

INDUSTRIAL PROPERTY FOR LEASE

435 Cassat Avenue Jacksonville, FL 32254



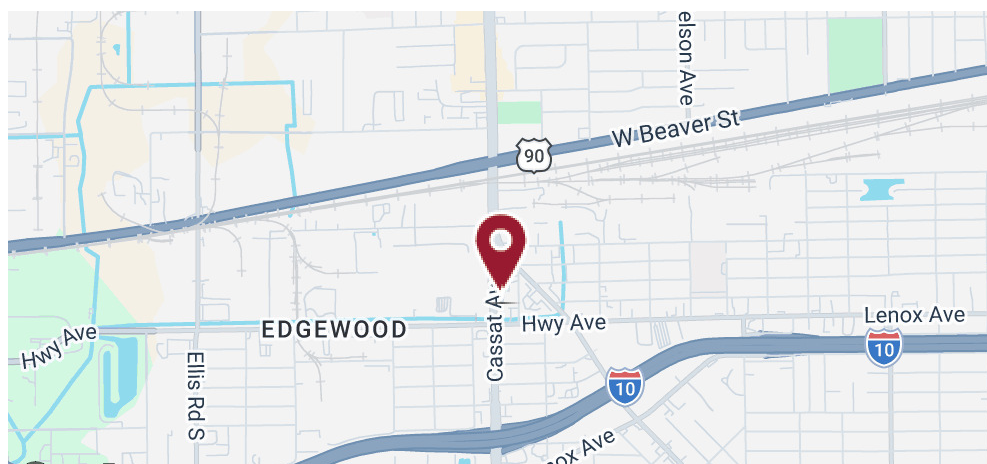
OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Building Size:	12,588 SF
Office SF:	3,806 SF
Lot Size:	0.50± Acres
Zoning:	CCG-2
Dock-high Doors:	2
Grade-level Doors:	1
Ceiling Height:	12'±

LOCATION OVERVIEW

Positioned in Jacksonville's high-demand Westside industrial submarket, **435 Cassat Avenue** offers premier regional connectivity and exceptional high-visibility commercial exposure. Located less than a half-mile from **Interstate 10 (I-10)**, this site provides seamless transit across the entire Northeast Florida logistical network.

Centrally located for rapid transit to **JAXPORT** (7.5 miles) and **Jacksonville International Airport** (16.5 miles).



Mark Wainwright

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Information provided is deemed accurate, but subject to errors and/or omissions.



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