



6805 Stuart Lane South, Jacksonville, FL 32254

Suite 1: 24,628 SF • Suite 2: 15,456 SF

±40,084 SF Total Available

For More Information, Please Contact:

Kyle Fisher

First Vice President

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Asking Rate: Please Inquire

Suite 1 Available

24,628 SF

Space Available	24,628 SF
Office Space	±2,925 SF
Dock Doors	5 Dock High
Load Configuration	Front Load
Zoning	Light Industrial (IL)
Clear Height	22'
Warehouse Lighting	LED
Fire Suppression	Wet Pipe
Availability	Please Inquire

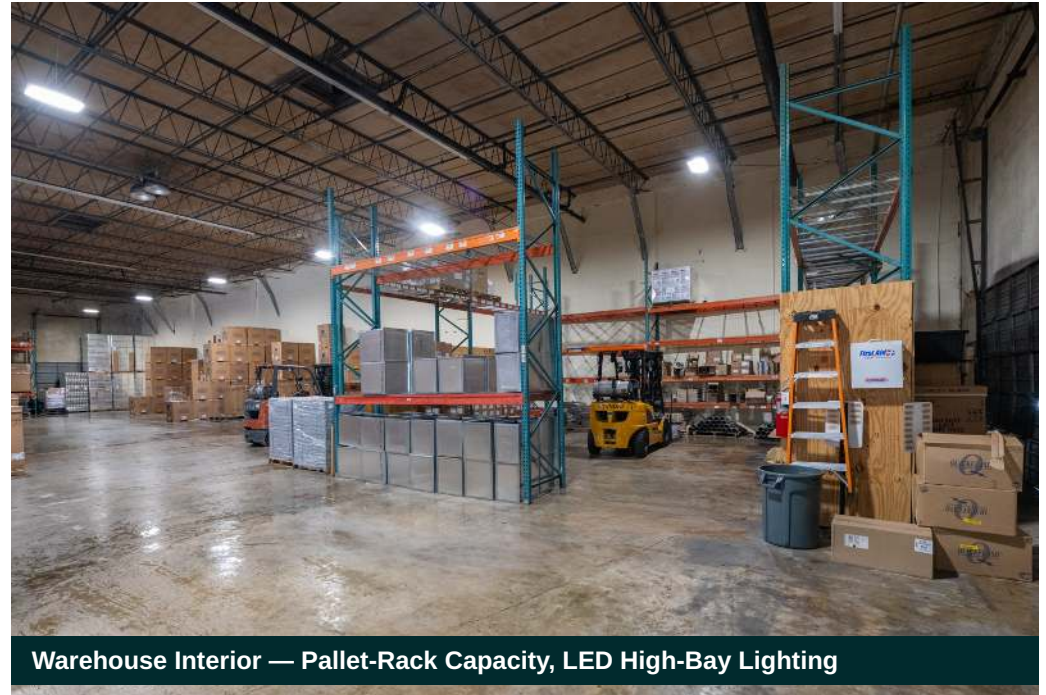
Suite Features

Warehouse:

- Covered dock-high loading canopy
- Open warehouse with pallet-rack capacity
- LED warehouse lighting

Office:

- Built-out office — private offices + open work area



Warehouse Interior — Pallet-Rack Capacity, LED High-Bay Lighting



Covered dock-high loading canopy



Built-out office area

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Warehouse — Deep Rack-Supported Aisle



