

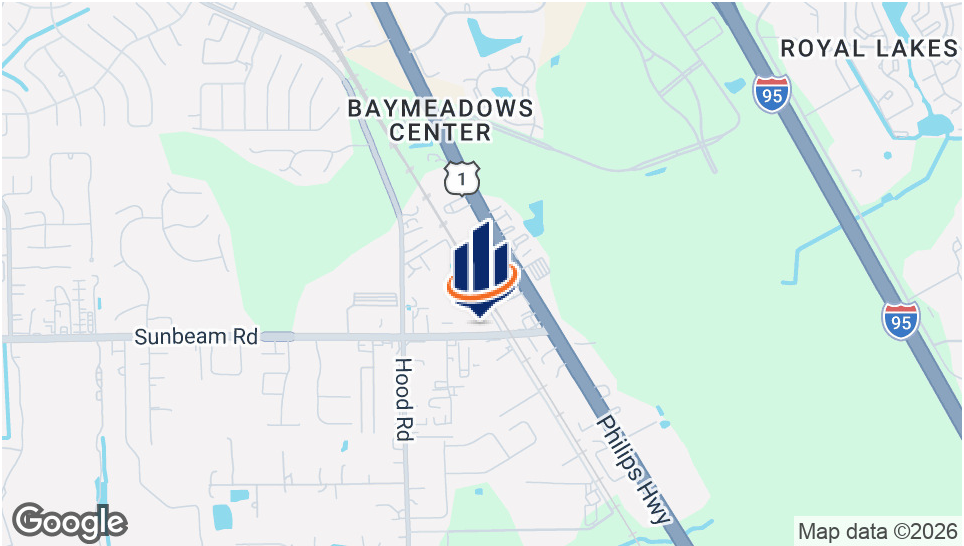


2,500 SF SUBLEASE FLEX SPACE

5151 SUNBEAM ROAD, SUITE 15
JACKSONVILLE, FL 32257

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Property Summary



OFFERING SUMMARY

Rate:	\$12.50 SF/yr (Sublease)
Number of Units:	1
Availability	Immediate
Available SF:	2,500 SF
Zoning	IL Light Industrial
Parking	Ample
Fire Safety	Two hour fire wall

