

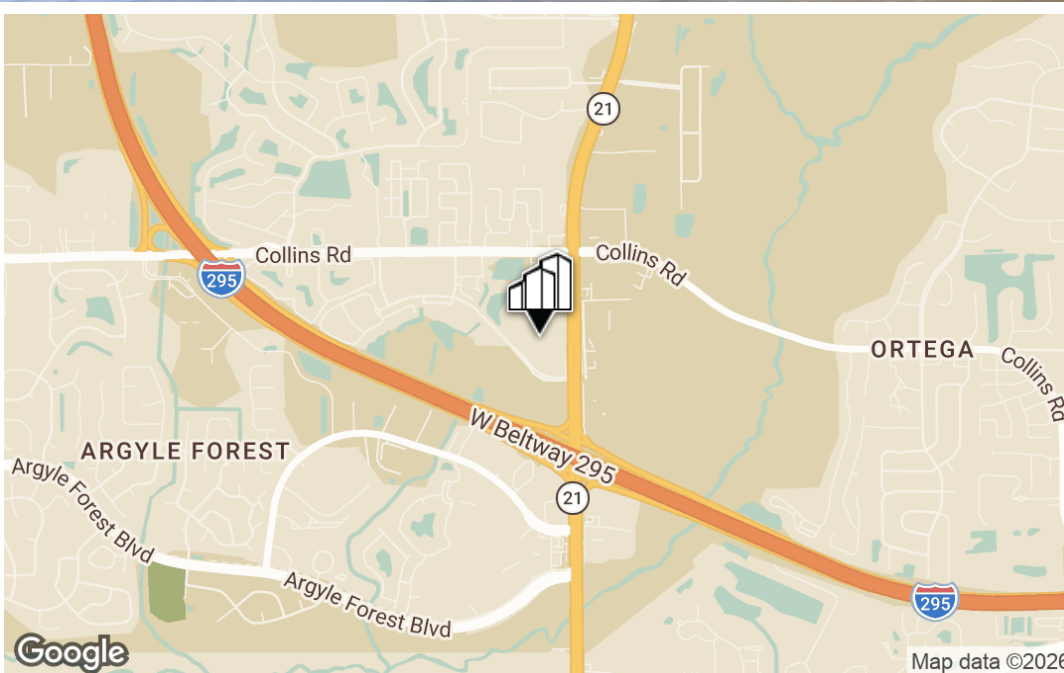
INDUSTRIAL/FLEX PROPERTY FOR LEASE

8102 BLANDING BLVD - UNIT 31

JACKSONVILLE, FL 32244



PRIMEREALTY



For More Information:

Tyler Steiner

Associate Director

904.245.1307

tsteiner@primerealtyinc.com

Alex Minoofar

Director

904.930.4015

aminoofar@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

Jacksonville, FL 32244



OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN) + \$4.95 CAM
Building Size:	3,084 SF
Available SF:	3,084 SF
Number of Units:	1
Year Built:	1985
Renovated:	2025
Zoning:	CCG-1

PROPERTY OVERVIEW

3,084 SF of fully air-conditioned industrial/flex space with two dock-high doors and 24-foot ceilings. Renovated in 2025 with new restrooms and kitchenette in place. No TI needed, immediate occupancy. Zoned CCG-1. Located at Collins Rd and Blanding Blvd with direct access to I-295.

PROPERTY HIGHLIGHTS

- 3,084 SF industrial/flex space
- Fully Air conditioned
- 3 Phase - 450 amp
- Zoned CCG-1
- 24' ceilings
- 2 Dock high doors
- Direct I-295 access
- Convenient co-tenancy with Floor & Decor and Harbor Freight
- ADA Accessible

