

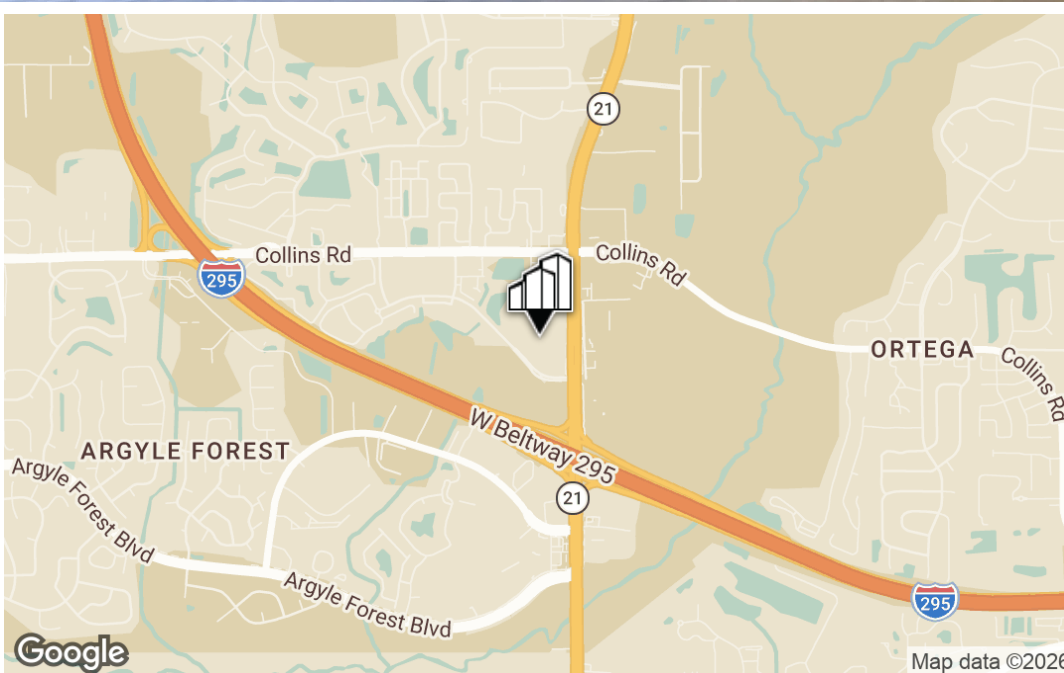
# INDUSTRIAL/FLEX PROPERTY FOR LEASE

## 8102 BLANDING BLVD - UNIT 31

JACKSONVILLE, FL 32244



PRIMEREALTY



### For More Information:

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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

Jacksonville, FL 32244



## OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN) + \$4.95 CAM
Building Size:	3,084 SF
Available SF:	3,084 SF
Number of Units:	1
Year Built:	1985
Renovated:	2025
Zoning:	CCG-1

## PROPERTY OVERVIEW

3,084 SF of fully air-conditioned industrial/flex space with two dock-high doors and 24-foot ceilings. Renovated in 2025 with new restrooms and kitchenette in place. No TI needed, immediate occupancy. Zoned CCG-1. Located at Collins Rd and Blanding Blvd with direct access to I-295.

## PROPERTY HIGHLIGHTS

- 3,084 SF industrial/flex space
- Fully Air conditioned
- 3 Phase - 450 amp
- Zoned CCG-1
- 24' ceilings
- 2 Dock high doors
- Direct I-295 access
- Convenient co-tenancy with Floor & Decor and Harbor Freight
- ADA Accessible