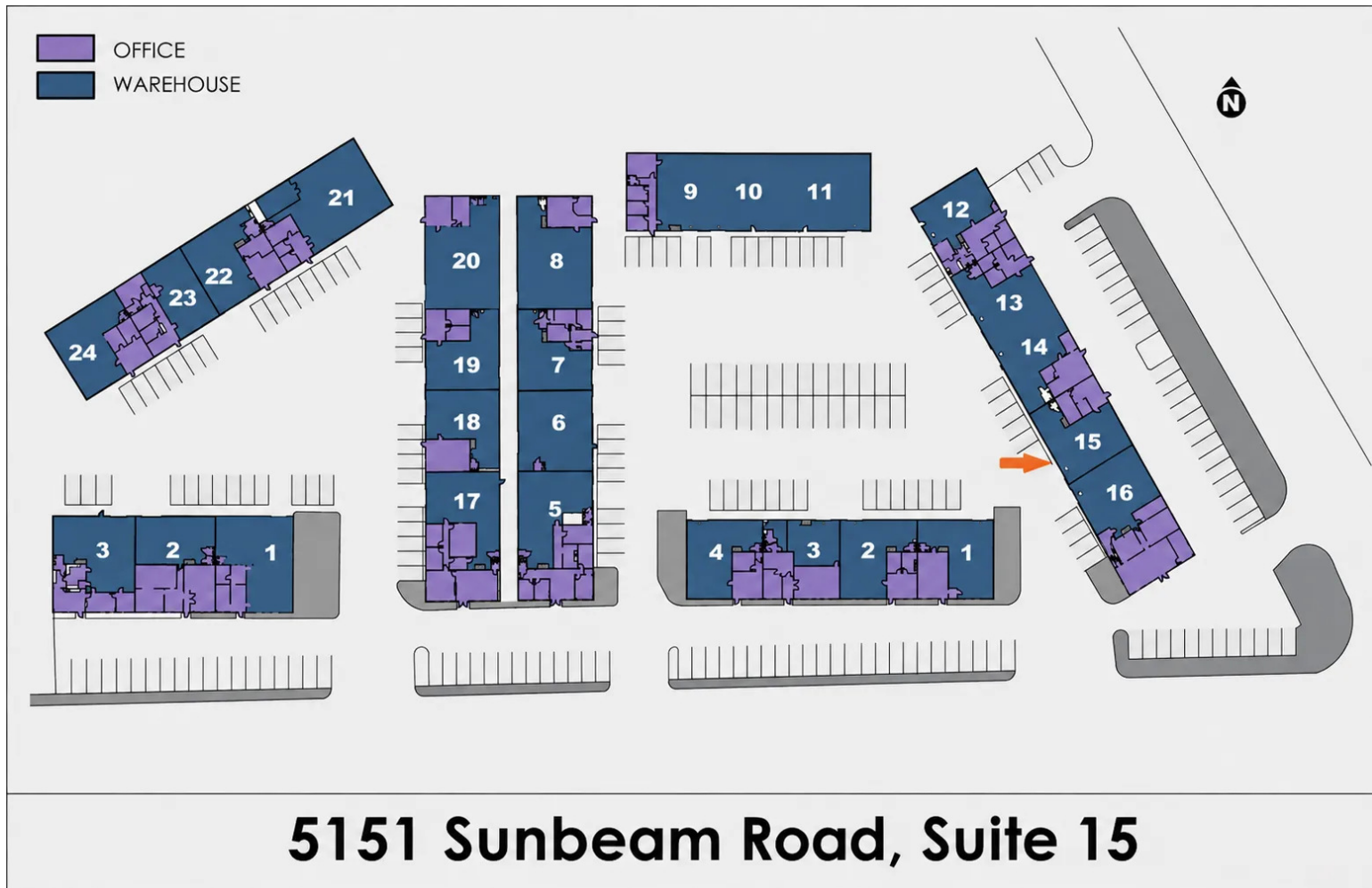
PROPERTY DESCRIPTION

As a sublease with high ceilings, loading dock, and clean interior, this property is designed for productivity and efficiency for warehouse and distribution tenants. The strategic location provides convenient access to primary arteries on the Southside. It will certainly elevate your operations with to the next level.