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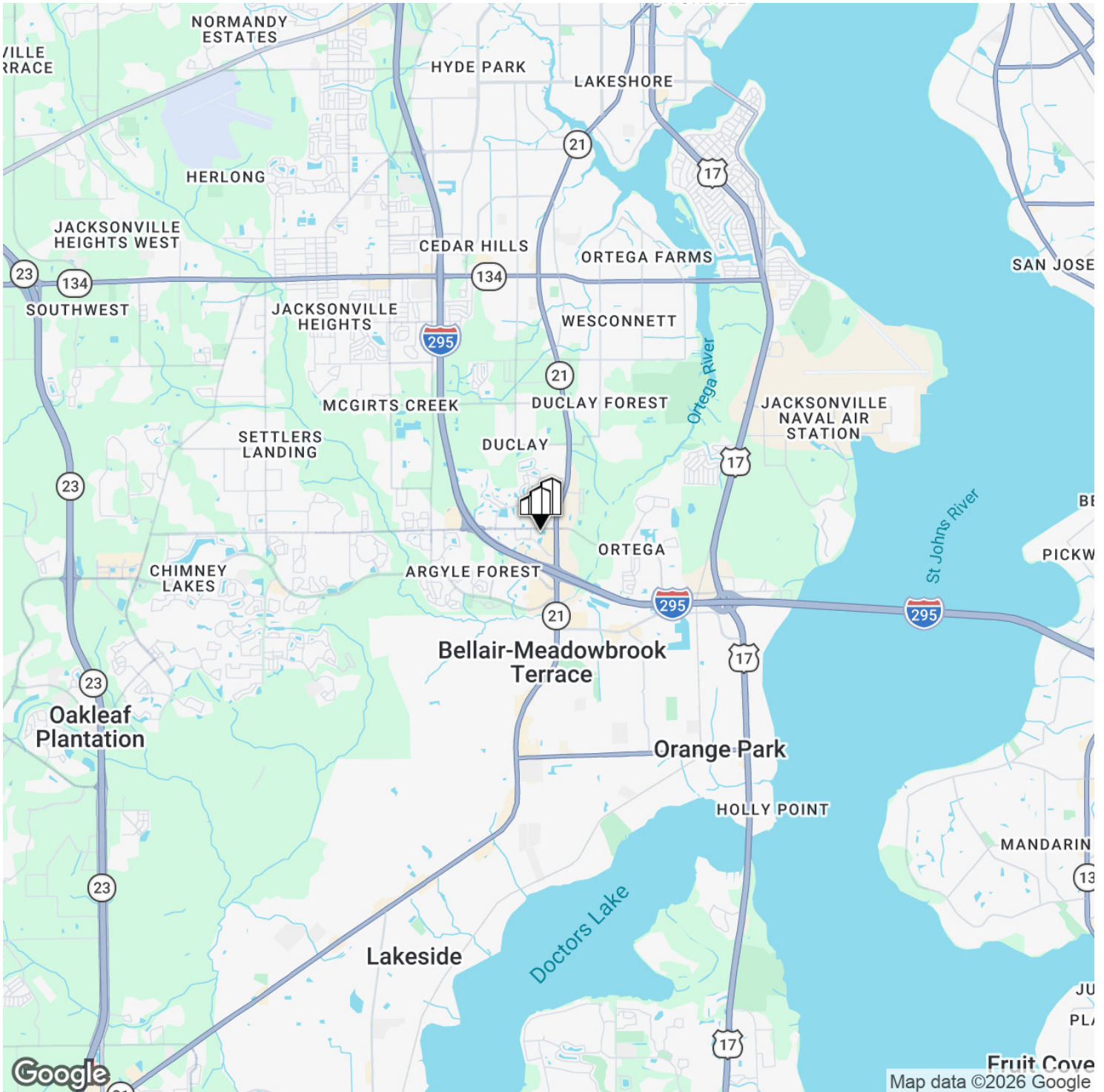
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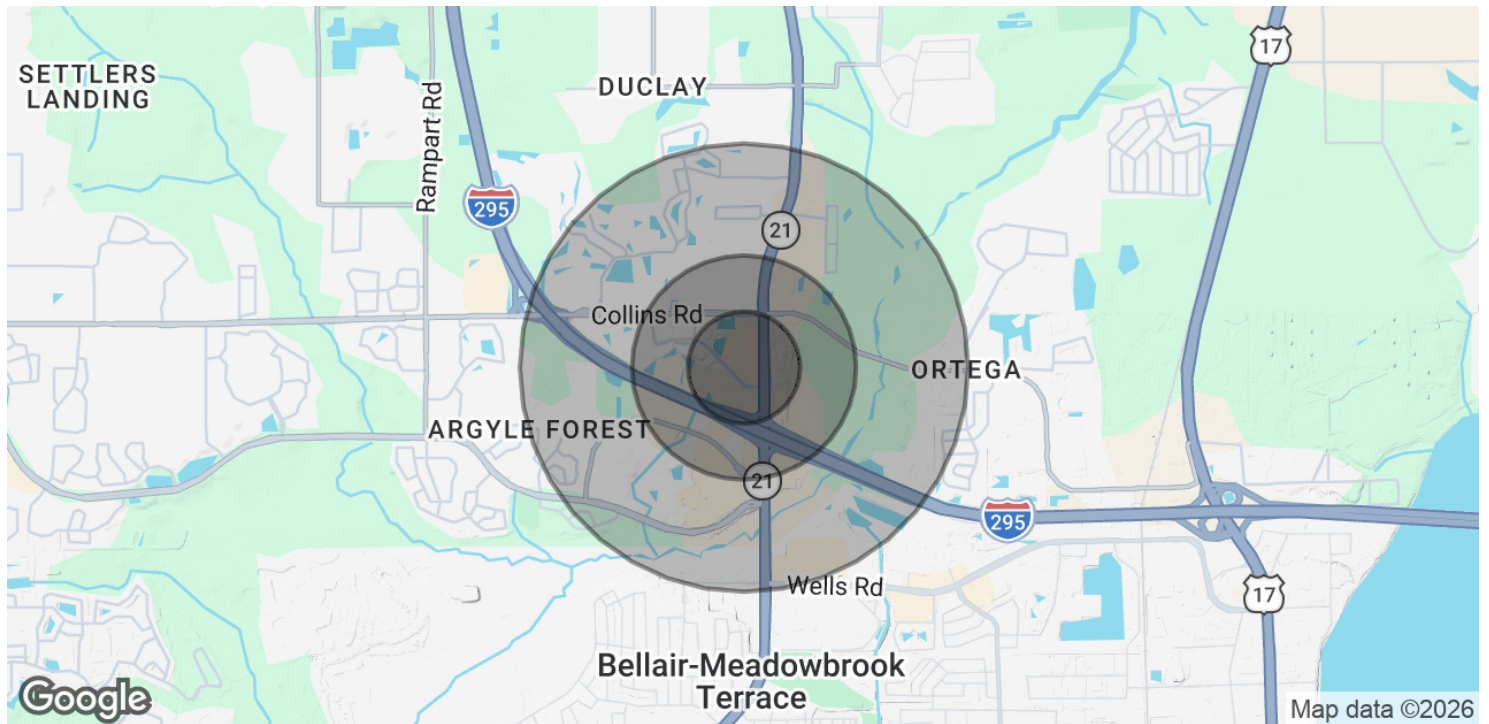
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,046	2,813	10,603
Average Age	26.8	28.0	30.9
Average Age (Male)	27.8	29.8	31.9
Average Age (Female)	28.4	28.8	31.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	476	1,342	4,943
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$61,887	\$60,758	\$61,470
Average House Value	\$163,812	\$136,736	\$178,978

2023 American Community Survey (ACS)

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