

# INDUSTRIAL WAREHOUSE FOR LEASE

## 6002 Bowdendale Avenue, Jacksonville, FL 32216

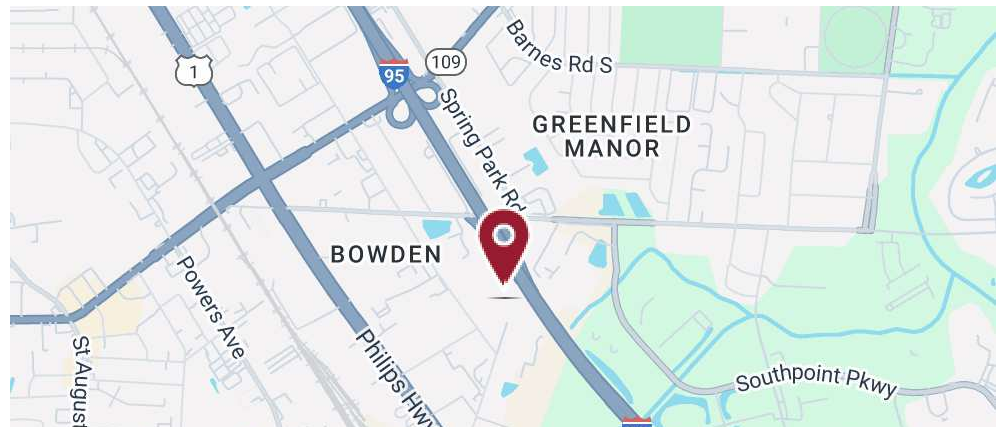


### OFFERING SUMMARY

Available SF:	3,333± SF
Warehouse SF:	1,520± SF
Office SF:	1,813± SF
Zoning:	IL
Ceiling Height:	18'±
Dock-high Doors:	1
Sprinkler System:	Wet
Lease Rate:	\$12 PSF, NNN

### PROPERTY OVERVIEW

Strategically located within the Southside Submarket in the heart of Jacksonville, Florida. This prime industrial location offers convenient access to major transportation routes, including I-95, US-1, and J. Turner Butler Boulevard (SR 202), making it an ideal hub for distribution and logistics operations. The property benefits from its proximity to residential and commercial areas, including retail centers, office parks, and other industrial facilities. It is just a short drive to the Jacksonville Port Authority (JAXPORT) and Downtown Jacksonville, enhancing its appeal for businesses requiring access to regional and international shipping routes.



**Mark Wainwright**

904.398.1044 / [mwainwright@pinestreetrps.com](mailto:mwainwright@pinestreetrps.com)

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / [pinestreetrps.com](http://pinestreetrps.com)

Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS

# INDUSTRIAL WAREHOUSE FOR LEASE

## 6020-2 Bowdendale Avenue, Jacksonville, FL 32216



**Mark Wainwright**

904.398.1044 / [mwainwright@pinestreetrps.com](mailto:mwainwright@pinestreetrps.com)

*Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / [pinestreetrps.com](http://pinestreetrps.com)*

*Information provided is deemed accurate, but subject to errors and/or omissions.*



**Pine Street / RPS**

# INDUSTRIAL PROPERTY FOR LEASE

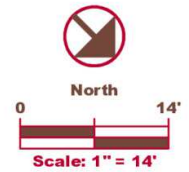
## Alton Box



Location Map



**Pine Street / RPS**  
2650-2 Rosselle Street  
Jacksonville, FL 32204  
904.398.1044



Dimensions shown are to the nearest TENTH of a foot.  
Use labeled dimensions, NOT scaled.  
Some dimensions will not scale due to undetectable-  
UN-SQUARE & VARIED wall thickness.  
Unit 301, 307, 308 & 311 occupied during survey.

TLS PLANNING & DESIGN

## 6002 Bowdendale Avenue

Mark Wainwright

904.398.1044 / mwainwright@pinestreetrps.com

Pine Street/RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS