

INDUSTRIAL PROPERTY FOR LEASE

404 Beverly Ln Jacksonville, FL 32254

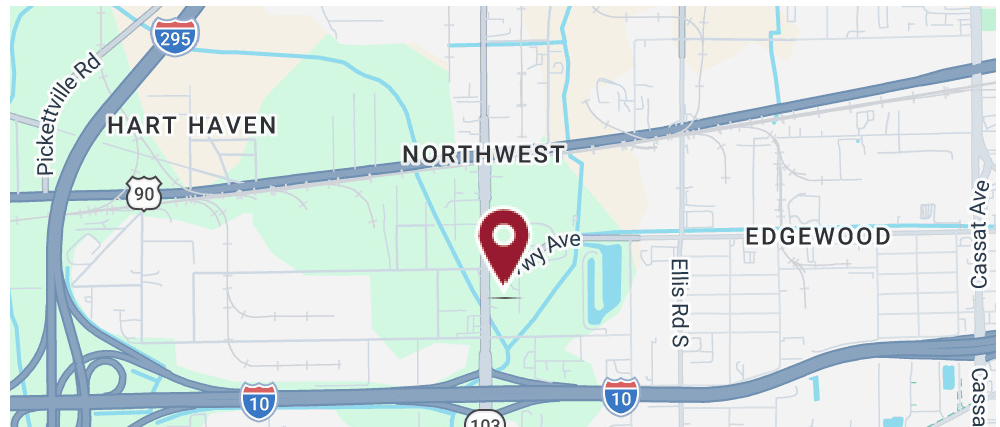


OFFERING SUMMARY

Lease Rate:	\$3,606 / month (NNN)
Combined SF:	3,652 SF
Office SF:	644± SF
Lot Size:	0.7± Acres
Buildings:	2
Zoning:	CCG-1
Ceiling Height:	14'±
Drive-in Bays:	2

PROPERTY OVERVIEW

Located at 404 Beverly Lane, Jacksonville, FL 32254, this commercial property spans 0.7± acres. The site features two buildings suitable for warehouse and prefabricated applications, complemented by an aluminum carport, durable asphalt and concrete paving, and secure perimeter fencing. Zoned as Commercial Community/General-1 (CCG-1), the property accommodates various commercial activities. Its strategic positioning within a predominantly industrial and commercial area ensures seamless access to major transportation routes, making it an ideal choice for businesses seeking a versatile space in a thriving industrial hub.



