

# FOR LEASE

## 201 PICKETTVILLE RD

201 Pickettville Rd., Jacksonville, FL 32220



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,000 SF
Lot Size:	0.7 Acres
Year Built:	2005
Zoning:	IBP

### PROPERTY OVERVIEW

201 Pickettville Rd presents a prime opportunity for tenants seeking  $\pm 5,000$  SF of HVAC-conditioned warehouse space. Situated on  $\pm 0.70$  acres, the property features a fenced outdoor storage and parking area. The building includes two oversized grade-level drive-in doors, two private offices, one restroom, and 16' - 18' clear heights, providing efficient functionality for a variety of industrial users.

### PROPERTY HIGHLIGHTS

- Fully HVAC conditioned space
- Outdoor storage
- Excellent location off of I-295
- Zoned IBP
- NNN Expense: \$4.75 p.s.f.

#### PRESENTED BY:

#### CAMERON MESH

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#### AMANDA KINKADE

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## 201 PICKETTVILLE RD



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

201 Pickettville Rd., Jacksonville, FL 32220



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ADDITIONAL PHOTOS

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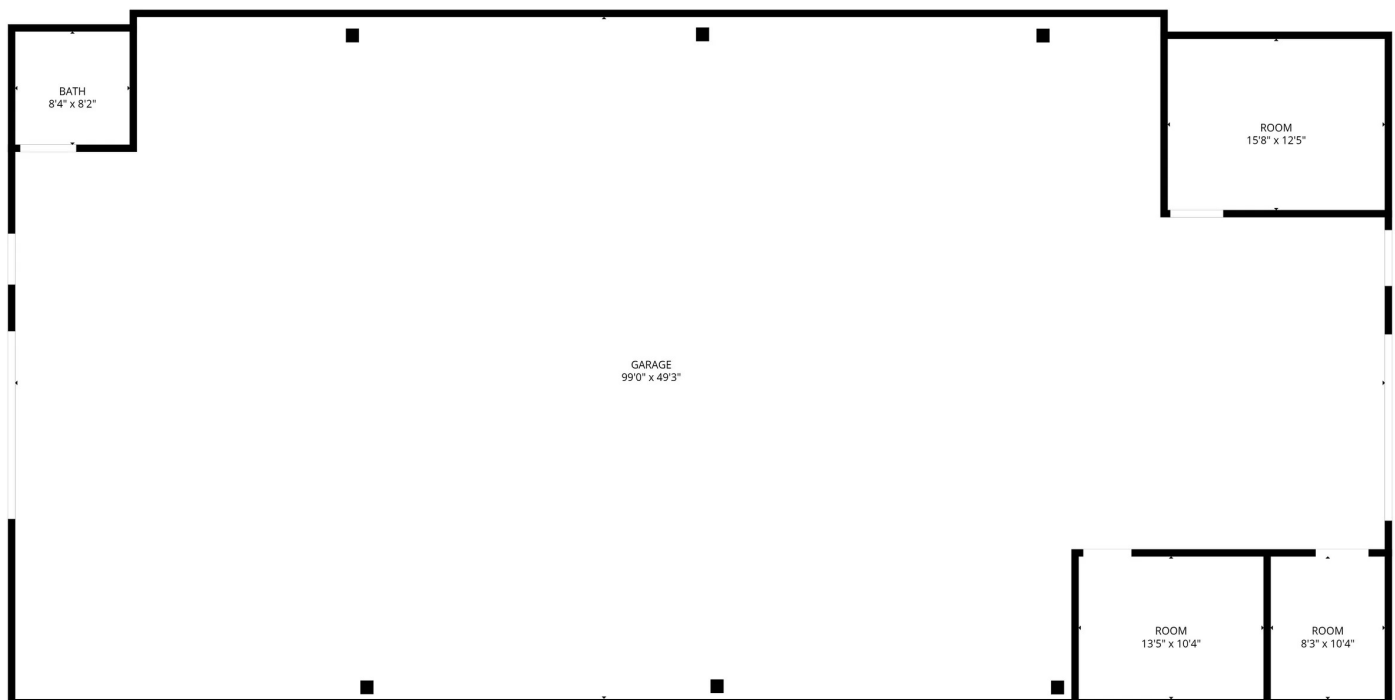
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**ADDITIONAL PHOTOS**

