

For Lease

Warehouse/Office

9444-9446 Florida Mining Blvd E
Jacksonville, FL 32257

Property Highlights:

- 100,219± SF available
- 8,079± SF office space
- Power: 4,000a, 277/480v, 3p, 4w
- 0.5 AC of paved outdoor storage available

Oakley Wise

Primary Point of Contact

+1 410 202 9970

oakley.wise@colliers.com

Tanner Lee

Primary Point of Contact

+1 904 415 0776

tanner.lee@colliers.com

Seda Preston

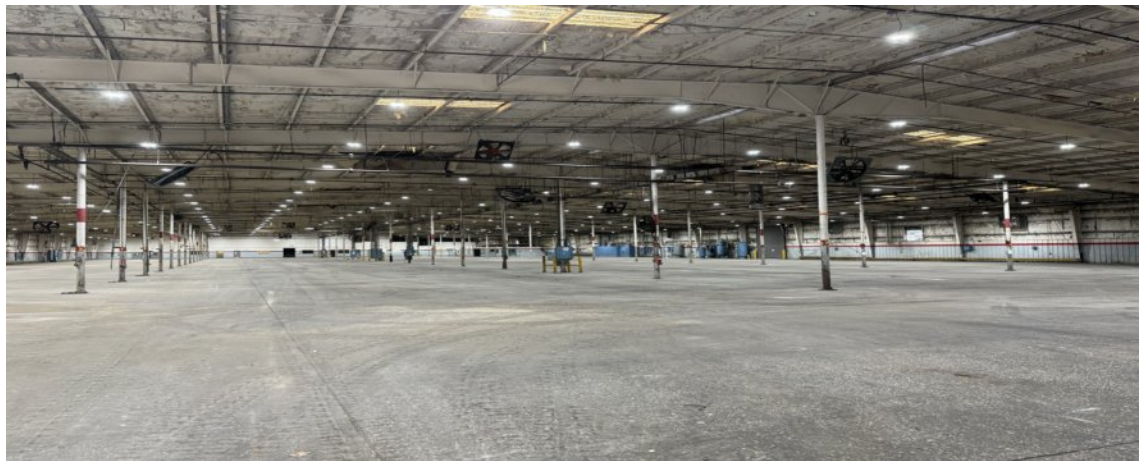
+1 904 861 1142

seda.preston@colliers.com

Colliers

Property Highlights

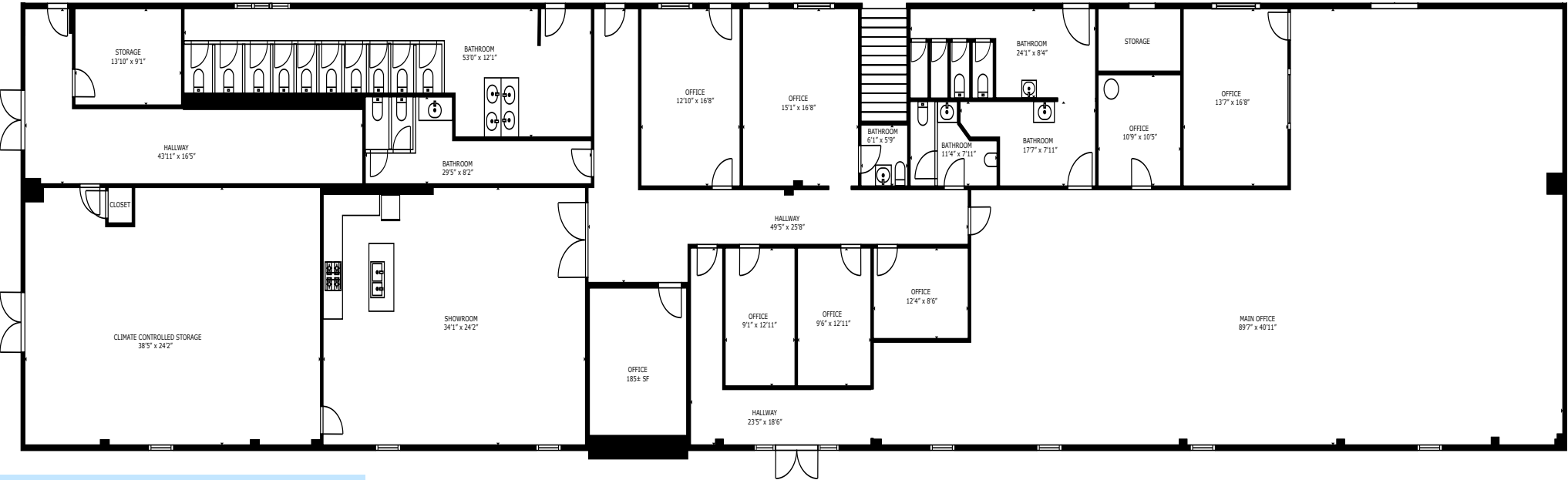
Site Area	19.54± AC
Available Building Area	100,219± SF
Warehouse Area	96,057± SF
Office Area	8,079± SF
Load Configuration	Rear
Clear Height	17' - 23'
Sprinkler	Wet
Power	Heavy power 4,000a, 277/480v, 3p, 4w
Dimensions	450' d x 200' w
Dock High Doors	5 (10' x 12') + 2 recessed dock
Drive In Doors	1 (expandable by 10)
Parking	52
Trailer Parking	40
Lighting	LED
Flood Zone	X
Zoning	Industrial Heavy
Land Use	Heavy Industrial
Outdoor Storage	0.5 acres + parking area
Highlights	\$80,000 of recent upgrades for all new LEDs



