

IndustrialOffice/Warehouse Space For Sale / Lease

11331 E. Distribution Avenue

Jacksonville, FL 32256



PROPERTY OVERVIEW

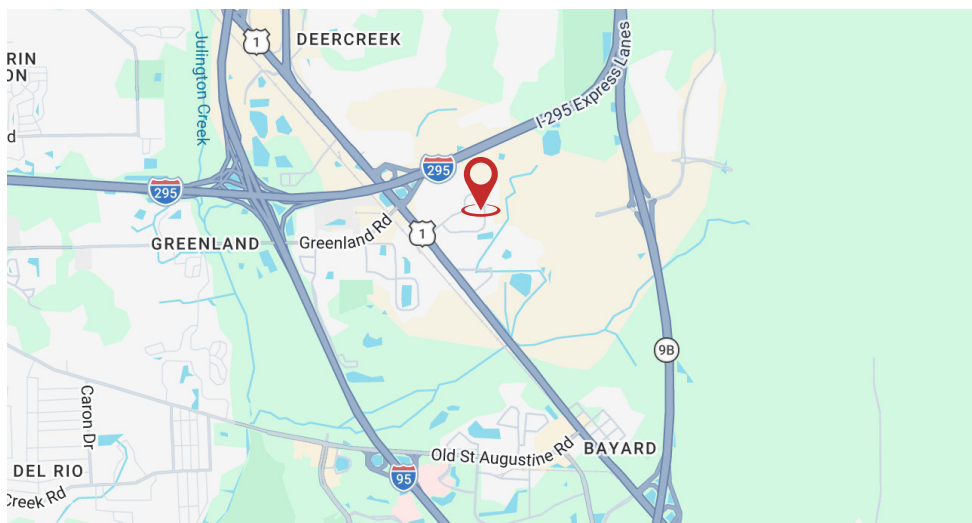
Total Size	10,980± SF + 1,500± SF Mezzanine
Warehouse Size	9,493± SF
Office Size	1,487± SF
Lot Size:	1.08± Acres
Zoning	IL
Ceiling Height	16'-18'
Grade-level Doors	8 (12'x12')
Exhaust Fans	8
Electric	3 Phase, 400 Amps
Clear Span	Yes
Utilities	Well & Septic
Sale Price	\$2,086,200
Lease Rate	\$12.00 PSF, NNN

PRIME SOUTHSIDE INDUSTRIAL LOCATION

Situated in the highly sought-after Philips Highway South Business Park within Jacksonville's robust Southside industrial submarket, 11331 Distribution Ave E offers exceptional regional connectivity and logistical convenience.

Key Connectivity & Access Highlights:

- **Immediate Highway Access:** Located under 1 mile from I-295 (East Beltway) and 2 miles from I-95, providing seamless transit for distribution, service vehicles, and commuters.
- **Corridor Positioning:** Just off US-1 / Philips Highway, placing the facility right along Jacksonville's primary north-south commercial and industrial trunk line.
- **Port & Logistics Infrastructure:** Direct arterial connections to JAXPORT terminals, downtown Jacksonville, and the broader Interstate 10 corridor.
- **Demographics & Labor Pool:** Positioned near high-density residential developments in Southside, Baymeadows, Deerwood, and St. Johns County, providing access to a skilled technical, trade, and industrial workforce.



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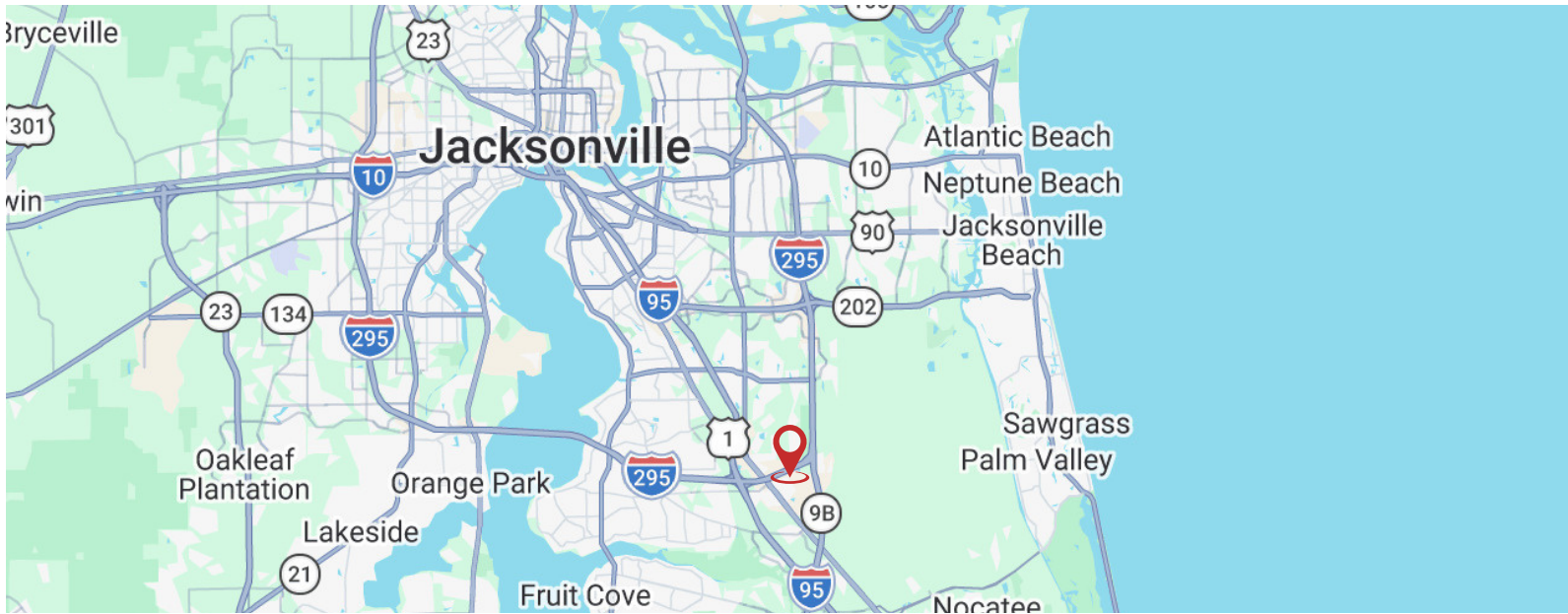
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Pine Street/RPS, LLC | (904) 398-1044 | CQ1024519 | 2650-2 Rosselle Street, Jacksonville, FL 32204 | All information is deemed accurate but subject to errors and/or omissions.



Pine Street / RPS



I-295 INTERCHANGE US-1 / Philips Highway 1.2± Miles 3 Minutes	DOWNTOWN JACKSONVILLE Duval County Courthouse 14.2± Miles 19 Minutes	JAXPORT TERMINAL Blount Island 24.5± Miles 27 Minutes	JACKSONVILLE INT'L AIRPORT JAX 27.8± Miles 28 Minutes
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FLOOR PLAN

