



1839 Ionia Street

Jacksonville, Florida 32206

Property Highlights

- 10,514 SF industrial building for lease
- Zoned IL, Light Industrial
- Lease rate: \$6.95 per SF NNN
- 18 foot clear height
- Two dock high loading doors
- Two grade level drive in bays

Property Overview

1839 Ionia Street is a 10,514 square foot industrial building available for lease at \$7.50 per square foot NNN. Zoned IL, Light Industrial, the property supports a variety of warehouse, distribution, and light manufacturing uses. The building offers approximately 18 feet of clear height and is equipped with two dock high loading doors and two grade level drive in bays to accommodate loading and operational needs.

Offering Summary

| | |
|----------------------------|----------------------|
| Lease Rate: | \$6.95 SF/yr (NNN) |
| Available SF: | 10,514 SF |
| Lot Size: | 0.59 Acres |
| Zoning: | IL, Light Industrial |
| Clear Height: | 18' |
| Dock High Loading Door: | 2 |
| Grade Level Drive In Bays: | 2 |

[VIDEO](#)

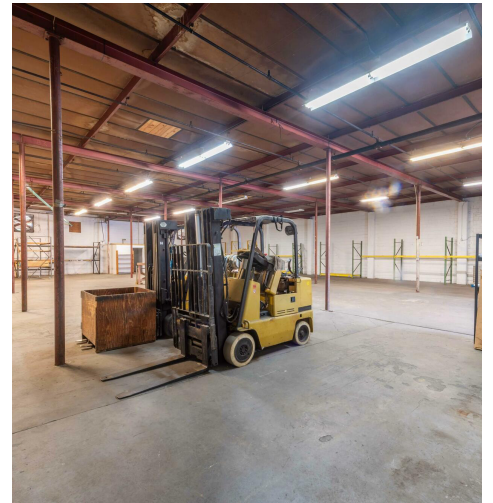
For More Information



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For Lease
10,514 SF | \$6.95 SF/yr
Industrial Space







For Lease
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Industrial Space

| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 11,354 | 82,265 | 226,508 |
| Average Age | 39 | 40 | 40 |
| Average Age (Male) | 39 | 38 | 39 |
| Average Age (Female) | 39 | 41 | 41 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,843 | 34,343 | 93,594 |
| # of Persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH Income | \$56,660 | \$52,233 | \$65,654 |
| Average House Value | \$266,411 | \$233,045 | \$273,718 |

2020 American Community Survey (ACS)