

# FOR LEASE

## 8511 ALTON AVE INDUSTRIAL PARK

Jacksonville, Florida 32211



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	50,467 SF
Available SF:	1,750 - 2,100 SF
Lot Size:	2.32 Acres
Number of Units:	4
Year Built:	1984
Zoning:	PUD

### PROPERTY OVERVIEW

This industrial park features multi-tenant units ranging from 1,750 +/- SF to 2,100 +/- SF, situated in Jacksonville's Southside sub-market near I-295. Each unit includes an office, warehouse, restroom, and a 12' drive-in bay door, along with a clear ceiling height of 16' 4", providing a comprehensive space for various business needs.

### PROPERTY HIGHLIGHTS

- Close proximity to I-295
- Air-Conditioned offices
- Zoned PUD (attached)
- NNN Expense: \$4.50 p.s.f.

#### PRESENTED BY:

#### CAMERON MESH

904.460.7676  
cmesh@kinkadecommercial.com

#### AMANDA KINKADE

904.635.6376  
amanda@kinkadecommercial.com

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## 8511 ALTON AVE



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

8511 Alton Ave Jacksonville, FL 32211



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ADDITIONAL PHOTOS

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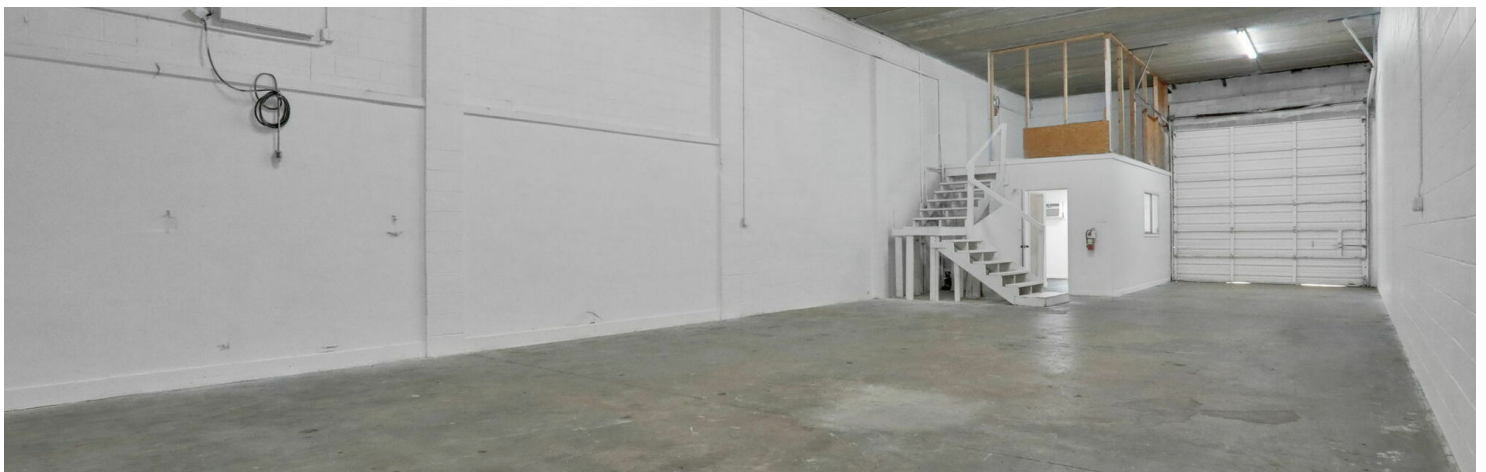
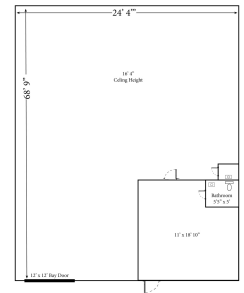
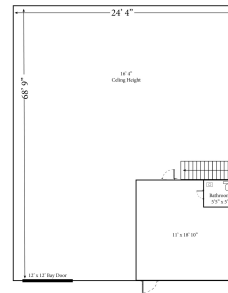
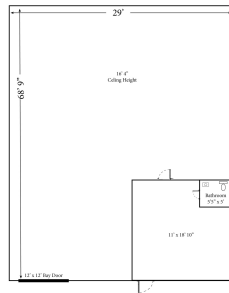
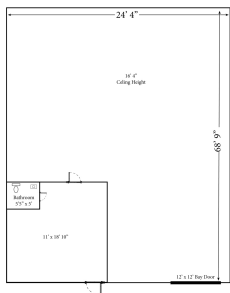


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#### IV. USES AND RESTRICTIONS

The 2.1 +/- acres of land is developed as a commercial warehouse and office use. The same shall allow for the permitted uses below. The subject property may be divided by the lot area, number of potential sites and area. The development may be modified from that depicted on the PUD rezoning site plan, based upon engineering design, architectural design, land planning design and market demands.

