

53,890± SF OFFICE-WAREHOUSE FACILITY FOR LEASE

11320 Distribution Ave E, Jacksonville, FL 32256 | Industrial Zoning | 5.62± Acres



Pine Street / RPS



Pine Street / RPS
(904) 398-1044 | CQ1024519

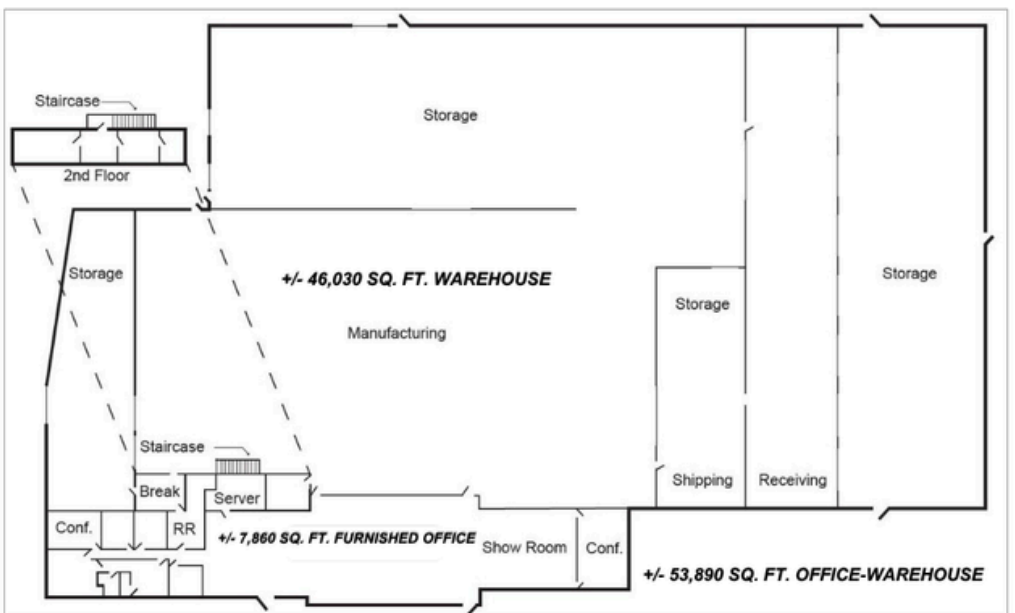
Mark Wainwright
(904) 728-1085 | Mark@psrps.com

Summer Wainwright
(904) 728-1085 | Summer@psrps.com

2650-2 Rosselle Street, Jacksonville, FL 32204 | All information is deemed accurate but subject to errors and/or omissions.

PROPERTY OFFERING

TOTAL SIZE	53,890± SF
TOTAL WAREHOUSE SIZE	46,030± SF
FURNISHED OFFICE SIZE	7,860± SF
LAND SIZE	5.62± ACRES
ZONING	IL
CLEAR SPAN HEIGHT	16'-20'±
GRADE-LEVEL DOORS	5
POWER	3 PHASE/1,600A; 120/240/277/440V W/ STEP-DOWN TRANSFORMERS
UTILITIES	SEWER & WATER
ADDITIONAL ROOMS	5 RESTROOMS, 2 CONF ROOMS, CUBICLES & INDIVIDUAL OFFICES
MISC.	AIR COMPRESSORS W/ AIR LINES
OFFICE/WAREHOUSE LAND SIZE	2.82± ACRES
STORAGE YARD/ PARCEL 1	1.55± ACRES
STORAGE YARD/ PARCEL 2	1.25± ACRES
AVAILABILITY	FEBRUARY 2027



Pine Street / RPS



LEASE RATES

OFFICE/WAREHOUSE	53,890± SF: 2.82± ACRES \$9.50 PSF, NNN
STORAGE YARD/PARCEL 1	1.55± ACRES \$5,825/MTM, NNN
STORAGE YARD/PARCEL 2	1.25± ACRES \$4,200/MTM, NNN