Warehouse — Pallet Racking in Place



Covered Dock-High Loading Canopy



Building Frontage & Storefront

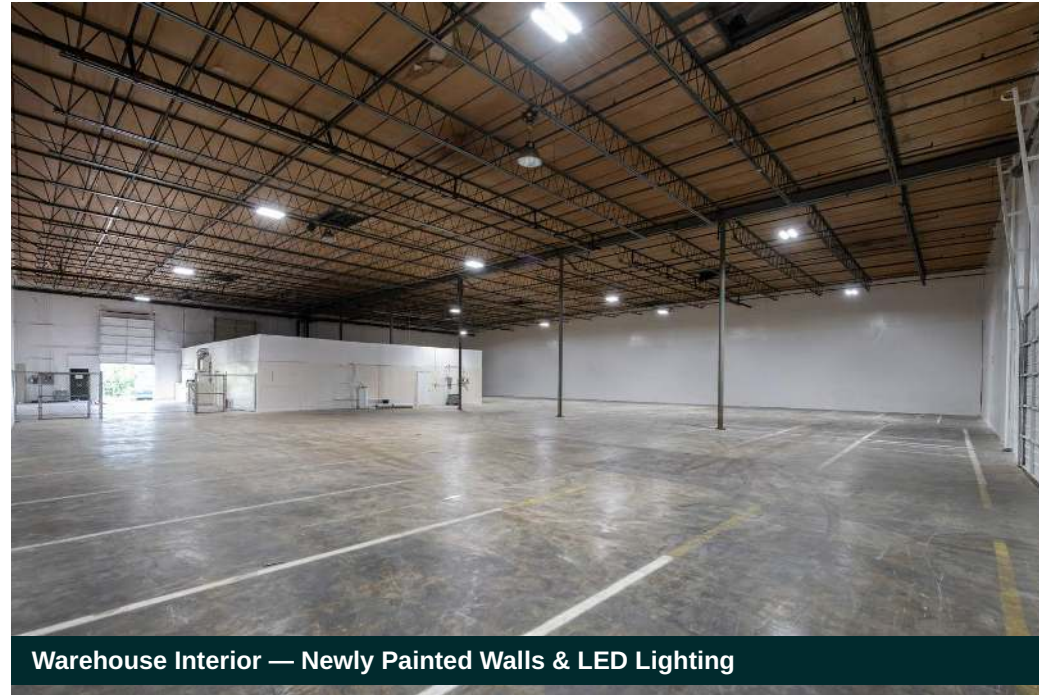


Built-Out Office Area

Suite 2 Available

15,456 SF

Space Available	15,456 SF
Office Space	2,484 SF
Dock Doors	1 Dock High
Knock-Out Panel	Available for 2nd dock door
Load Configuration	Front Load
Zoning	Light Industrial (IL)
Clear Height	22'
Warehouse Lighting	LED
Fire Suppression	Wet Pipe
Availability	1/1/2026



Warehouse Interior — Newly Painted Walls & LED Lighting

Recent Landlord Improvements

Warehouse:

- Perimeter interior walls painted white
- LED warehouse lighting

Office Area:

- New carpet
- Fresh interior paint



Existing dock door — knock-out panel for additional door



Break room — new flooring and paint

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Warehouse — 22' Clear Height, LED Lighting Throughout