##### A. Permitted Uses:

1. Commercial retail sales and service establishments in conjunction with the permitted use below.
2. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
3. Commercial indoor recreational or entertainment facilities such as boxing/wrestling ring, paint ball range, simulated rock climbing and similar uses.
4. Community centers, dance, art or music studios, martial arts/self defense studio, and gymnasium.
5. Vocational, technical, trade or business schools and similar uses.
6. Express or parcel delivery business and similar uses (but not freight or truck terminals)
7. Personal property storage.
8. Wholesaling or distributorship business.
9. Assembly of components and fabricating when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
10. Service garages for cars, trucks and boats including minor or major repairs. Limited to 7am to 7pm Monday thru Saturday.
11. Car detailing, window tinting, stickers/stripping applications and similar uses.

12. Retail sales of used automobiles completely stored inside.
13. Service and repair of general appliances and small engines.
14. Light manufacturing, processing (including food processing but not (slaughterhouse), packaging or fabricating. Manufacturer's agents and display.
15. Research laboratories.

**B. Accessory Structures:**

- a. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

**C. Restrictions on Uses:**

1. Dumpsters, propane tanks and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically compatible with other structures located, or to be located, on the Property.
2. Any request to deviate from these restrictions on the aggregate building area or uses shall be evaluated through the PUD minor modification process with a revised Site Plan to evaluate the internal and external compatibility of such proposed uses.

**V. PLANNED UNIT DEVELOPMENT LOT AND BUILDING REQUIREMENTS**

**A. The minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.**

- Minimum lot requirements (Width and area).

None.

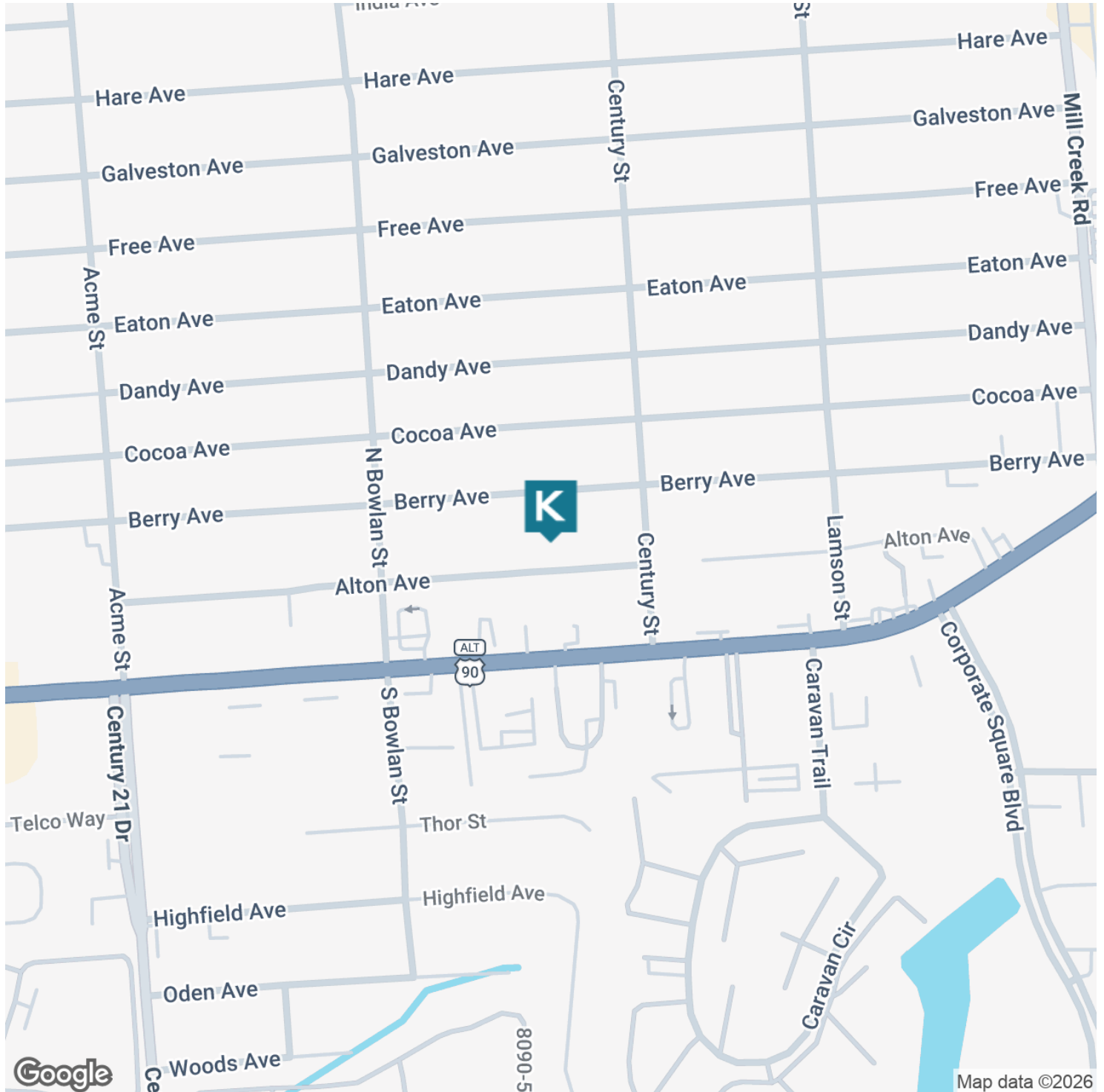
- Maximum lot coverage by all buildings.

