

FOR LEASE

1775 INDUSTRIAL BOULEVARD

Jacksonville, FL 32254



OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Building Size:	68,421 SF
Available SF:	68,421 SF

PROPERTY OVERVIEW

Westside industrial property available for lease with easy access to I-95 and I-10. There is approximately 68,000 SF of warehouse and 900 SF of office space. The warehouse has 12 dock high doors for distribution, ceiling height of 24' with 3 phase power. This property is also fully sprinklered.

PROPERTY HIGHLIGHTS

- Excellent Westside location with easy access to I-10 and I-95
- Approximately 68,000 SF warehouse and 900 SF of office space
- Twelve (12) dock high doors (10'x10')
- Ceiling height 24'
- Zoned IL
- 3 phase power available
- Fully sprinklered

PRESENTED BY:

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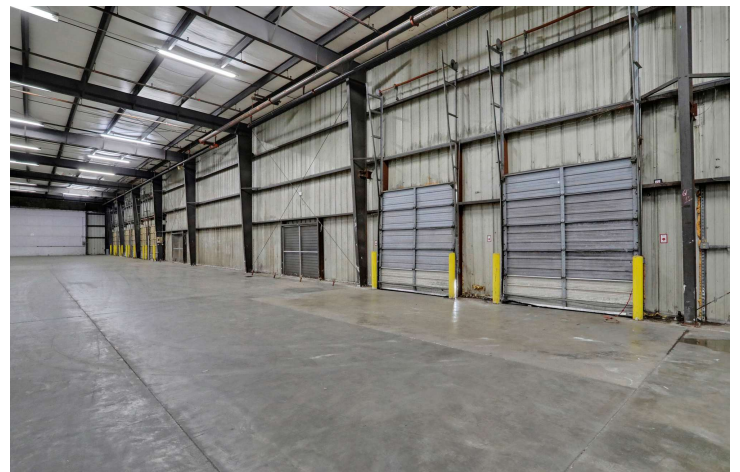
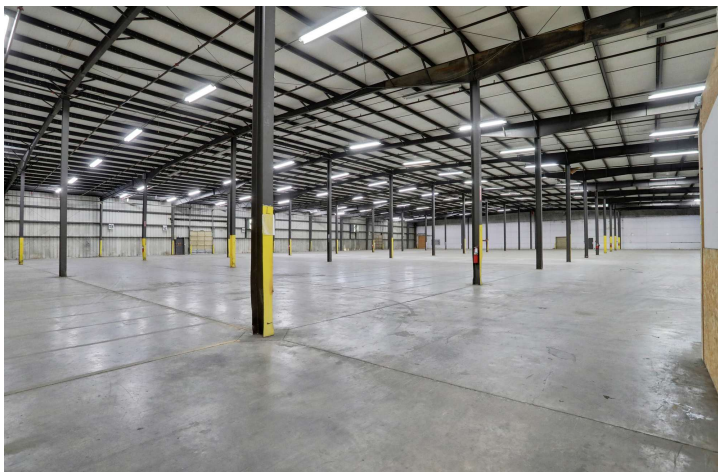
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1775 INDUSTRIAL BOULEVARD

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2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223



