

For Lease

Warehouse/Office

9444-9446 Florida Mining Blvd E
Jacksonville, FL 32257

Property Highlights:

- 100,219± SF available
- 8,079 SF Office Space
- Power: 4,000a, 277/480v, 3p, 4w
- 0.5 AC of paved outdoor storage available

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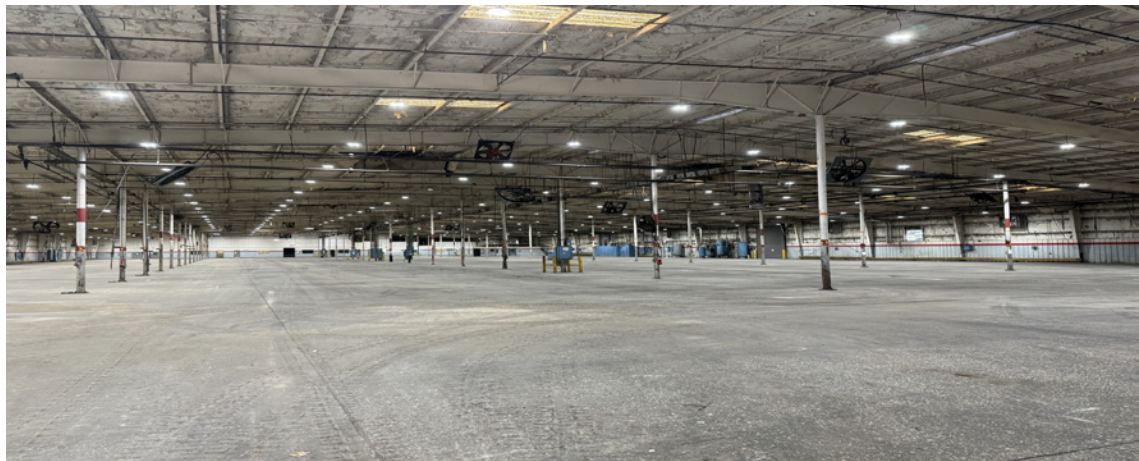
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Colliers

Property Highlights

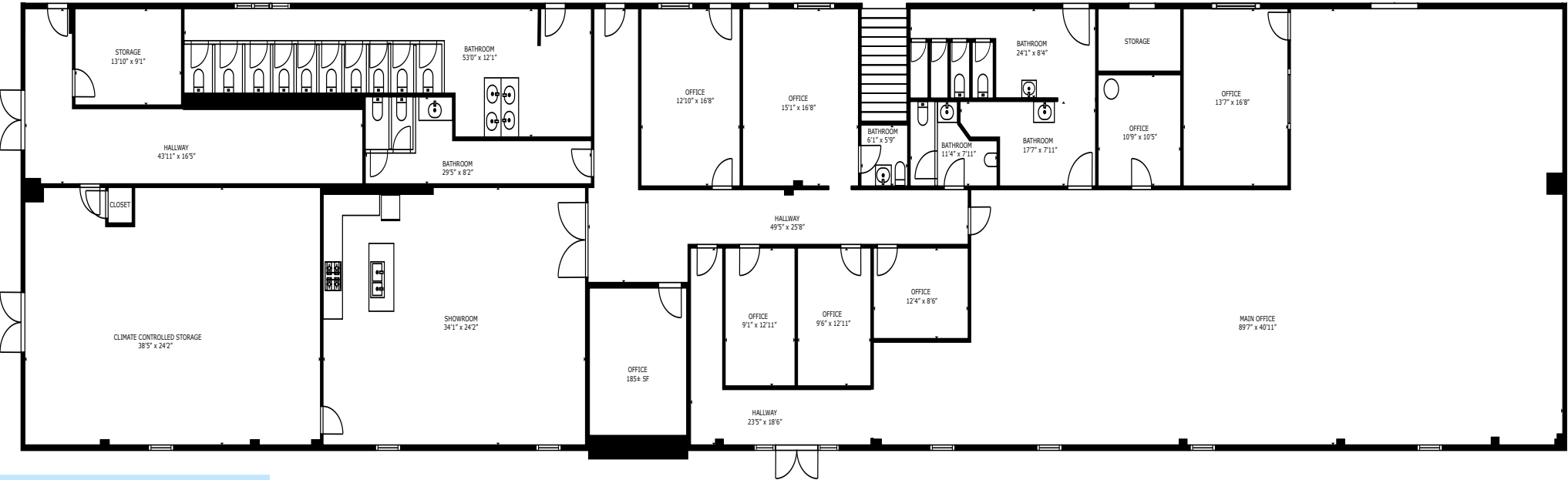
Site Area	19.54 AC
Available Building Area	100,219 SF
Warehouse Area	96,057 SF
Office Area	8,079 SF
Load Configuration	Rear
Clear Height	17' - 23'
Sprinkler	Wet
Power	Heavy Power 4,000a, 277/480v, 3p, 4w
Dimensions	450' d x 200' w
Dock High Doors	5 (10' x 12') + 2 Recessed Dock
Drive In Doors	1 Expandable by 10
Parking	52
Trailer Parking	40
Lighting	LED
Flood Zone	X
Zoning	Light Industrial
Use	Heavy Industrial
Outdoor Storage	0.5 acres + parking area
Highlights	\$80,000 of recent upgrades for all new LEDs



