

# FOR LEASE

## 1507, 1607, AND 1707 INDUSTRIAL BLVD.,



2929 Plummer Cove Rd., Suite 2  
Jacksonville, FL 32223

Jacksonville, FL 32254



### OFFERING SUMMARY

|               |                     |
|---------------|---------------------|
| Lease Rate:   | \$7.00 SF/yr (NNN)  |
| Available SF: | 25,000 - 268,631 SF |
| Zoning:       | IL                  |

### PROPERTY OVERVIEW

Westside industrial property available for lease with easy access to I-95 and I-10. This property can be subdivided at a minimum of 25,000 sq. ft. to 120,000 sq. ft. contiguous. Improvements to the interior, such as office space to be negotiated based on lease terms. The warehouse building has 16 dock high doors for distribution, ceiling height of 18' with 3 phase power. Dedicated parking is available in front of the building.

### PROPERTY HIGHLIGHTS

- Approximately 268,000 +/- SF warehouse with brand new roof
- Excellent Westside location with easy access to I-10 and I-95
- Sixteen (16) dock high doors (10'x10')
- Ceiling height 18'
- Zoned IL
- 3 phase power available



### PRESENTED BY:

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EXECUTIVE SUMMARY

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**ADDITIONAL PHOTOS**

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**ADDITIONAL PHOTOS**

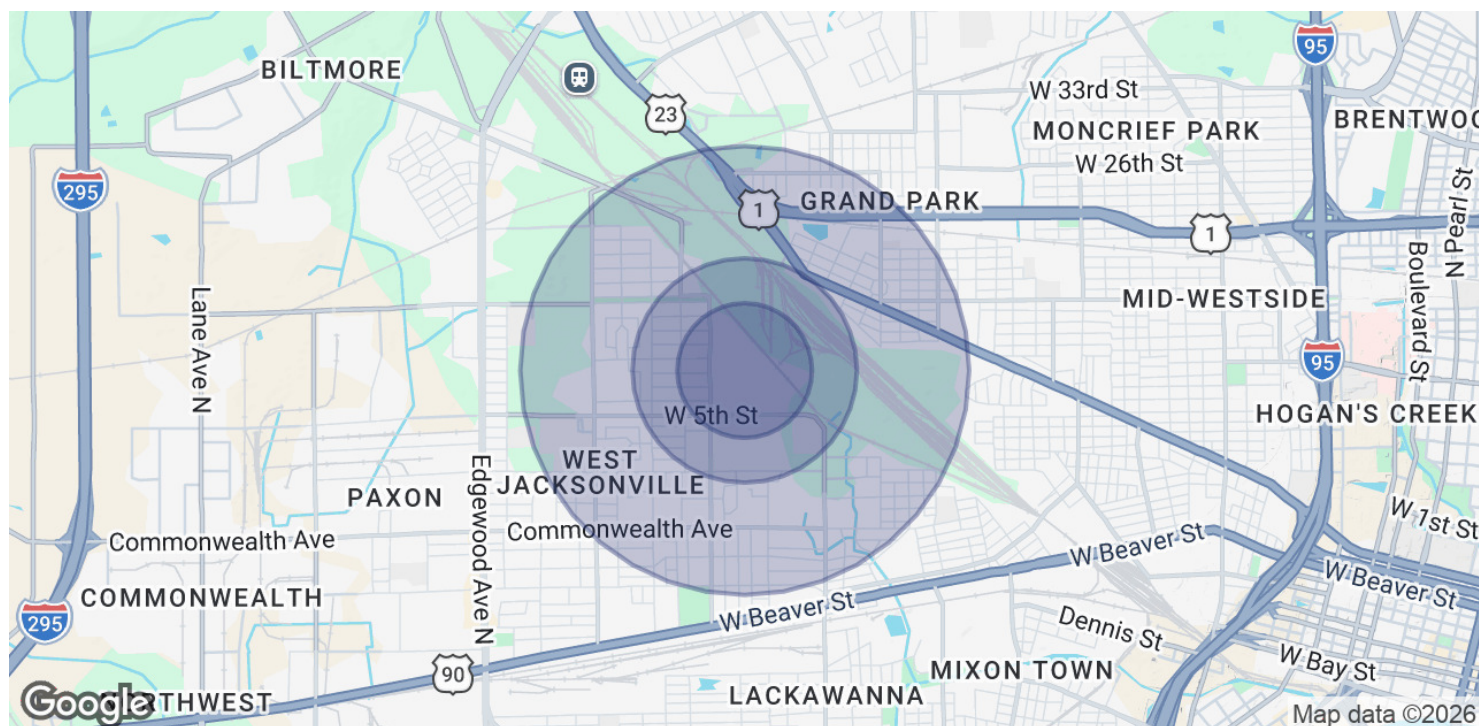
# FOR LEASE

## 1507, 1607, AND 1707 INDUSTRIAL BLVD



2929 Plummer Cove Rd., Suite 2  
Jacksonville, FL 32223

1507, 1607, 1707 and 1775 Industrial Blvd Jacksonville, FL 32254



| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 307       | 1,429     | 8,707  |
| Average Age          | 35        | 37        | 39     |
| Average Age (Male)   | 34        | 36        | 38     |
| Average Age (Female) | 36        | 38        | 40     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 104       | 511       | 3,278     |
| # of Persons per HH | 3         | 2.8       | 2.7       |
| Average HH Income   | \$44,829  | \$43,819  | \$43,449  |
| Average House Value | \$105,632 | \$96,747  | \$104,108 |

2020 American Community Survey (ACS)

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