



**±36,374 SF
AVAILABLE FOR LEASE**

155 South Edgewood Avenue | Jacksonville, FL 32254

LOCAL MARKET EXPERTS

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10739 Deerwood Park Blvd. #310

Jacksonville, FL 32256

BUILDING SPECIFICATIONS

155 South Edgewood Avenue | Jacksonville, FL 32254

SPECS	
Total Size:	±36,374 SF
Site Size:	1.95 acres
Office Space:	±2,324 SF
Clear Height:	15'
Power:	3 phase/240 volt/120 volt
Loading:	Dock and Grade Level
Fire Protection:	Wet Pipe
Construction:	Masonry



PROPERTY OVERVIEW

155 South Edgewood Avenue | Jacksonville, FL 32254

155 South Edgewood Avenue offers $\pm 36,374$ SF of functional industrial space in Jacksonville's established Westside industrial corridor. The property is ideally suited for light manufacturing, assembly, service/industrial, local distribution and warehouse users seeking a centrally located facility with excellent interstate connectivity.



**Excellent
Westside
Location**



**$\pm 36,374$ SF
Available**



**Zoned IL -
(Industrial Light)
 ± 1.95 Acres**

The building features 3-phase power, wet pipe fire protection, covered rear loading, IL zoning and convenient access to I-10, I-95 and I-295. Its infill location provides efficient access to Jacksonville's workforce, major transportation corridors and regional customer base.



BUILDING IMAGERY

155 South Edgewood Avenue | Jacksonville, FL 32254

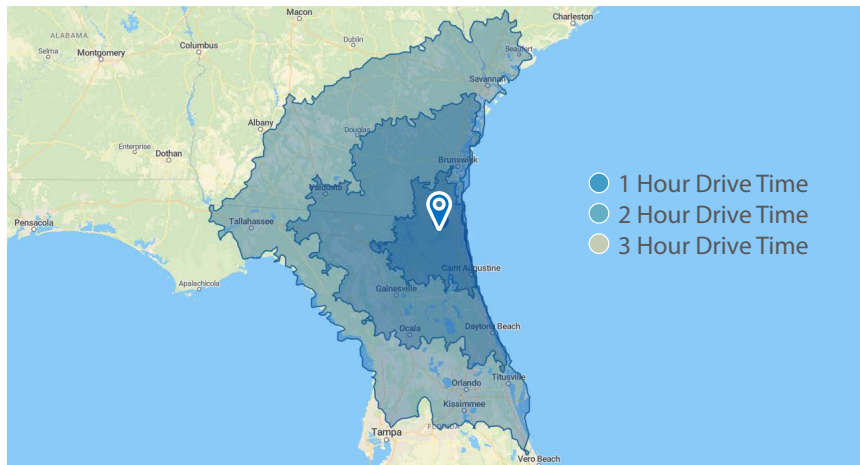


STRATEGIC LOCATION

155 South Edgewood Avenue | Jacksonville, FL 32254

Point of Interest	Time	Miles
 I-95	8 min	4.3
 I-295	5 min	3.1
 I-10	2 min	0.6
 Jax International Airport	21 min	17.0
 JaxPort	23 min	15.0
 Talleyrand	16 min	8.5

Positioned in the heart of Jacksonville's growing industrial corridor, 155 South Edgewood Ave offers businesses a competitive advantage through superior transportation access, workforce availability, and proximity to key markets. The property is ideally suited for companies seeking a centrally located, functional, and efficient logistics platform in Northeast Florida.



- ✓ **Premier Jacksonville industrial location for regional and local distribution**
- ✓ **Strategically located with easy access to Interstates 10, 95 & 295**
- ✓ **Close proximity to extensive food industry presence in the high growth North Florida Region**
- ✓ **Strong Local Labor Base**

- Excellent access to Interstate 10 with convenient connectivity to Interstate 95 and Interstate 295.
- Centrally located within Jacksonville's established Westside industrial and distribution corridor.
- Strong local labor pool with access to Jacksonville's growing logistics and manufacturing workforce.
- Surrounded by established industrial users, suppliers, and transportation services.
- Access to Jacksonville Port Authority terminals supporting domestic and international cargo movement.
- Strategic infill location providing efficient last-mile and regional distribution capabilities.