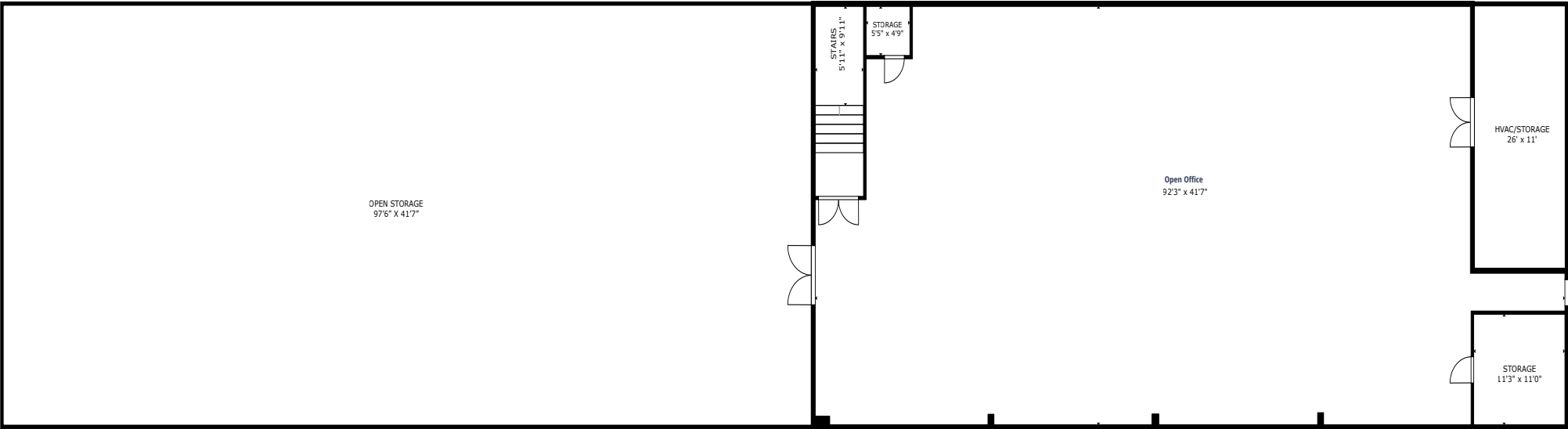
Office & Floorplan

 Click to view full floorplan

1st Floor Office



2nd Floor Mezzanine



Property Photos

Availability

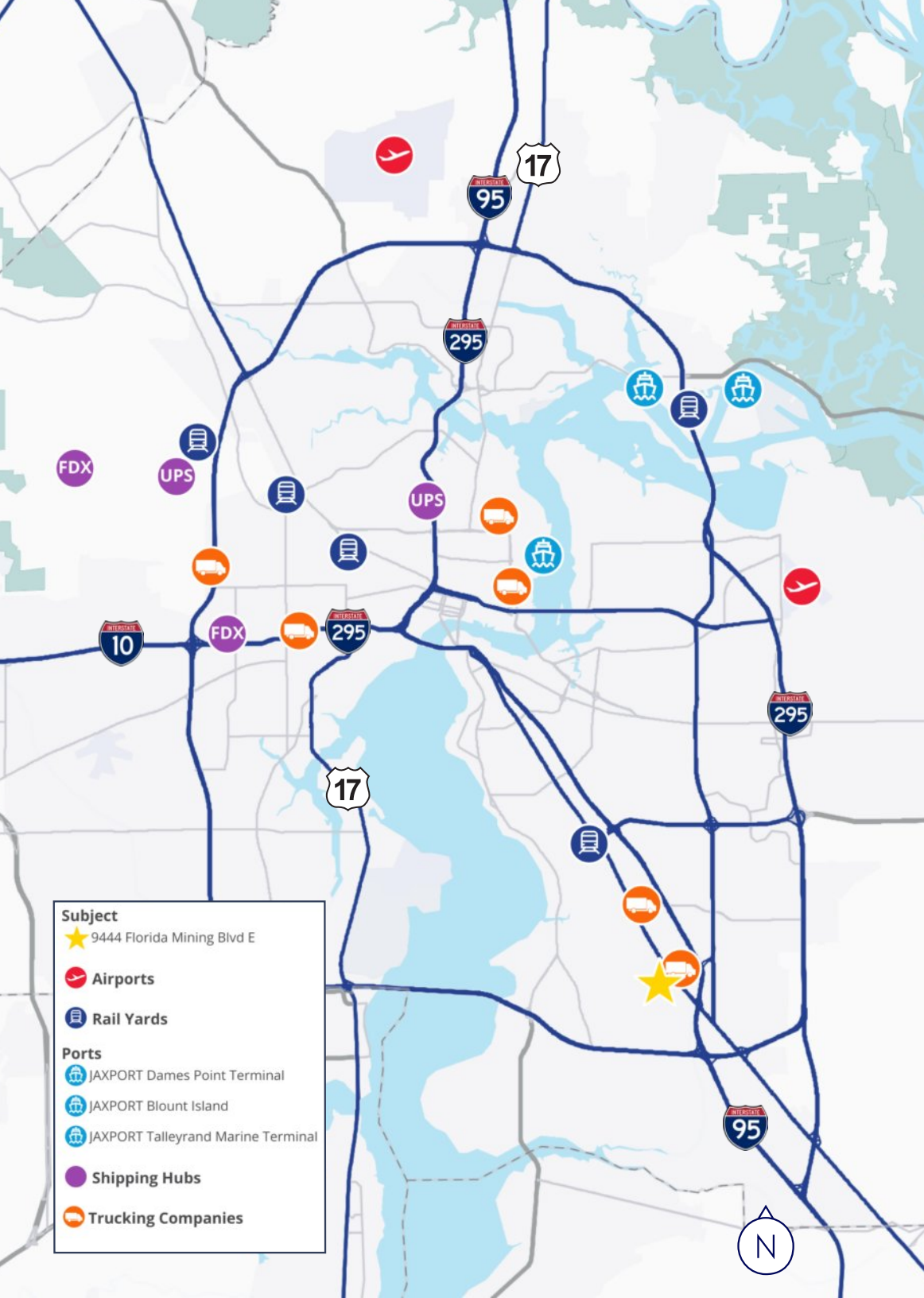


Availability
100,219± SF



Fence in image is conceptual





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

Trade Area



Oakley Wise

Primary Point of Contact

+1 410 202 9970

oakley.wise@colliers.com

Tanner Lee

Primary Point of Contact

+1 904 415 0776

tanner.lee@colliers.com

Seda Preston

+1 904 861 1142

seda.preston@colliers.com

Colliers

76 S. Laura St., Ste. 1500

Jacksonville, FL 32202

colliers.com/jacksonville

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC