



1839 Ionia Street

Jacksonville, Florida 32206

Property Highlights

- 18' clear height industrial warehouse
- Functional warehouse w/dock-high & grade-level loading
- Move-in ready for contractors, distribution, or service users
- Excellent access to I-95, I-10, and US-1 for regional connectivity
- Two dock-high loading doors and two grade-level drive-in bays
- Convenient access to surrounding retail, dining, and service amenities and within Minutes to Downtown and the urban core

Property Overview

1839 Ionia Street offers a functional 10,514 SF industrial warehouse ideal for contractors, logistics, distribution, and light industrial users. The property features 18' clear height, dock-high and grade-level loading, and immediate access to I-95, I-10, and US-1 for efficient regional connectivity.

Offering Summary

Lease Rate:	\$6.95 SF/yr (NNN)
Available SF:	10,514 SF
Lot Size:	0.59 Acres
Zoning:	IL, Light Industrial
Clear Height:	18'
Dock High Loading Door:	2
Grade Level Drive In Bays:	2

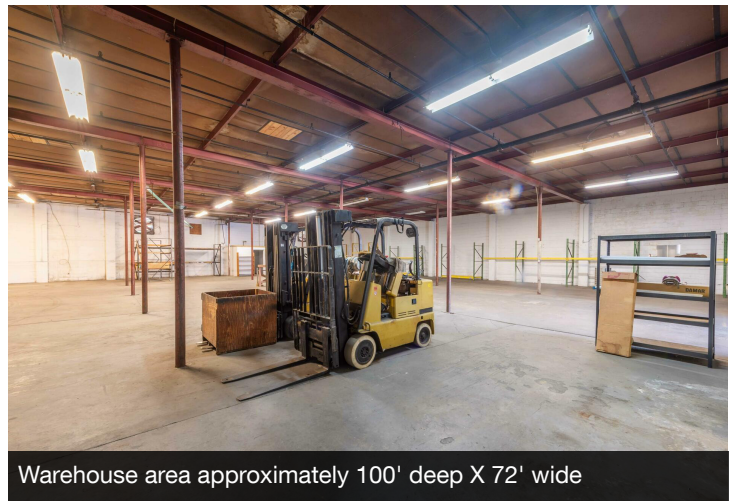
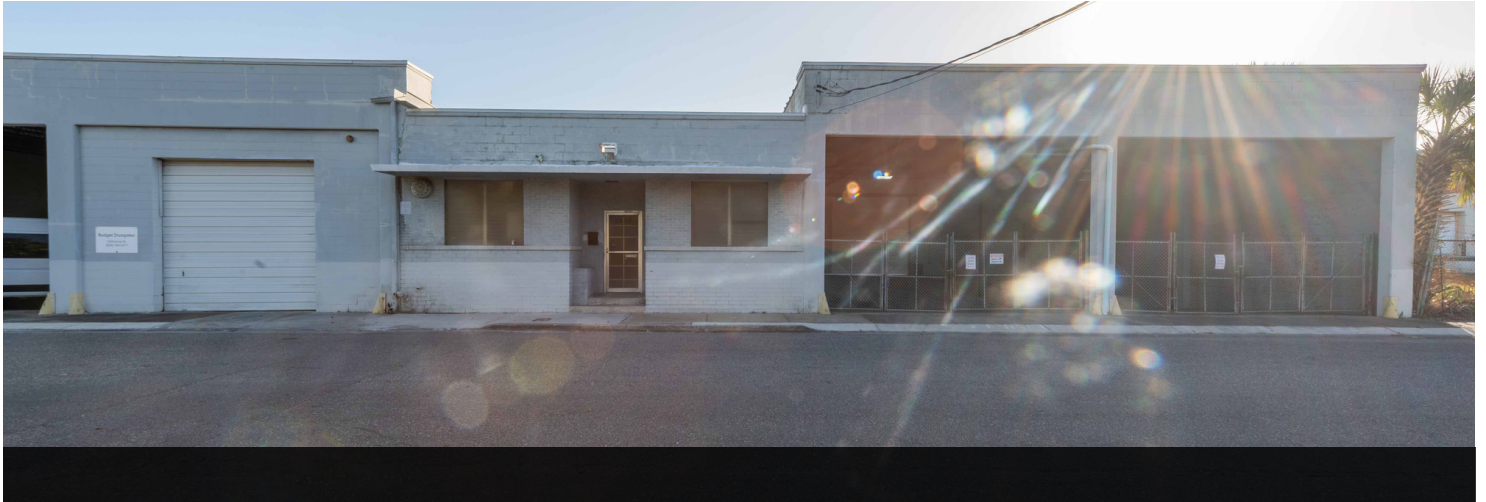
[VIDEO](#)