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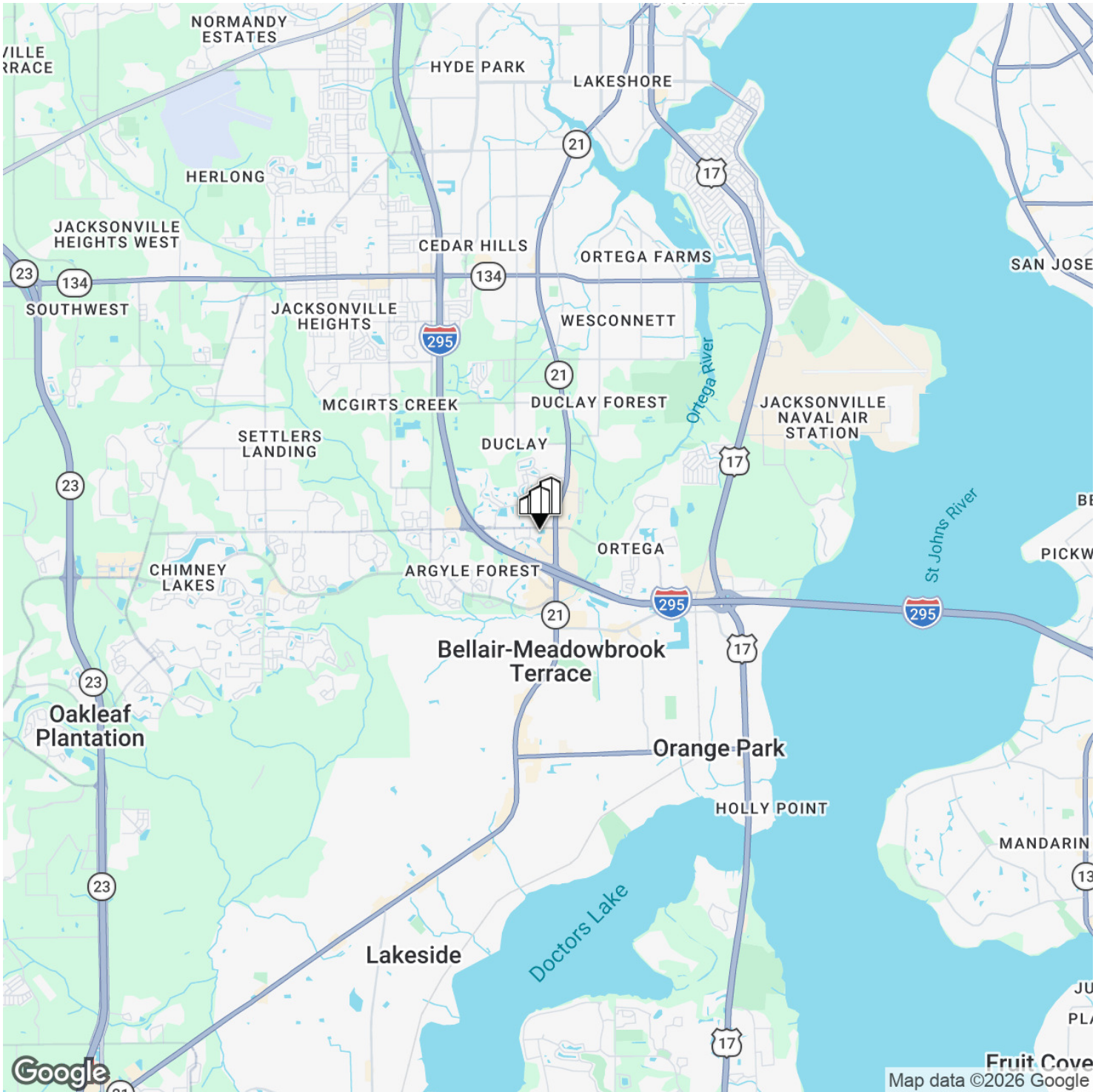
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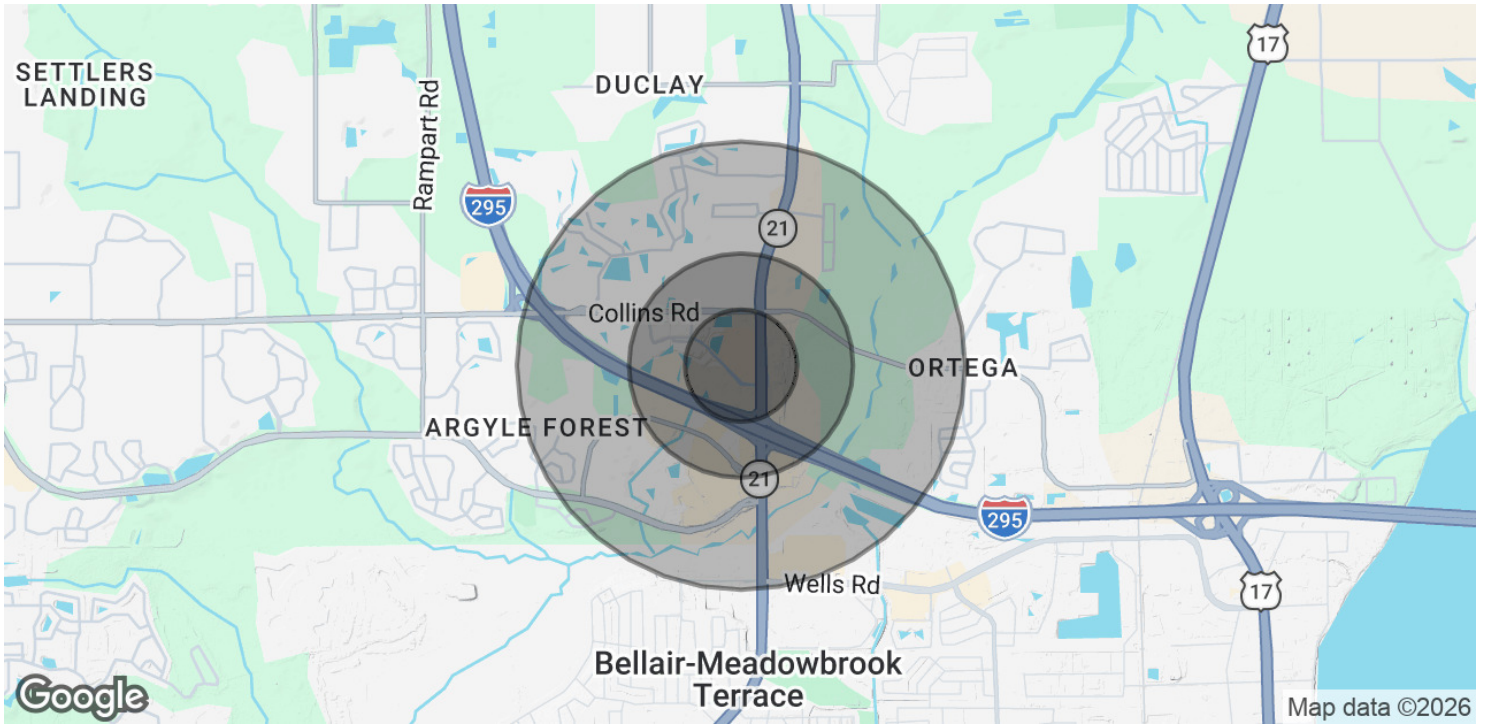
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,046	2,813	10,603
Average Age	26.8	28.0	30.9
Average Age (Male)	27.8	29.8	31.9
Average Age (Female)	28.4	28.8	31.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	476	1,342	4,943
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$61,887	\$60,758	\$61,470
Average House Value	\$163,812	\$136,736	\$178,978

2023 American Community Survey (ACS)

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