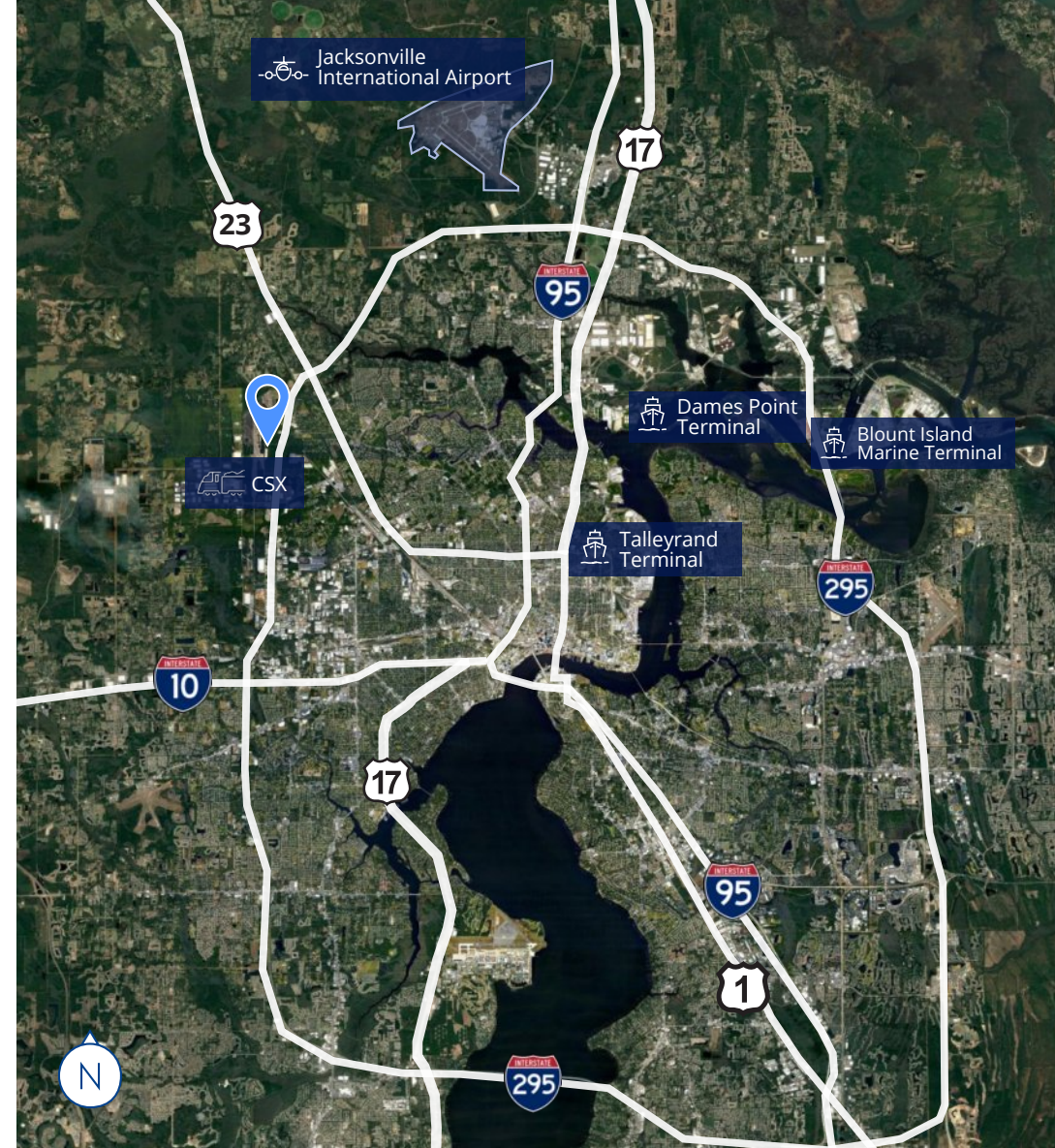


PROPERTY Location



Location Distances

CSX Intermodal	1 Mile
I-295	1.5 Miles
US 23	4.6 Miles
I-10	7.6 Miles
I-95	8.3 Miles
JAXPORT Talleyrand Terminal	11.3 Miles
JIA	13.2 Miles
JAXPORT Dames Point Terminal	16.2 Miles
JAXPORT Blount Island Terminal	17.1 Miles



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