

+/- 5,896 SF OFFICE-WAREHOUSE SPACE FOR LEASE PORT JAX TRADE CENTER



LOCATION: Unit 405, 2615 Port Industrial Drive, Jacksonville, FL 32226

ZONING: Industrial Heavy (IH) **UTILITIES:** City Water and Sewer; JEA elec.

SPACE/USE: +/- 1,533 sf office and +/- 4,363 sf warehouse, sprinklered, 2 dock doors +/- 28' clear ceiling height; ample parking with 180' deep concrete truck court; tilt wall construction. Excellent facility space for service-distribution, storage, warehouse, or R&D near JAXPORT.

NEAR TO: JAXPORT, Blount Island, I-295, I-95, Jacksonville Int'l Airport, Craig (Jacksonville Executive) Airport, Jacksonville Beach, Mayport, Ponte Vedra Beach and Amelia Island.

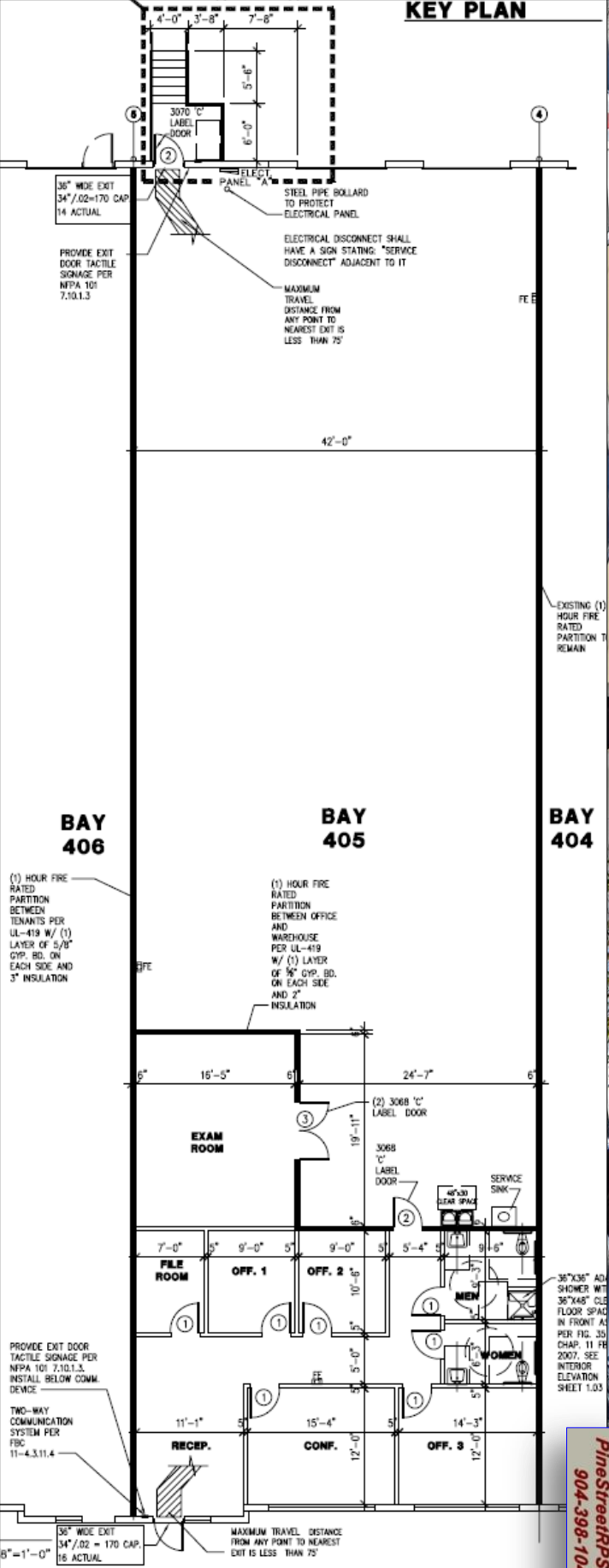
LEASE RATE: \$6.95/sq. ft. (NNN)

Mark Wainwright
Pine Street/RPS, LLC
(904) 398-1044
2650-2 Rosselle Street
Jacksonville, FL 32204
mwainwright@pinestreetrps.com
www.pinestreetrps.com



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PineStreetRPS.Com
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I-295



Alta Dr

I-295

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Cruise Terminal

TraPac Terminal

CSX Rail Hub

Heckscher Dr

JEA Power Plant

Blount Island

JAXPORT

Dames Pt

I-295

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