Mark Wainwright

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



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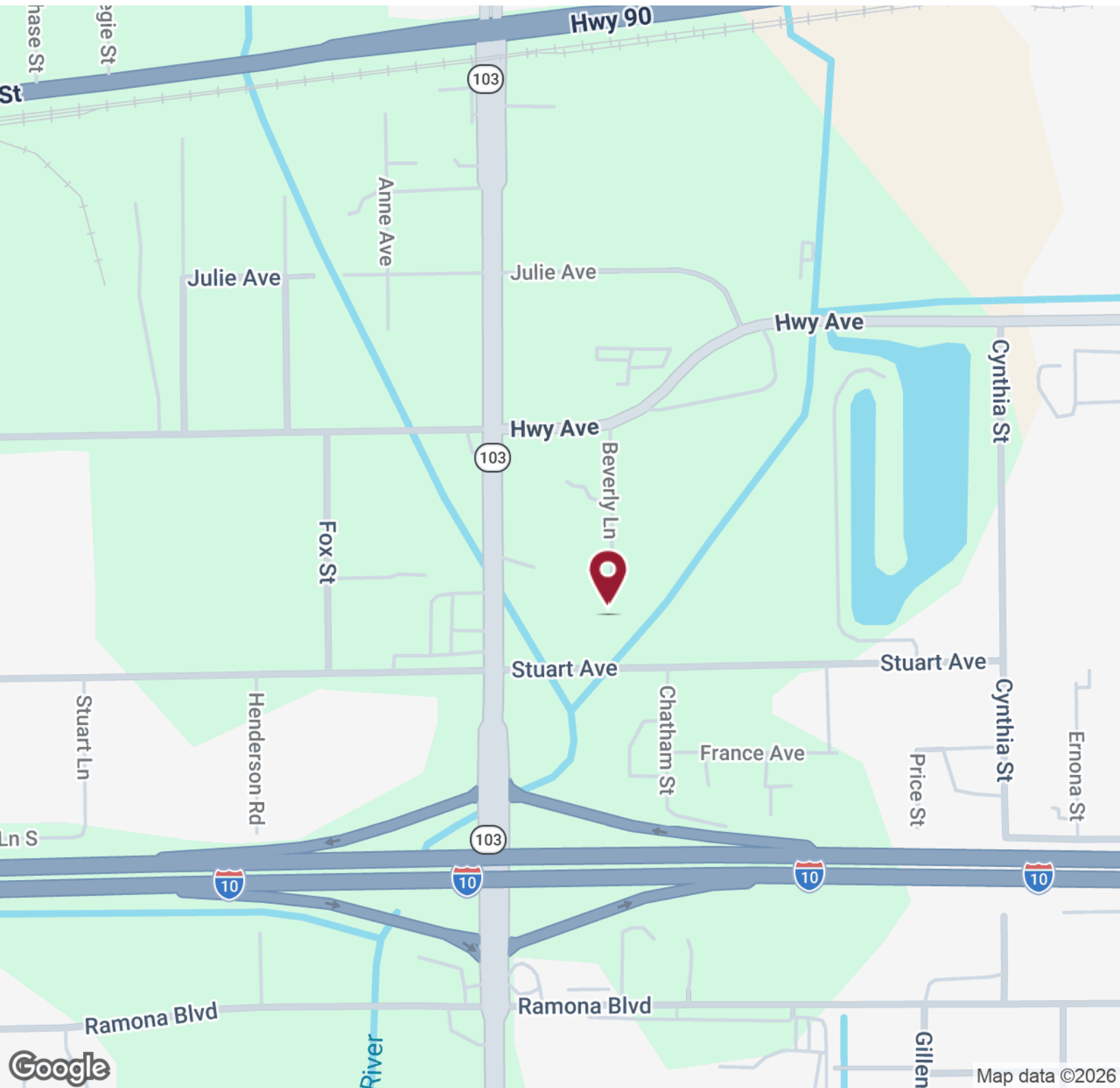
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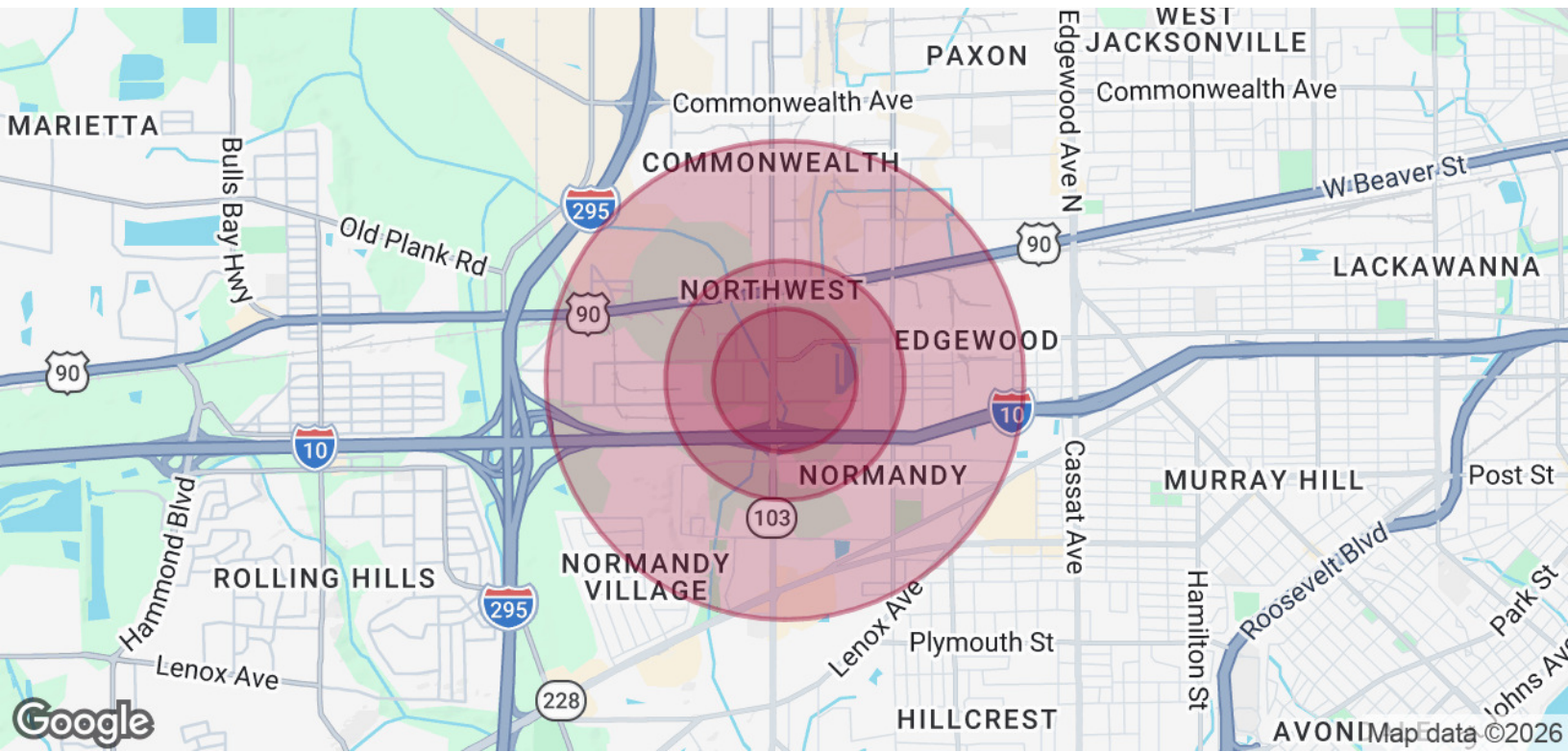
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	125	401	2,315
Average Age	40	39	38
Average Age (Male)	40	38	37
Average Age (Female)	40	39	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	48	150	886
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$71,548	\$68,694	\$67,685
Average House Value	\$158,367	\$160,561	\$161,807

2020 American Community Survey (ACS)

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