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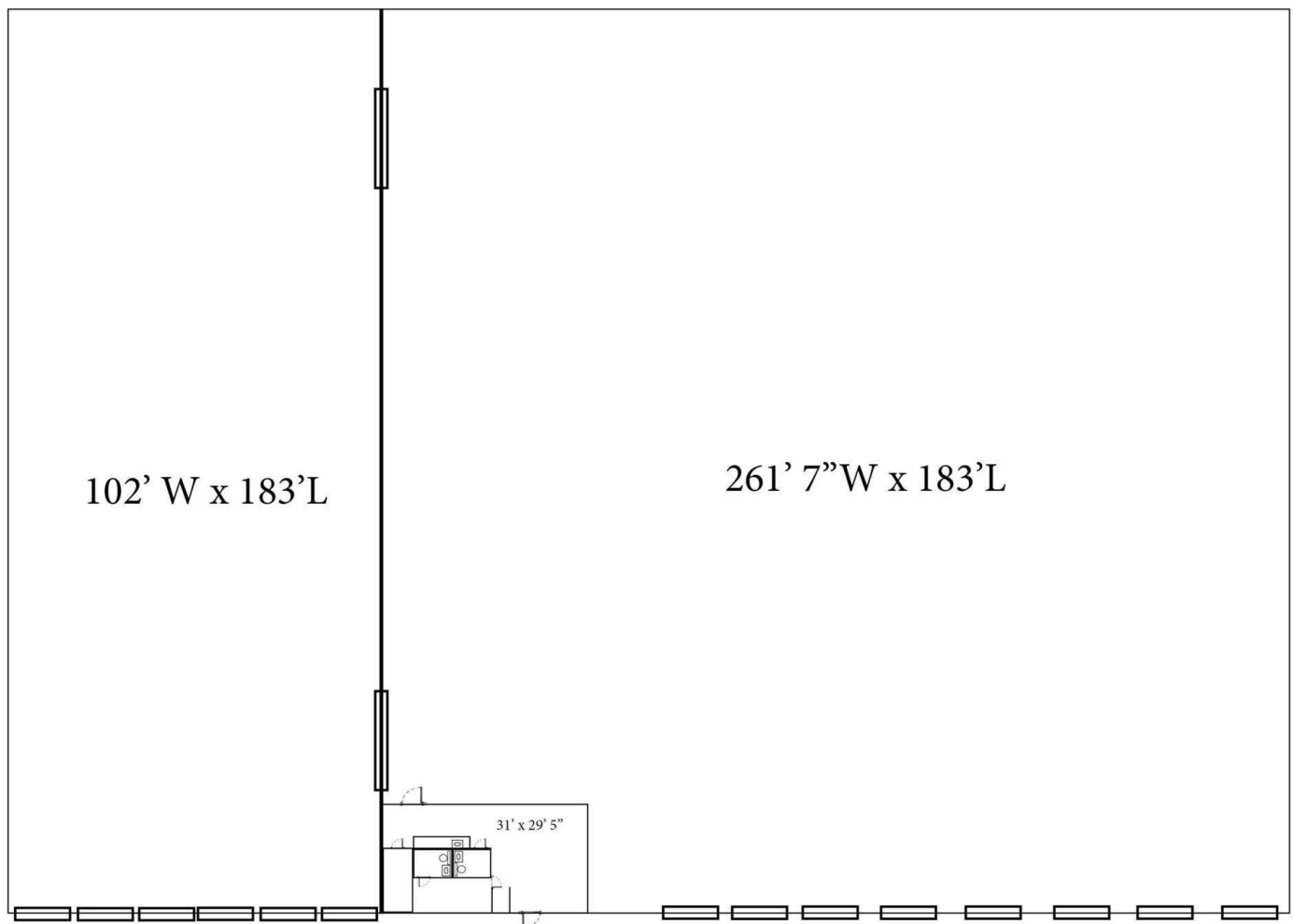
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ADDITIONAL PHOTOS