Open Bay — Front-Load Configuration



Reception / Front Counter Area



Open Office — Storefront Window with Natural Light



Office Hallway & Private Offices

Aerial



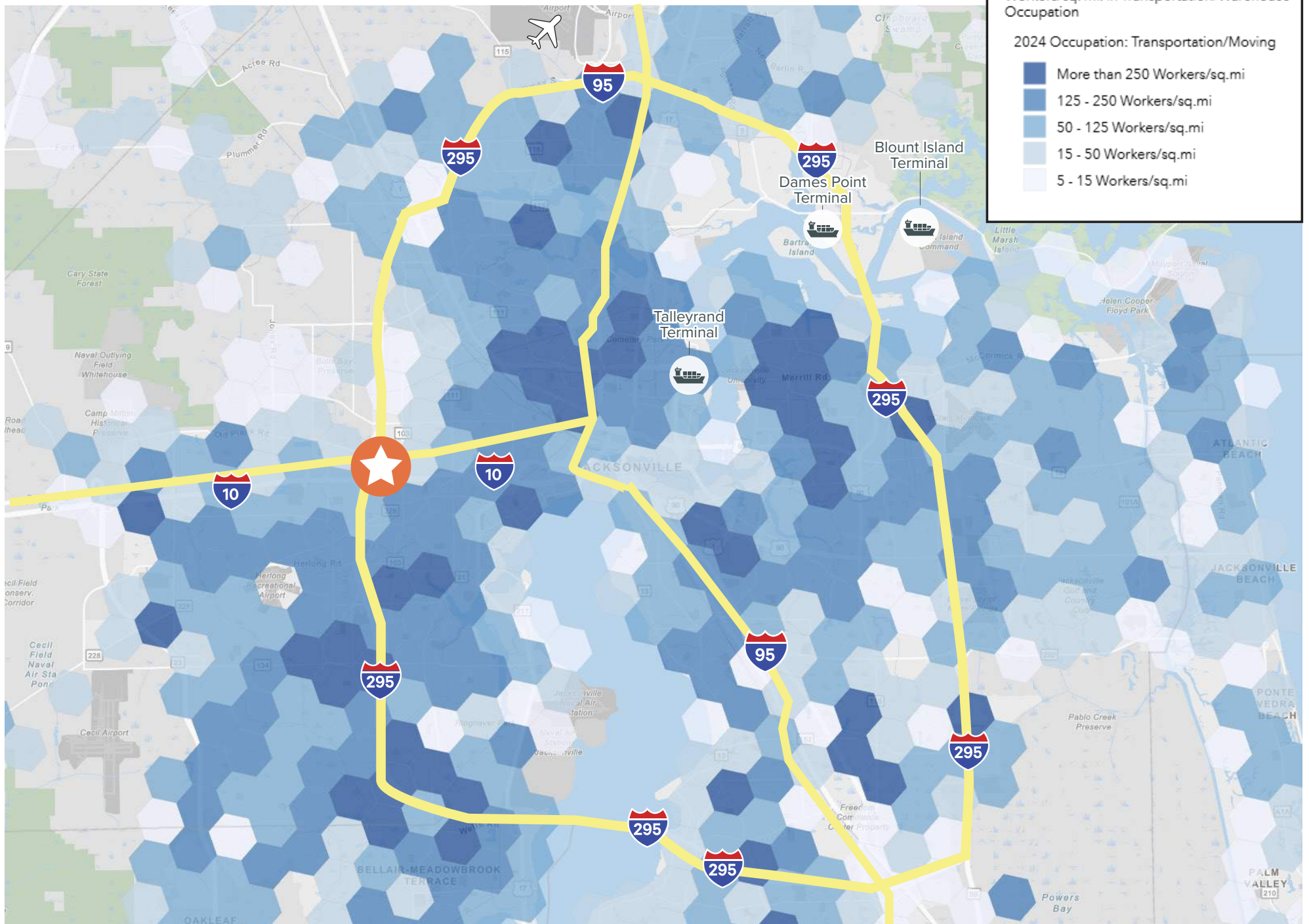
Transportation/Warehousing Workforce Density

