



Commercial Florida Realty, Inc.

**FOR LEASE
INDUSTRIAL/COMMERCIAL BUILDING
400 EDGEWOOD AVENUE SOUTH
JACKSONVILLE, FL**



ADDRESS:	400 Edgewood Ave S Jacksonville, FL	LOADING:	1-9' X 10' dock height door 1-8' x 7' grade level door
TOTAL BUILDING SIZE:	10,490± square feet	POWER:	400 amps, 3 phase, 240 volts
OFFICE/SHOWROOM AREA:	931± square feet	UTILITIES:	Electrical Service – JEA Water – City of Jacksonville Sewer – on site septic system Natural gas –Peoples Gas System
WAREHOUSE AREA:	9,371± square feet	LEASE RATE:	Available upon request
CONSTRUCTION:	Brick and concrete block	CONTACT:	Jeff Collins , SIOR, CCIM 5209 San Jose Blvd, Ste 101 Jacksonville, FL 32210 (904) 993-6111 jhcollins@ccim.net
CEILING HEIGHT:	14' clear		

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