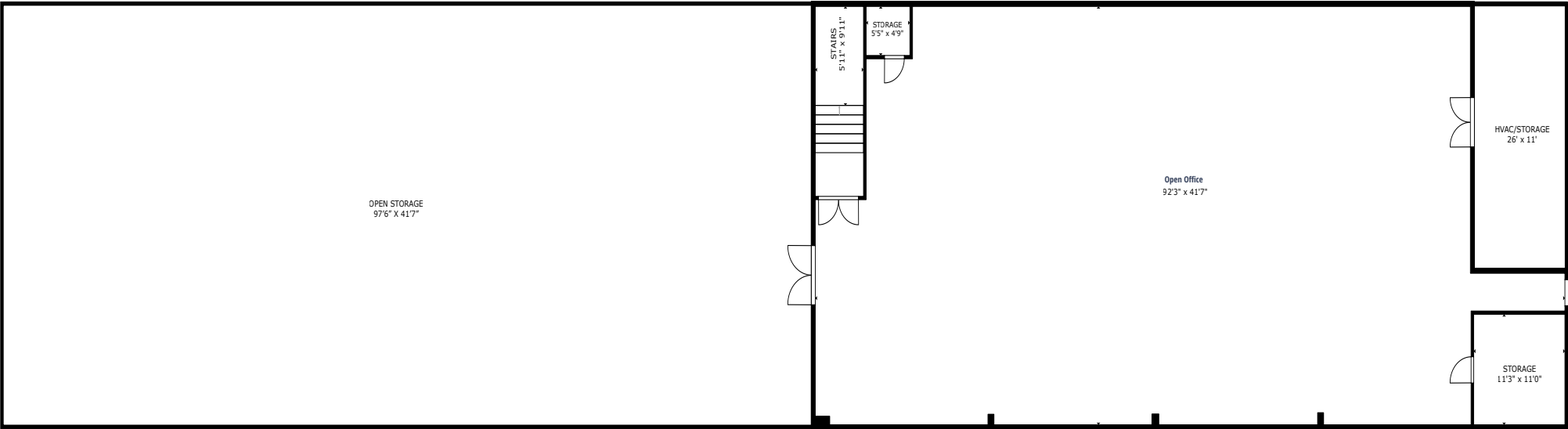
Office & Floorplan

 Click to view full floorplan

1st Floor Office



2nd Floor Office



Property Photos

Availability

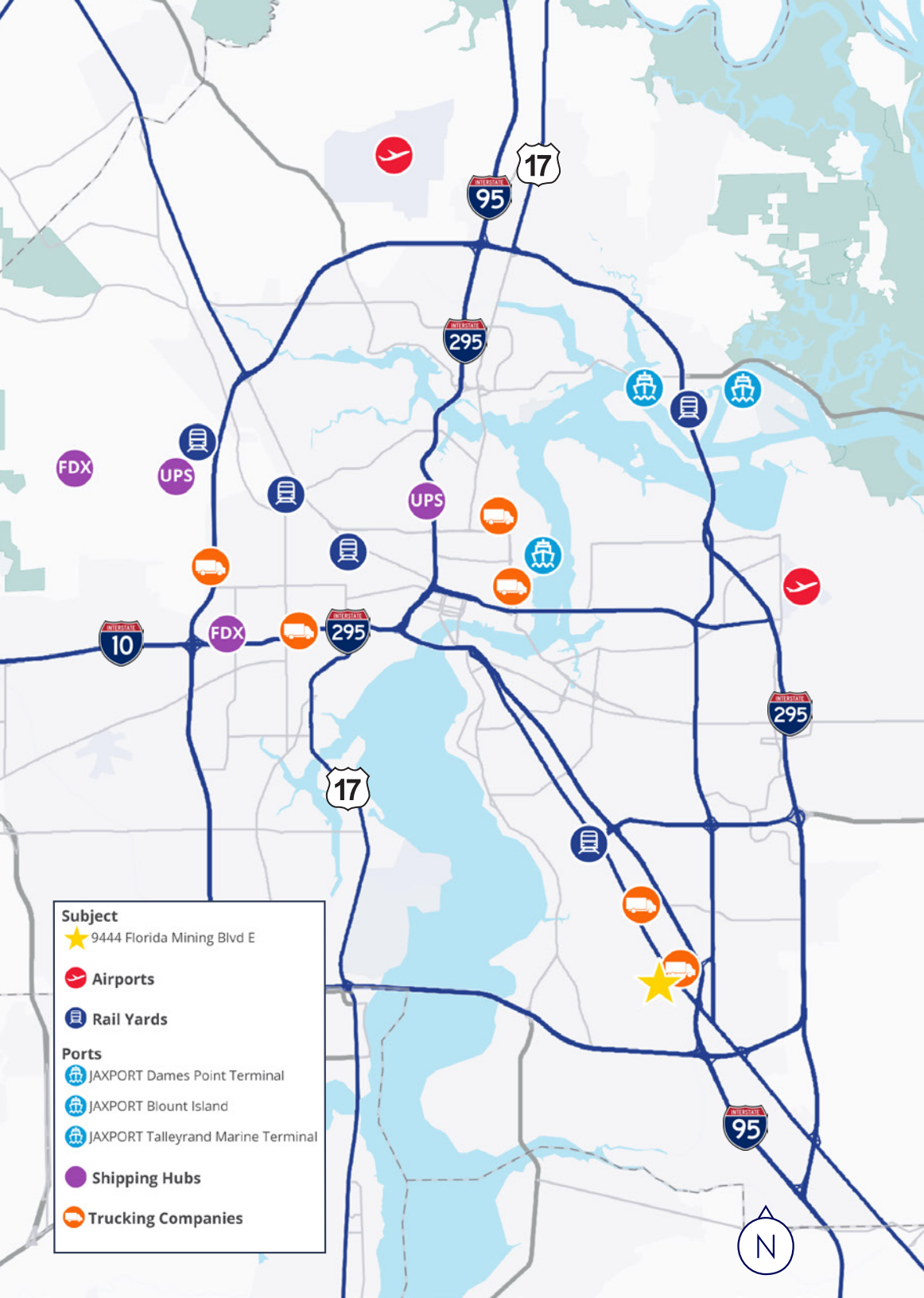


Availability
100,219± SF



Fence in image is conceptual





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

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

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



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