None, Three buildings are developed on site.

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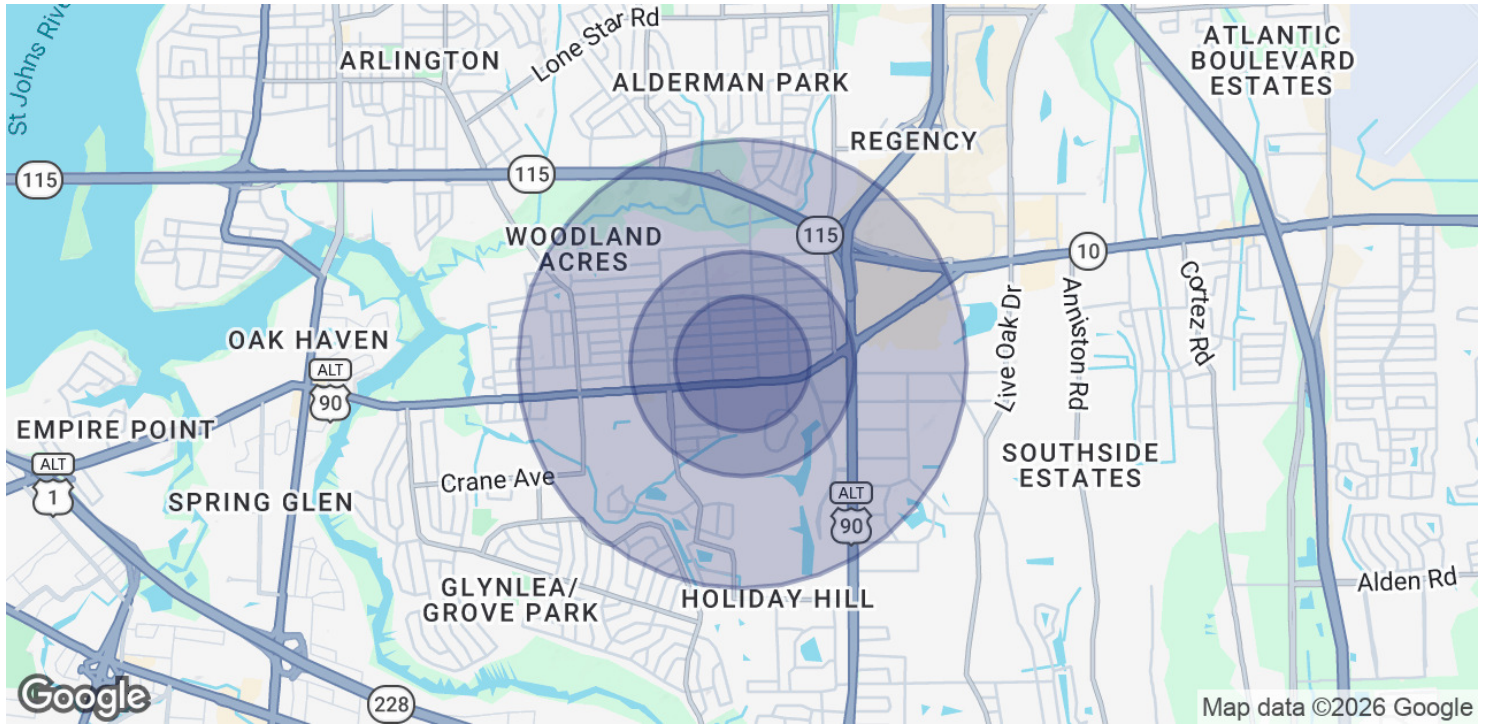
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,342	5,365	15,170
Average Age	35	34	36
Average Age (Male)	35	34	35
Average Age (Female)	36	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	479	2,119	6,151
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$56,339	\$56,081	\$60,676
Average House Value	\$146,265	\$176,474	\$199,786

Demographics data derived from AlphaMap

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