2024 Transportation/Warehouse Labor

Workers/sq. mi. in Transportation/Warehouse Occupation

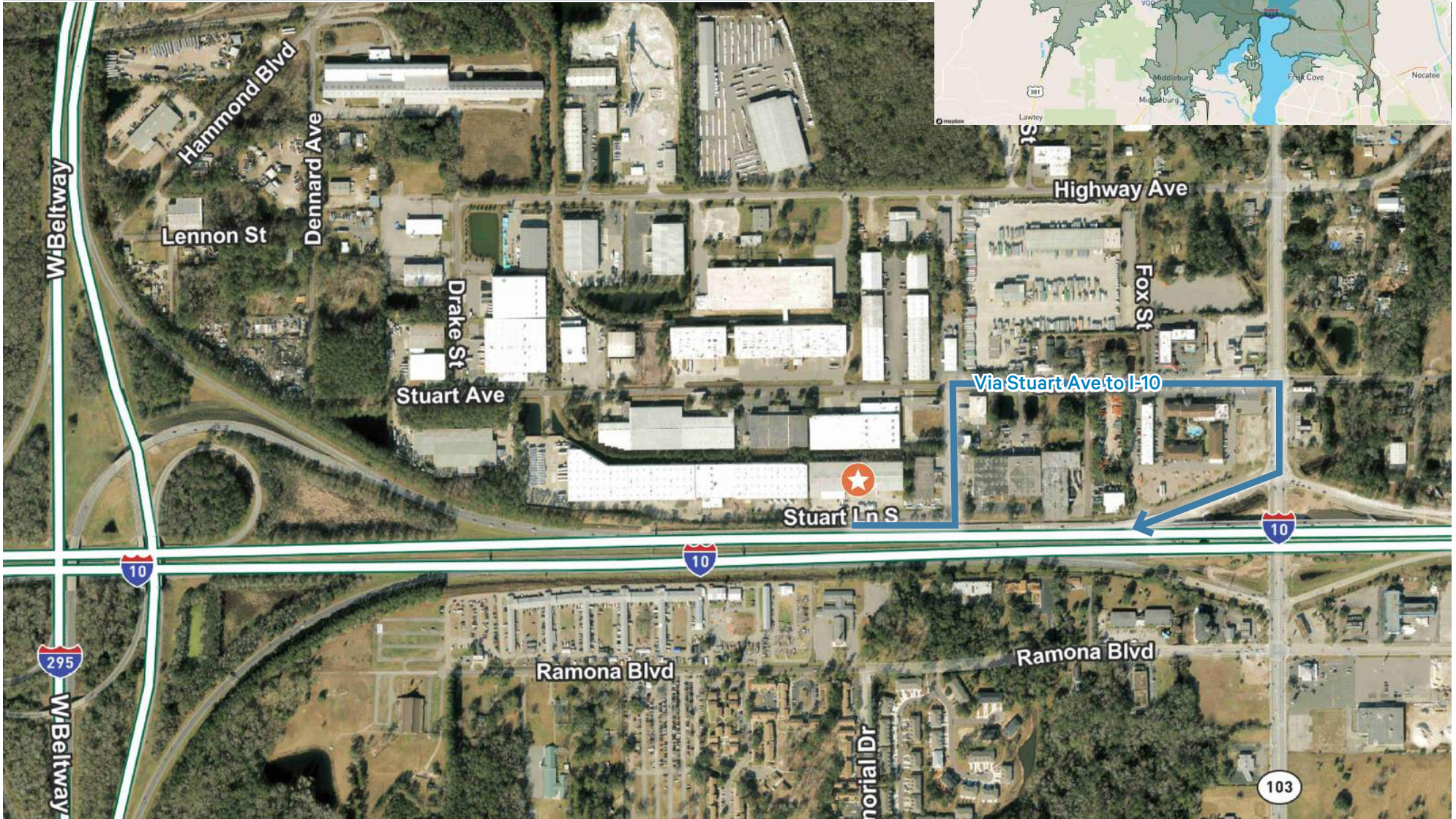
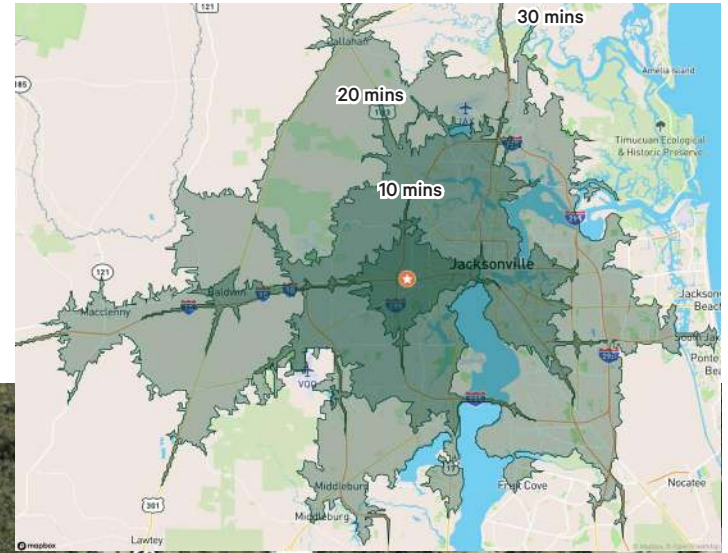
2024 Occupation: Transportation/Moving

