



Photo courtesy of CoStar

For lease

10475 Fortune Pkwy Jacksonville, FL

Up to ±19,475 RSF Available

 **JLL** SEE A BRIGHTER WAY
Jones Lang LaSalle Brokerage, Inc. A licensed real estate broker.

10475 Fortune Pkwy / Jacksonville

±3,259 to ±19,475 s.f.
Available



56,861 s.f. building size



Located in Gran Park
at the Avenues



Quick access to I-95,
I-295 and US-1



Close to area retail, dining,
and transportation



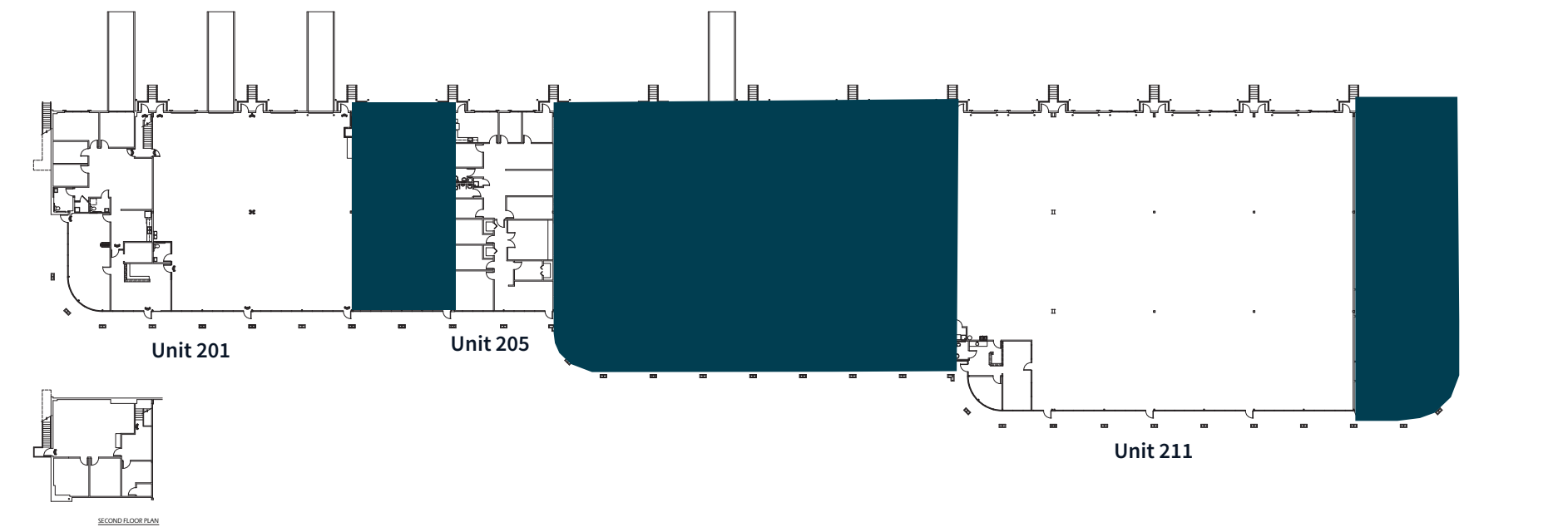
Desireable Southside location



Photo courtesy of CoStar

10475 Fortune Pkwy. provides easy access to all of Jacksonville's major roadways including, I-95, I-295 and US-1. Located in the popular Southside submarket, within a short drive to area amenities.

