

# 1408 HAINES ST

 1408 Haines Street | Jacksonville, FL 32206

## Industrial Property For Sale & For Lease

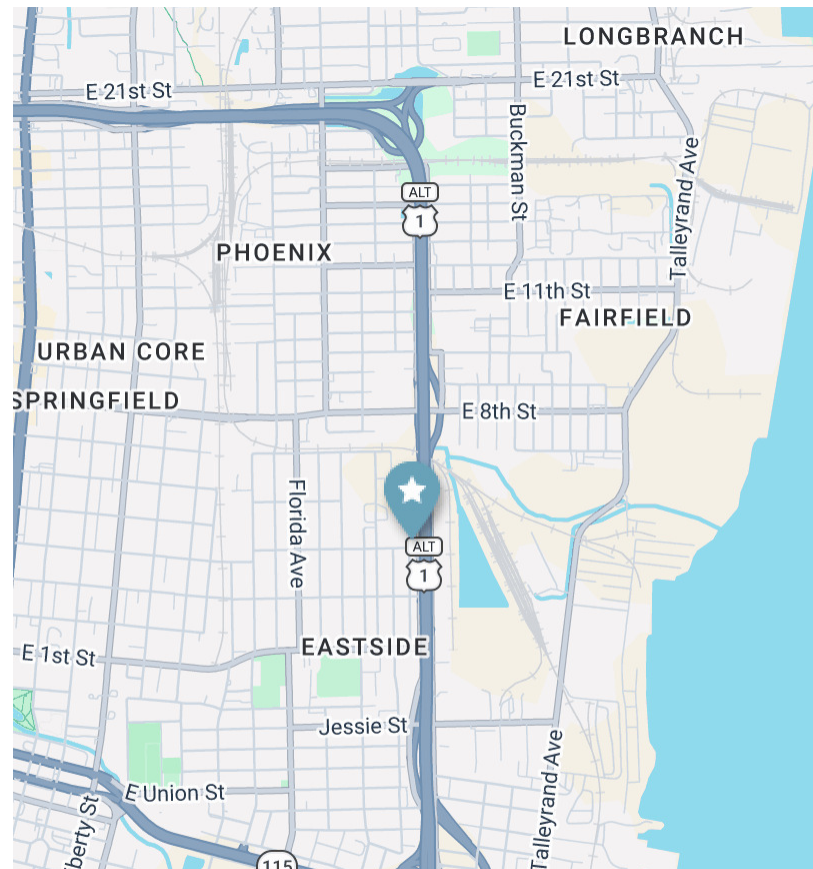


### PROPERTY DESCRIPTION

Franklin Street is proud to present this Industrial Building located minutes from the Jaxport Tallyrand Marine Terminal. With its strategic location and access to major transportation routes, the area presents an excellent opportunity for businesses or investors.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$895,000
<b>Lease Rate:</b>	\$8.50 SF/yr (NNN)
<b>Available SF:</b>	7,294 SF
<b>Lot Size:</b>	0.5 Acres
<b>Building Size:</b>	7,294 SF
<b>Zoning:</b>	IH - Heavy Industrial
<b>Construction:</b>	Steel Clear Span Structure & Block and Brick Exterior
<b>Slab Thickness</b>	4 in
<b>Power:</b>	400 amp 230VAC 3-Phase



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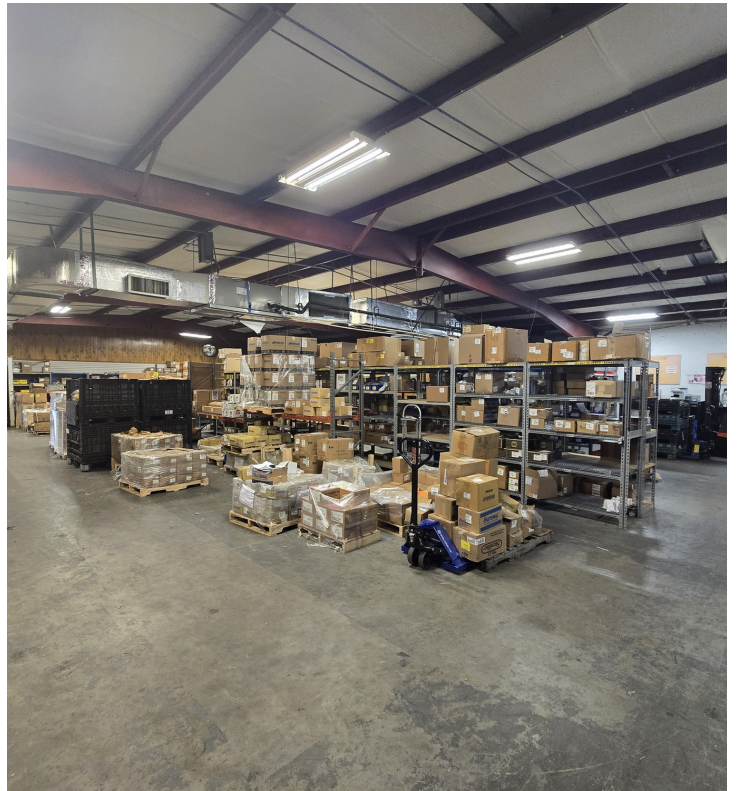
**JAKE AMMON, CCIM** | Director

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INDUSTRIAL PROPERTY FOR SALE / FOR LEASE



# Jacksonville, FL

Jacksonville is a premier Southeast market for office and medical investment, supported by sustained population growth, a diversified employment base, and a rapidly expanding healthcare sector. As Florida's largest city by land area, Jacksonville offers the scale, accessibility, and infrastructure necessary for long-term institutional and physician-driven demand.

The city has emerged as a regional healthcare hub, anchored by major hospital systems, specialty practices, and outpatient providers drawn by strong demographics, favorable operating costs, and a growing retiree and working-age population. Medical office demand continues to be fueled by population in-migration, expanded healthcare services, and the ongoing shift toward outpatient and ambulatory care.

Jacksonville's office market benefits from a deep professional workforce across healthcare, finance, logistics, and insurance, combined with a business-friendly tax environment and comparatively affordable occupancy costs. Strategic connectivity via I-95, I-10, and a robust port system enhances regional accessibility for employers, patients, and professional services firms.

These fundamentals position Jacksonville as a resilient, long-term market for both traditional office users and medical office investors seeking stable tenancy and durable demand drivers.

Seasonal Festivals & Art Walks



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220 Days of Sunshine