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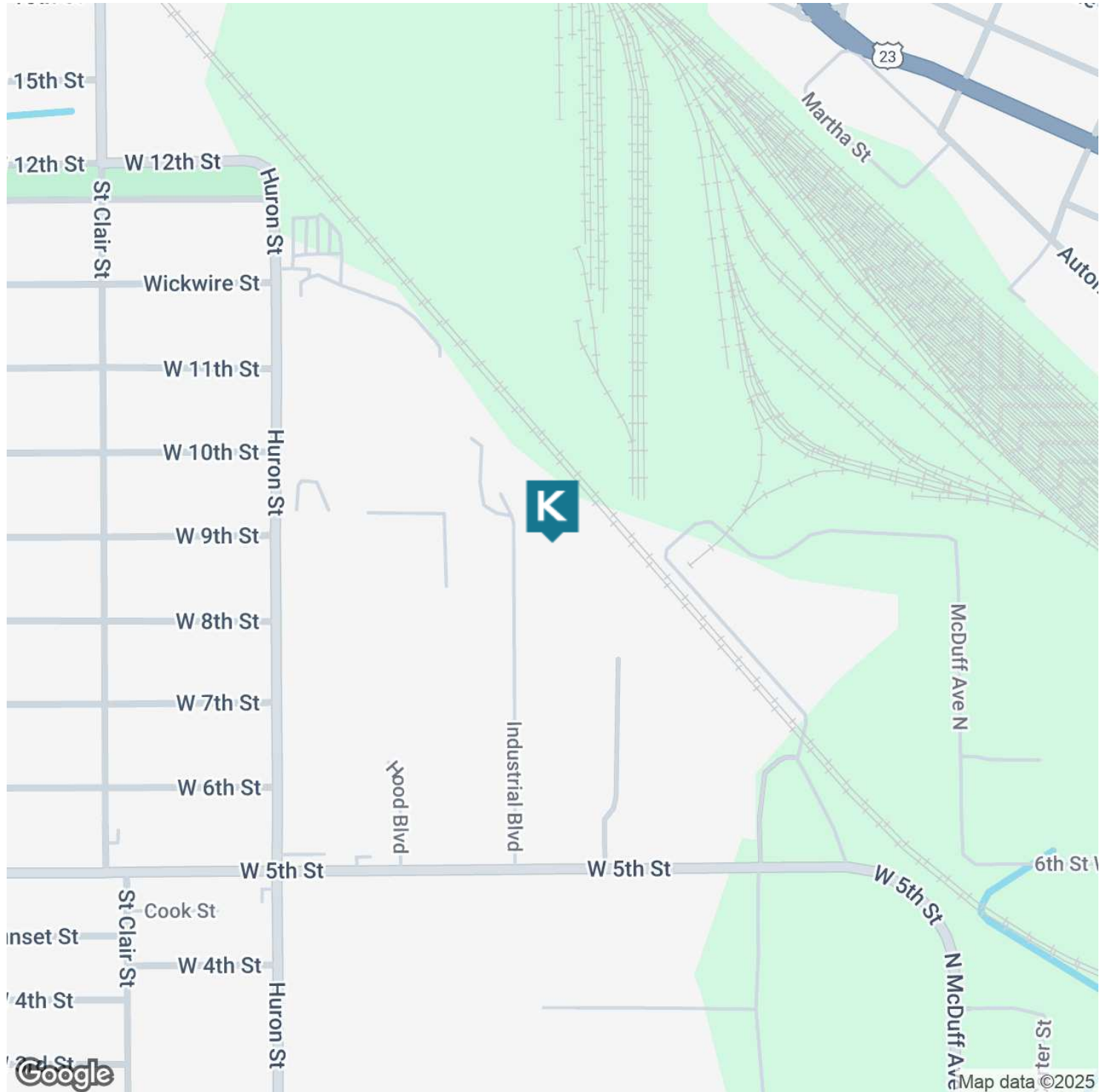
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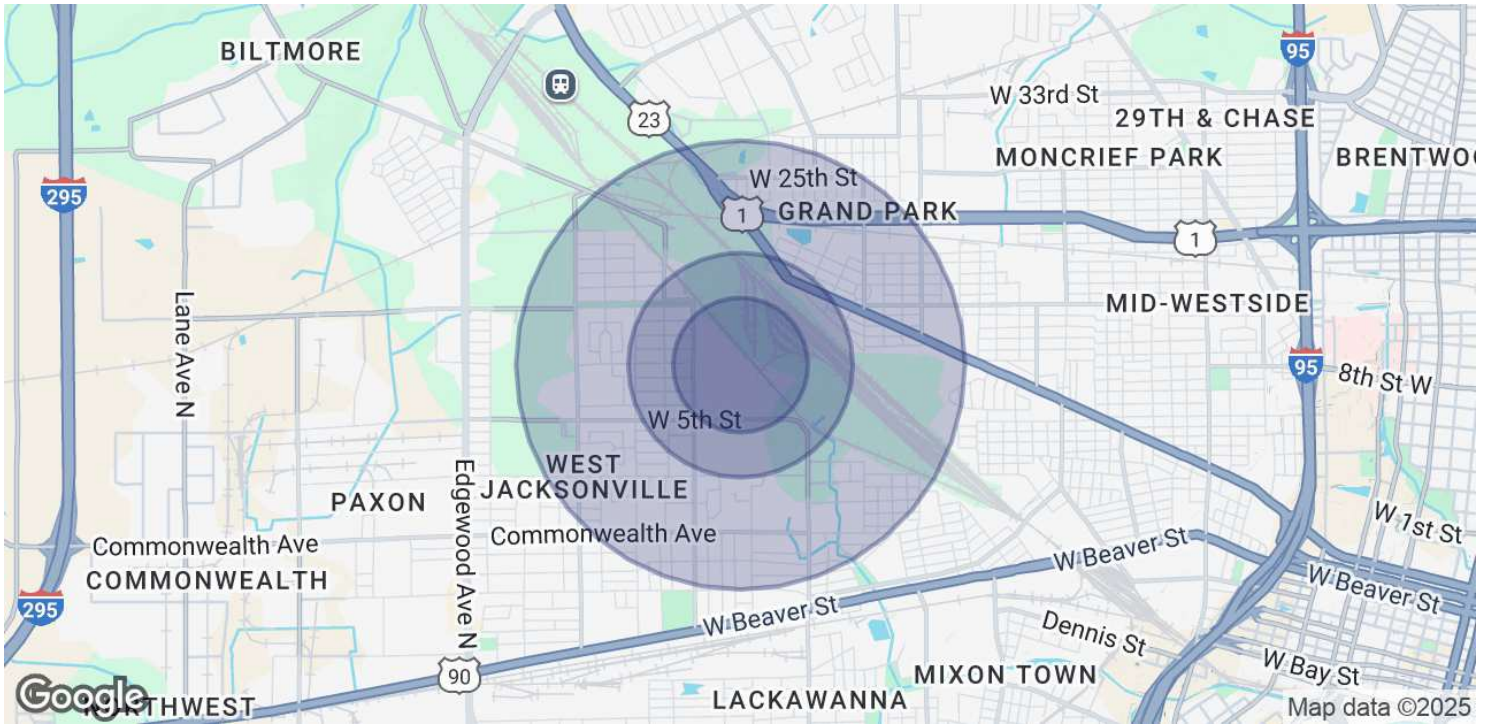
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LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	81	793	9,057
Average Age	35	37	39
Average Age (Male)	34	35	38
Average Age (Female)	36	38	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	27	283	3,421
# of Persons per HH	3	2.8	2.6
Average HH Income	\$44,904	\$43,022	\$43,324
Average House Value	\$107,049	\$101,316	\$104,426

Demographics data derived from AlphaMap

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