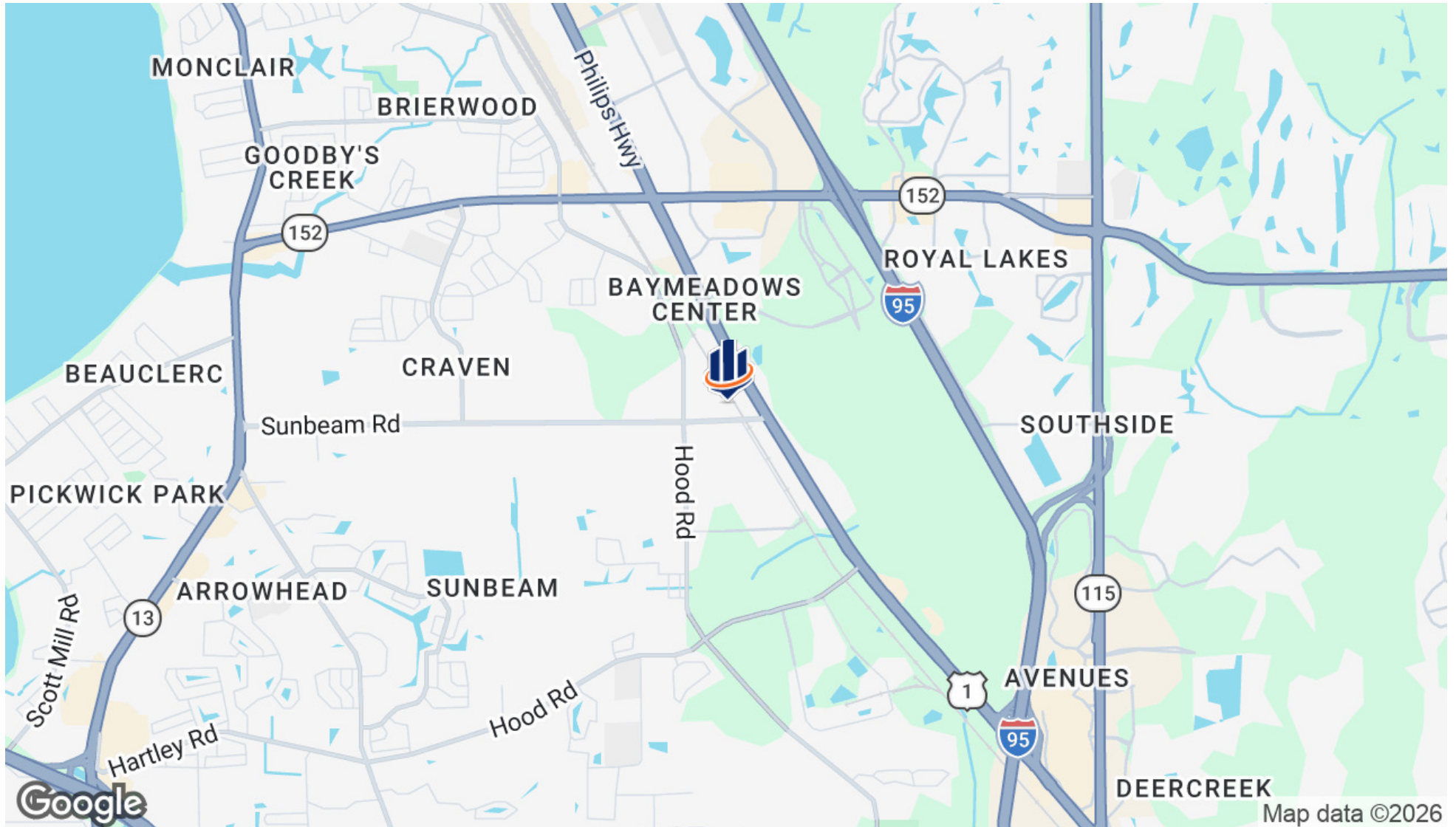
PROPERTY HIGHLIGHTS

- Modern warehouse space includes good mezzanine space
- High ceilings and ample natural light
- Loading docks and overhead doors
- Convenient access to major transportation routes
- Well-maintained premises
- Professional property management and maintenance team

Site Plan



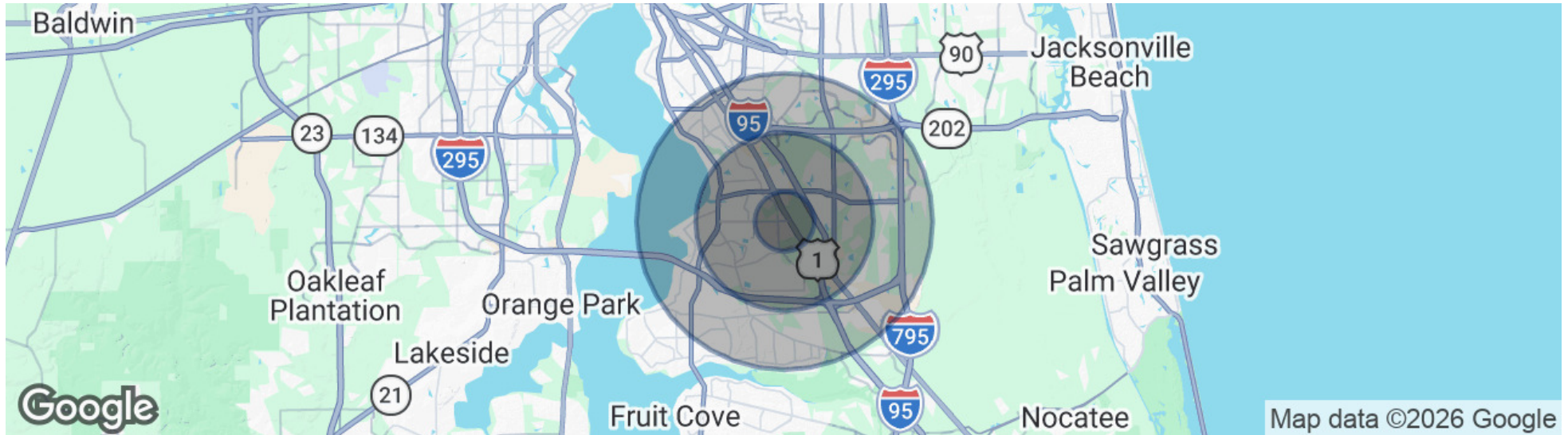
Location Map



Additional Photos



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,852	79,091	176,259
Average Age	37.1	38.1	39.2
Average Age [Male]	36.2	36.8	37.8
Average Age [Female]	35.1	38.9	40.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,861	34,705	75,934
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$95,453	\$97,599	\$104,217
Average House Value	\$372,735	\$317,833	\$341,500

Source: American Community Survey (ACS) Map data 8/10/2026