

# 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

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### Seda Preston

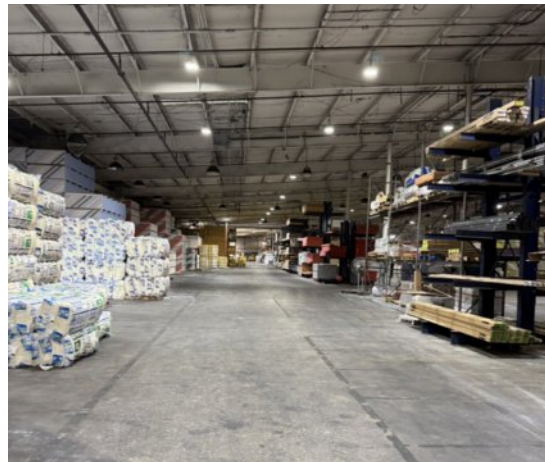
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Colliers

# Property Highlights

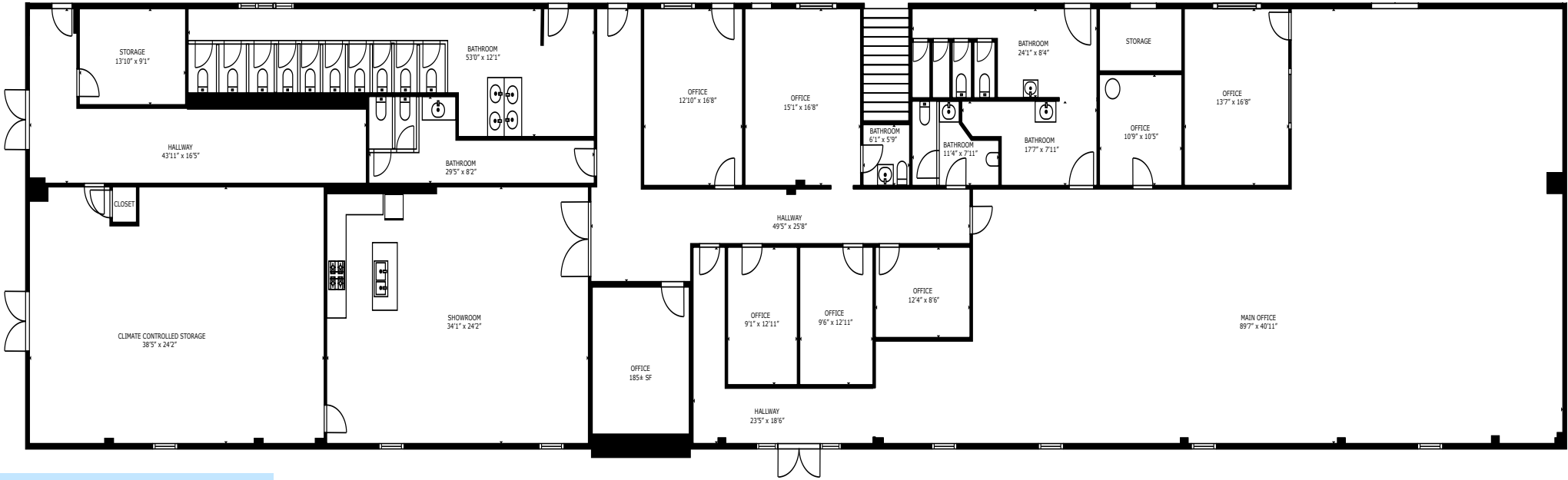
<b>Site Area</b>	19.54 AC
<b>Total Building Area</b>	250,000 SF
<b>Available Building Area</b>	108,000 SF
<b>Warehouse Area</b>	96,057 SF
<b>Office Area</b>	11,943 SF
<b>Load Configuration</b>	Rear
<b>Clear Height</b>	17' - 23' (pitched roof)
<b>Sprinkler</b>	Wet
<b>Power</b>	Heavy Power 4,000a, 277/480v,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