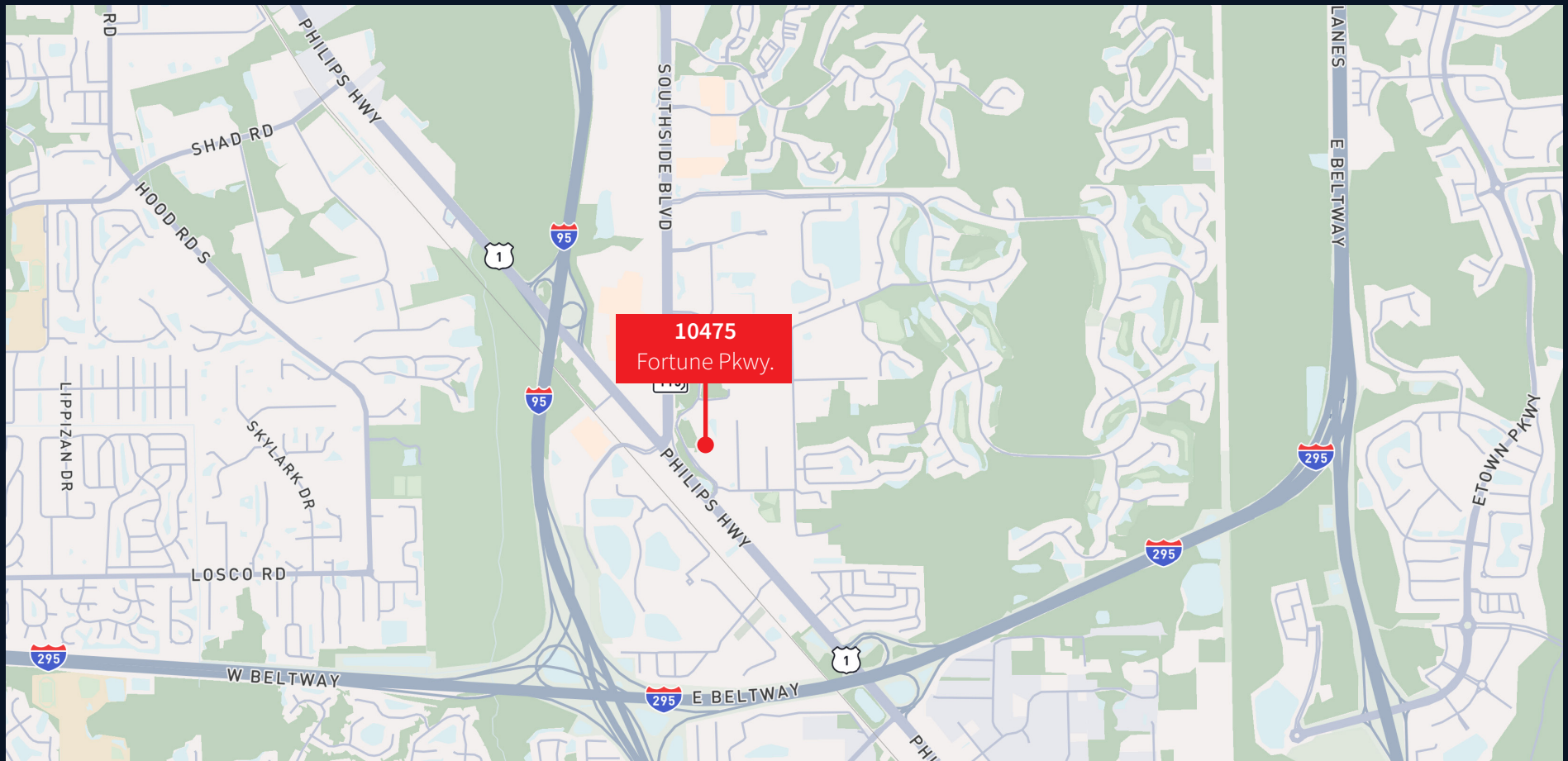
Suite specifications



Building size	56,861 s.f.	Columns	39' 7" x 38' 6"
Available s.f.	Unit 201 - 10,875 s.f. Unit 205 - 3,259 s.f. Unit 211 - 19,475 s.f.	Clear height	19'
Year built	1992	Parking ratio	2.4/1,000 s.f.
Office s.f.	Unit 201- 3,100 s.f. Unit 211 - 808 s.f. Unit 205 - 3,259 s.f.	Power	400 amp 240v 3 phase 4 wire
Loading access	Unit 201 - 2 dock doors & 2 drive-ins Unit 211 - 5 dock doors (expandable)	Zoning	PUD



Photo courtesy of CoStar



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