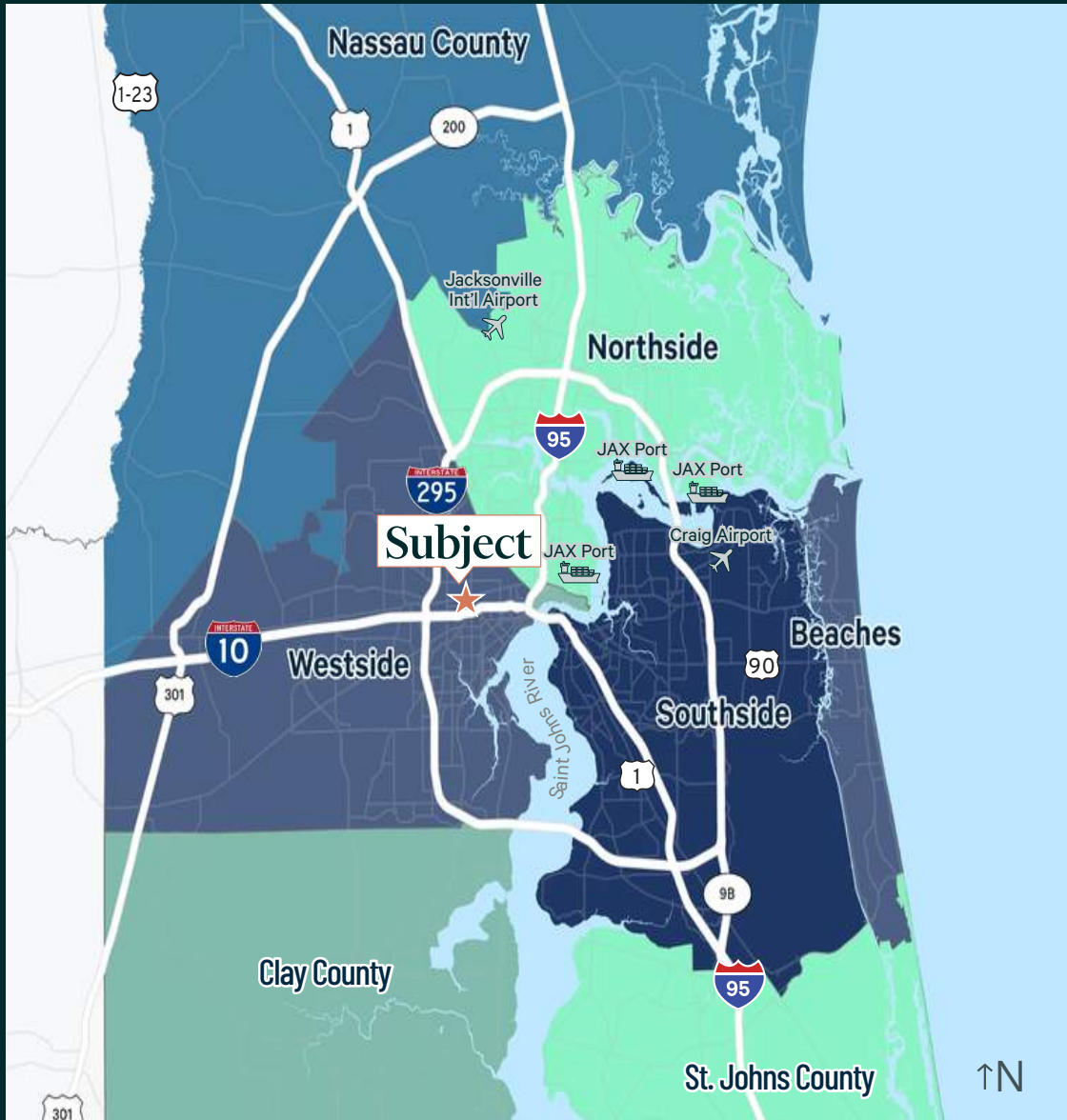
- More than 250 Workers/sq.mi
- 125 - 250 Workers/sq.mi
- 50 - 125 Workers/sq.mi
- 15 - 50 Workers/sq.mi
- 5 - 15 Workers/sq.mi



Key Metrics (Drive Time)

	10 minutes	20 minutes	30 minutes
Population	88,001	518,879	1,099,447
Daytime Population	101,495	619,361	1,175,285
Labor Force (Transportation, Production, Material Moving)	5,723	32,891	72,332
Bachelor's Degree or Higher	14,095	92,231	256,417
Businesses	4,377	25,339	45,586
Avg Household Income	\$77,361	\$82,471	\$97,940





Points of Interest	Distance
US-10	0.2 miles
Interstate 295	1 mile
Interstate 95	4.8 miles
US-1	5 miles
CSX Intermodal Facility	6.8 miles
Norfolk Southern Intermodal Facility	8.1 miles
JAXPORT Talleyrand	10.5 miles
FEC Intermodal Facility	11.8 miles
Jacksonville Int'l Airport	17.6 miles
JAXPORT Dames Point	19.5 miles
JAXPORT Blount Island	19.5 miles
Port of Savannah	146 miles
Port of Tampa	195 miles
Port of Charleston	245 miles

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