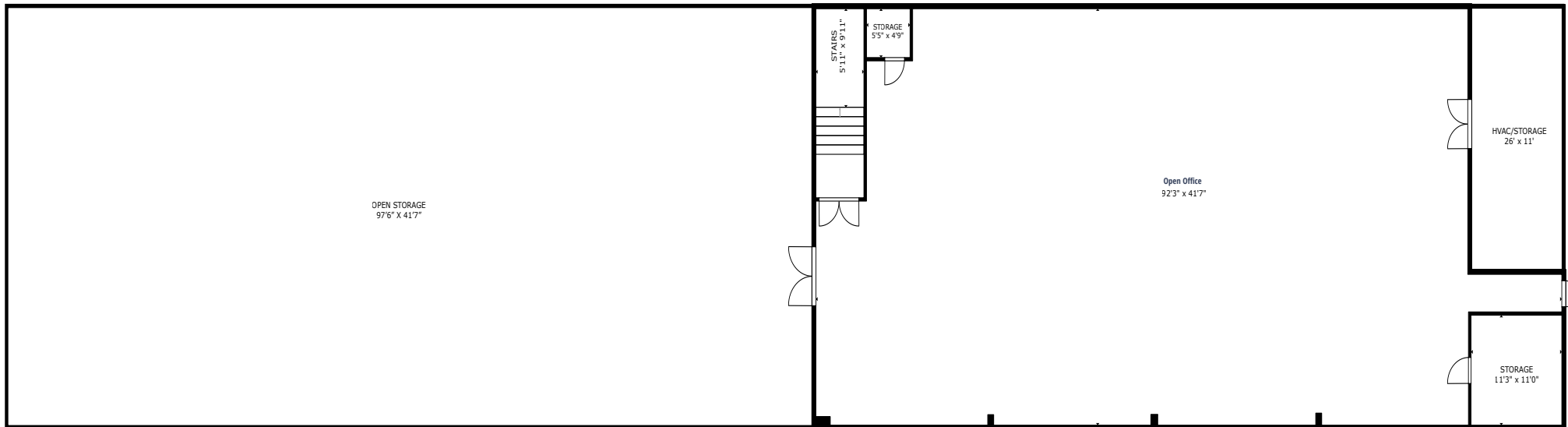
# Office & Floorplan

 [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



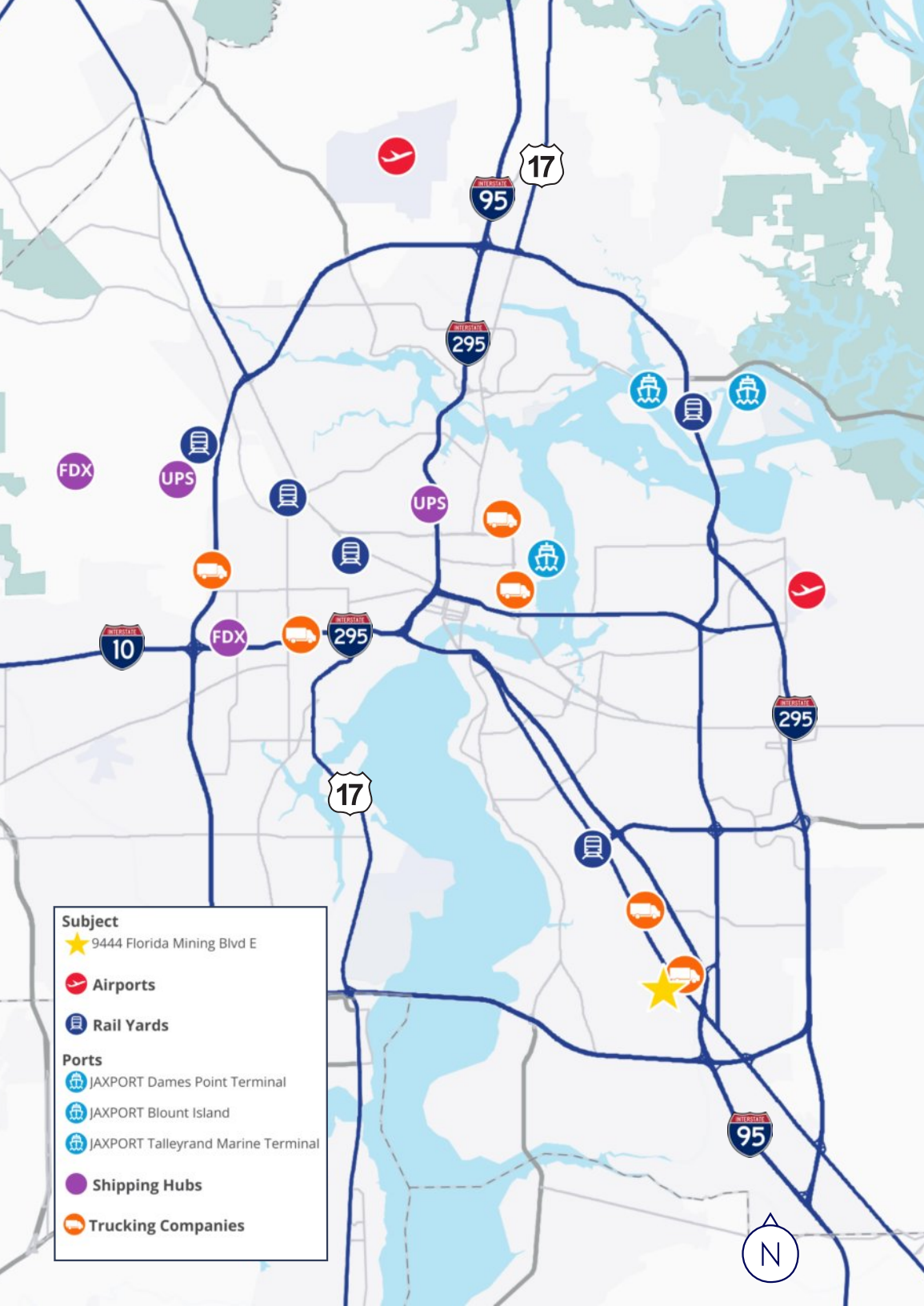
Port of Savannah 156 miles

Port of Tampa 213 miles

Port of Charleston 254 miles

## 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



**Subject**  
 ★ 9444 Florida Mining Blvd E

**Airports**  
 ✈ Jacksonville Int'l Airport

**Rail Yards**  
 🚂 Norfolk Southern Intermodal Facility, CSX Intermodal Facility, FEC Intermodal Facility

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

**Shipping Hubs**  
 📦 FDX, UPS

**Trucking Companies**  
 🚛





# 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** (SPECIALTY BUILDING MATERIALS)

**TRUGREEN** Live life outside! **UES SOLAR**



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