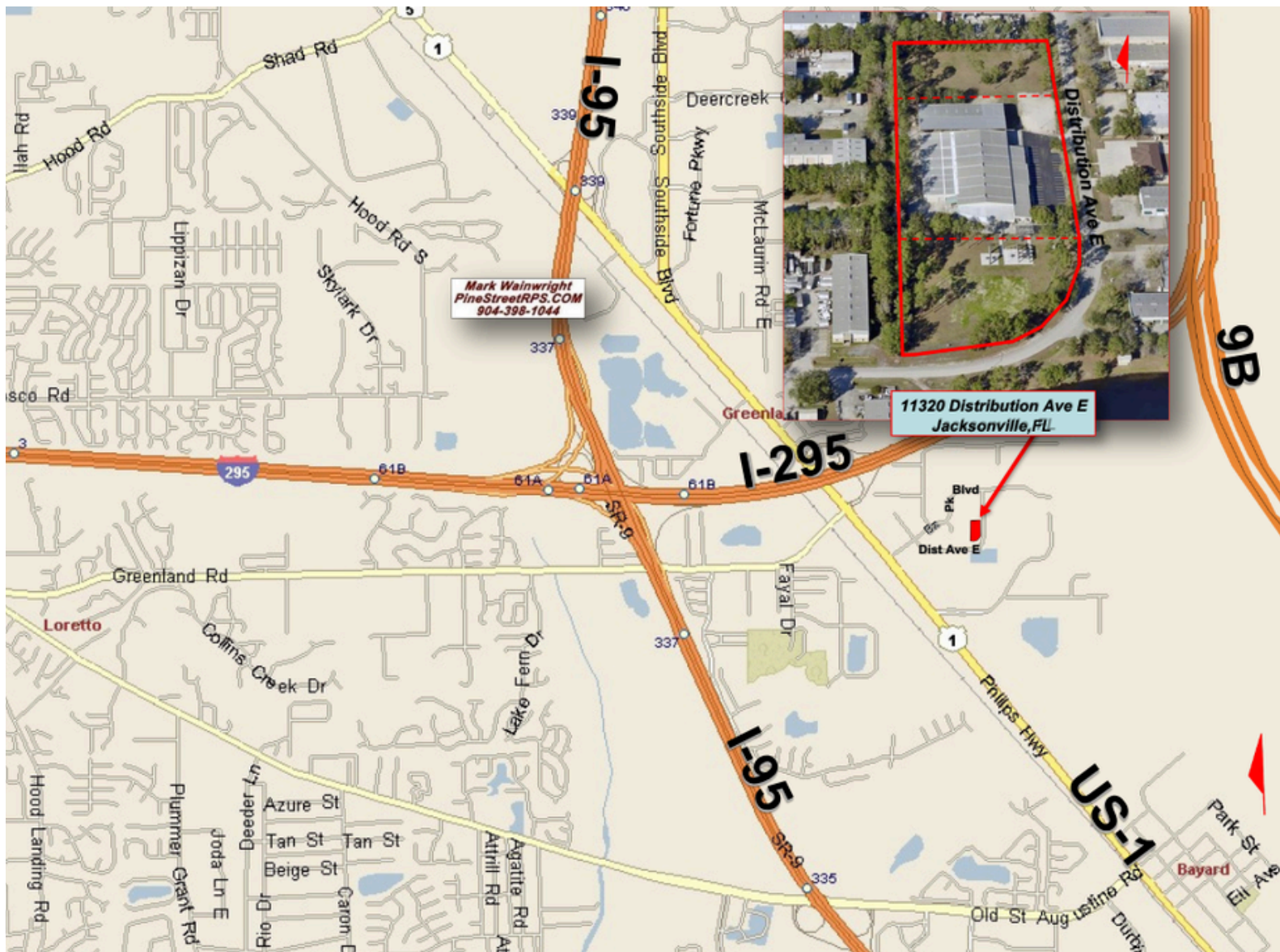
Pine Street / RPS
(904) 398-1044 | CQ1024519

Mark Wainwright
(904) 728-1085 | Mark@psrps.com

Summer Wainwright
(904) 728-1085 | Summer@psrps.com

LOCATION HIGHLIGHTS

- **Immediate I-95 & I-295 access** via US-1 (Philips Highway) interchanges -----
Downtown Jacksonville is 15± minutes north
- **Southside & Deerwood** employment base within a 5 mile radius
- **JAXPORT** terminals reachable in 25± minutes via I-95/I-295
- **Jacksonville International Airport** 26± miles north via I-295



Pine Street / RPS
(904) 398-1044 | CQ1024519

Mark Wainwright
(904) 728-1085 | Mark@psrps.com

Summer Wainwright
(904) 728-1085 | Summer@psrps.com