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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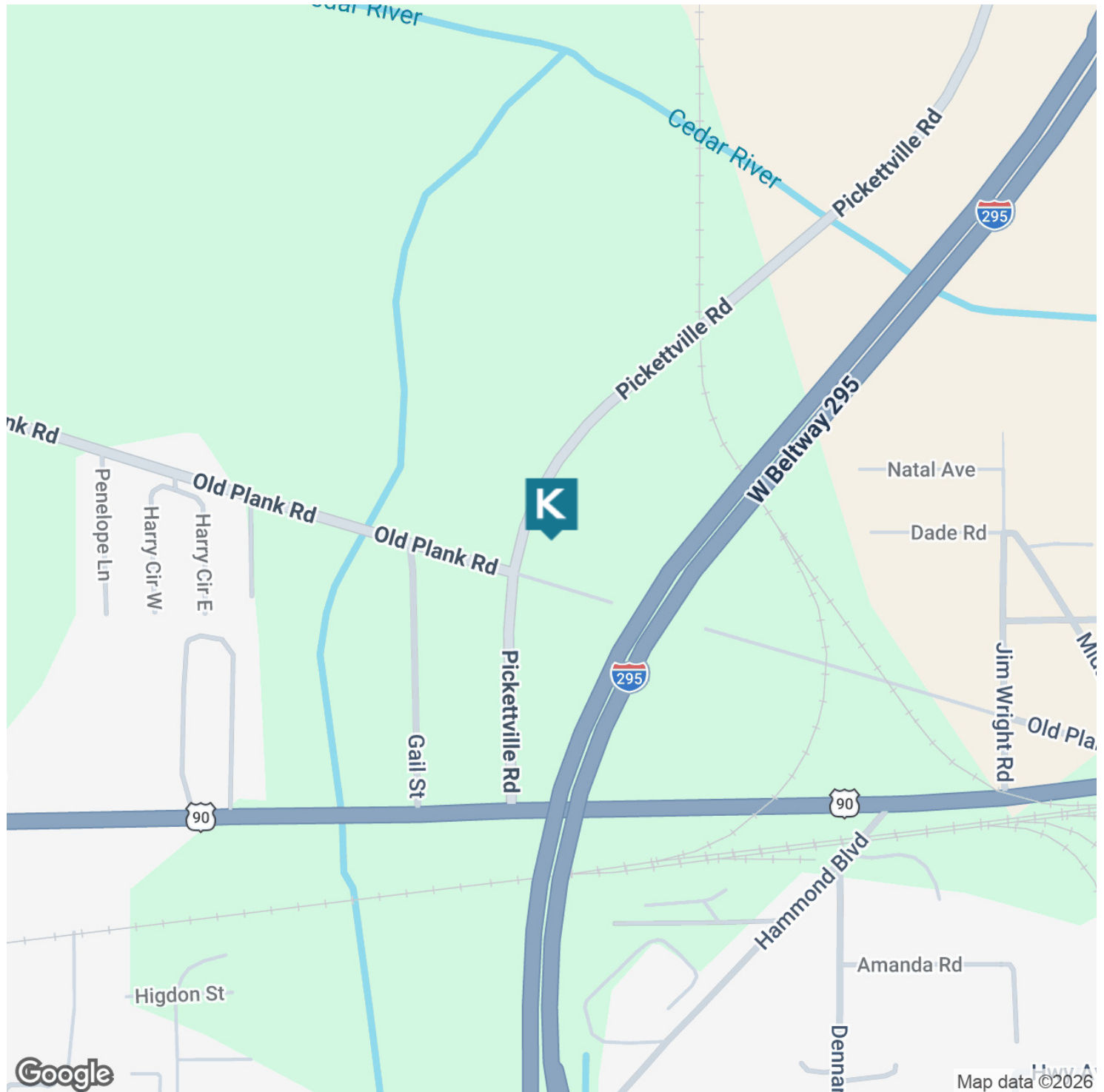
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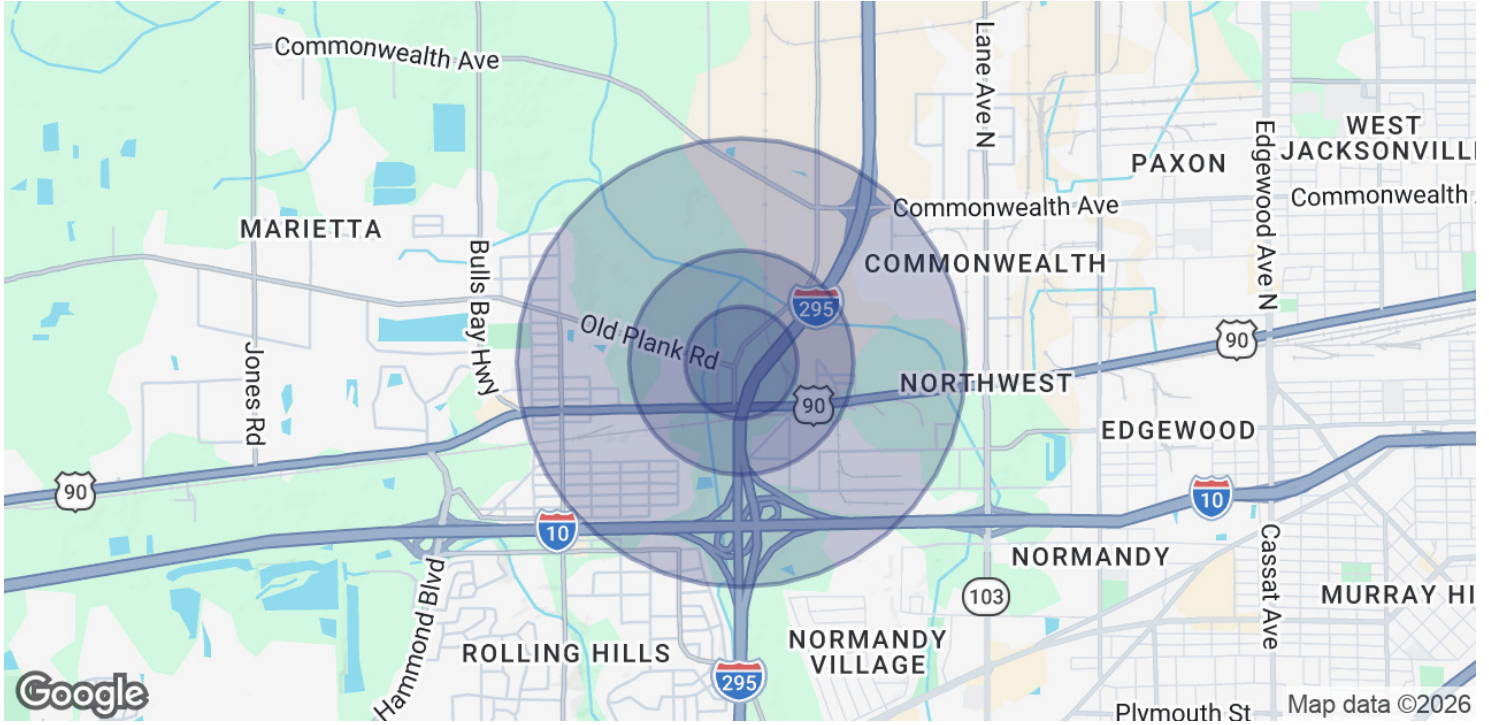
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## 201 PICKETTVILLE RD

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	116	482	2,442
Average Age	43.5	42.6	40.4
Average Age (Male)	36.5	36.8	35.4
Average Age (Female)	41.6	42.0	40.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	45	190	901
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$60,226	\$60,198	\$61,350
Average House Value	\$240,580	\$204,791	\$191,020

2023 American Community Survey (ACS)

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