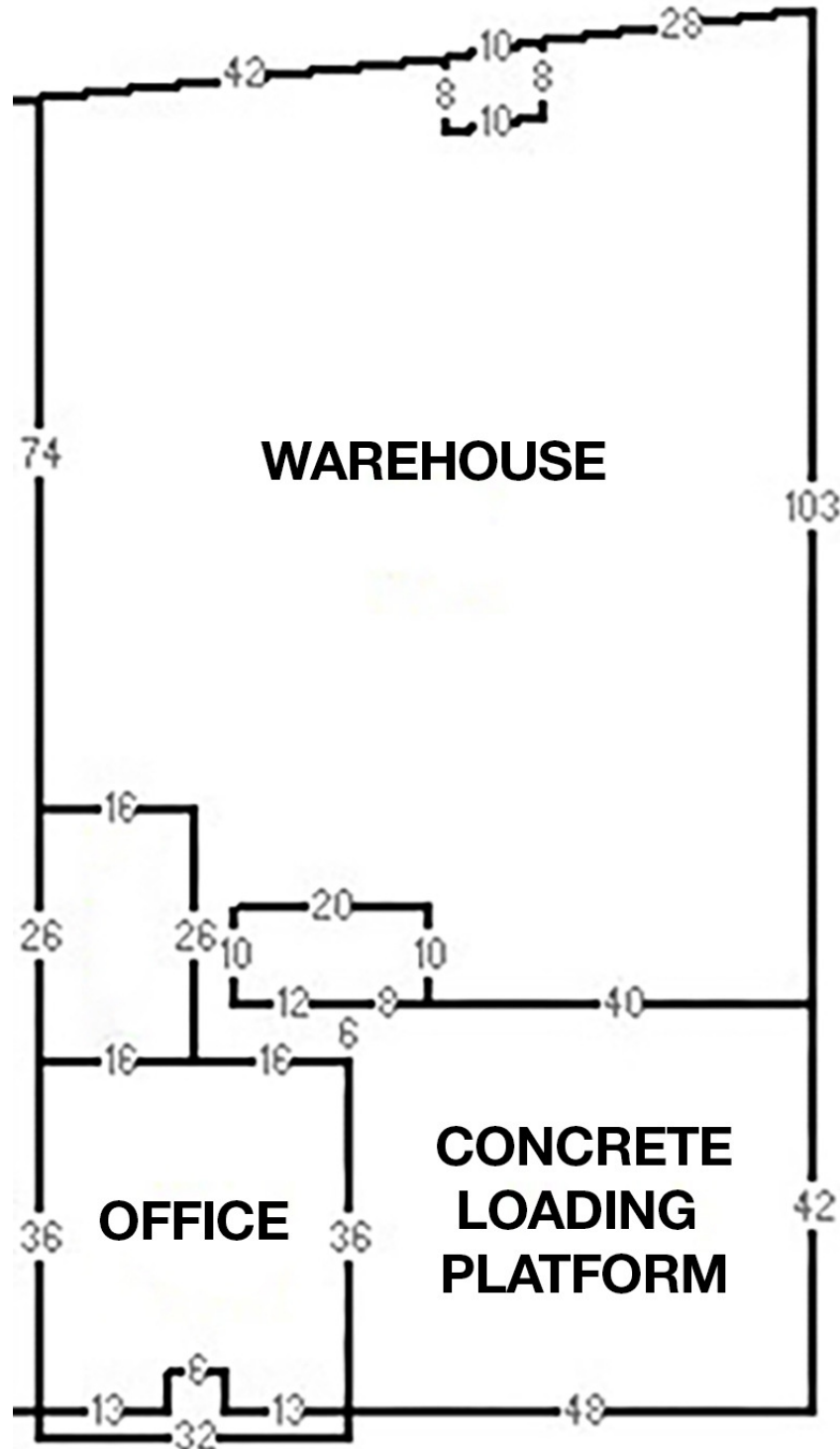
For More Information



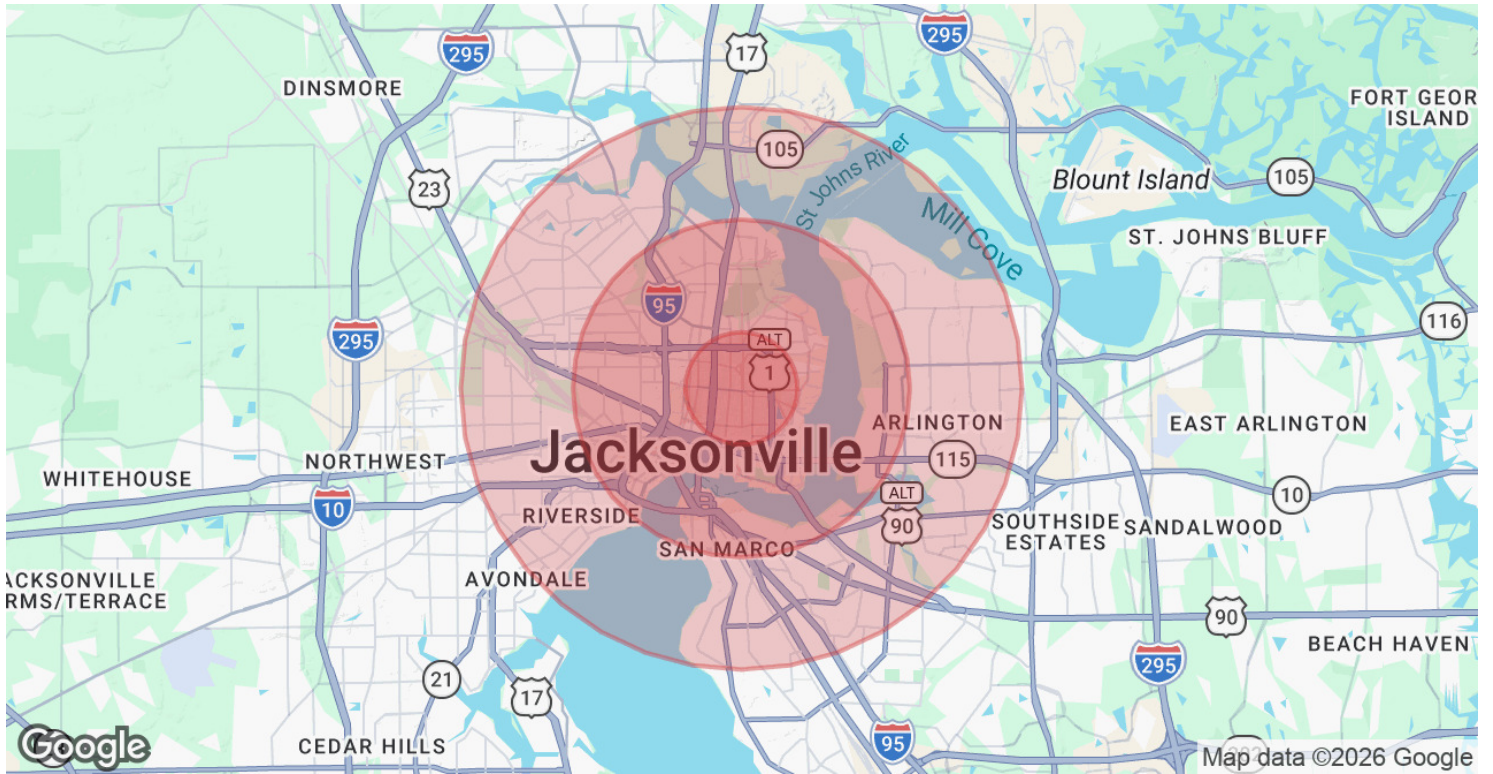
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Population	1 Mile	3 Miles	5 Miles
Total Population	11,354	82,265	226,508
Average Age	39	40	40
Average Age (Male)	39	38	39
Average Age (Female)	39	41	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,843	34,343	93,594
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$56,660	\$52,233	\$65,654
Average House Value	\$266,411	\$233,045	\$273,718

2020 American Community Survey (ACS)