



Colliers

## For Lease | Beachwood Commerce Center

3500 Beachwood Court | Jacksonville, FL 32224

*Dock-high Suites Available*

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# PROPERTY Overview

Beachwood Commerce Center is conveniently located off of the signalized intersection of Beachwood Ct & Beach Blvd less than a half mile east of the I-295 interchange. Quick access to any area in Jacksonville, and within minutes from JTB, St. Johns Town Center, and the University of North Florida. Beachwood Commerce Center has exposure to Beach Blvd, which has an annual average daily traffic count of 58,000±.

Address: 3500 Beachwood Court  
Jacksonville, FL 32224

Available SF: 4,275± & 7,200± SF

Year built: 2004

Zoning: IBP

Parcel Size: 4.3± AC

Submarket: Southside

Max Clear Height: 24'

Electric: 200AMP, 3 phase

Buildings: 2

Property Type: Flex space, multi-tenant

Loading: Dock high



## Property Features

- Beachwood Commerce Center is one of Jacksonville's premier flex-industrial/office developments in the Southside market
- The property is ideal for users looking for a well maintained and corporate feel type of property
- Each unit includes dock-high loading made accessible by the large truck court, which can accommodate full sized tractor trailers



4,275± & 7,200± SF



IBP ZONING

<b>Suite 101</b>	<b>Available Immediately</b>
<b>Size (SF)</b>	7,200± SF
<b>Office (SF)</b>	1,800± SF
<b>Dock Doors</b>	(2) 8' x 10'
<b>Clear Height</b>	24'
<b>Lease Rate</b>	\$12.00/SF NNN

<b>Suite 104</b>	<b>Available Immediately</b>
<b>Size (SF)</b>	4,275± SF
<b>Office (SF)</b>	1,200± SF
<b>Dock Doors</b>	(1) 8' x 10'
<b>Clear Height</b>	24'
<b>Lease Rate</b>	\$12.00/SF NNN



PROPERTY

# Photo Gallery | Suite 101





## Location

# Distances

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**I-295** | .6 miles

**I-95** | 8.5 miles

**US 1** | 8.6 miles

**JAXPORT Talleyrand Terminal** | 10.9 miles

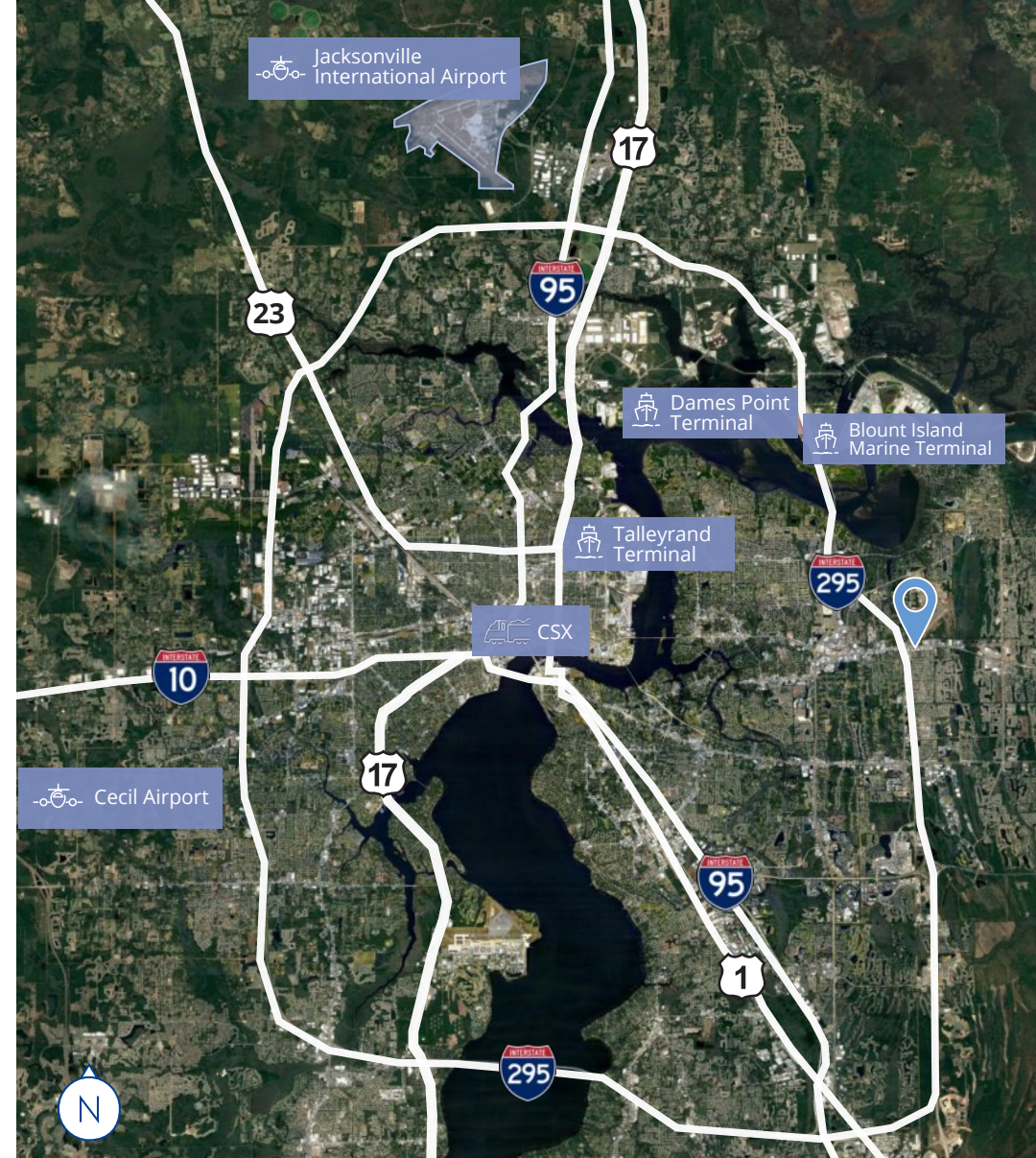
**JAXPORT Dames Point Terminal** | 11.1 miles

**JAXPORT Blount Island Terminal** | 11.9 miles

**I-10** | 12 miles

**CSX Intermodal - Moncrief Terminal** | 14.1 miles

**JIA** | 21.1 miles



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