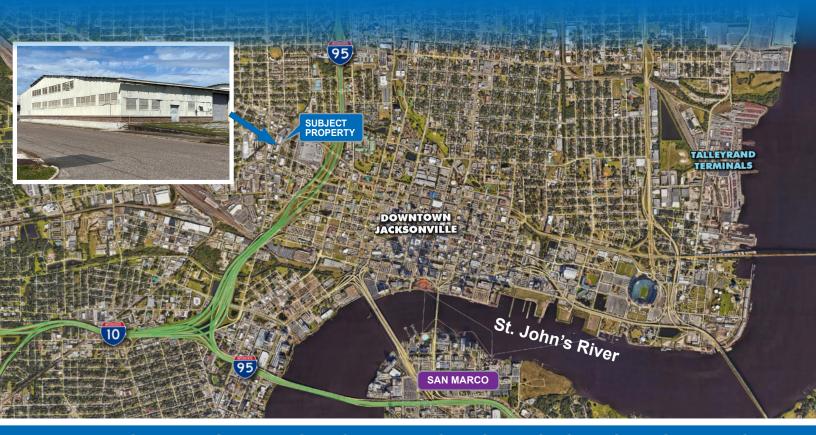
1011 BLANCHE STREET

JACKSONVILLE, FL 32204



±41,724 SF INDUSTRIAL SPACE WITH OUTSIDE STORAGE FOR LEASE





Located near I-95



Total Acres: ±1.87 Ac



Zoning: Industrial Light



(One) 2-ton overhead crane

For further information, please contact our exclusive agents:

Dan Stover Senior Vice President dstover@phoenixrealty.net

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Newmark Phoenix Realty Group, Inc. 904.399.5222 10739 Deerwood Park Blvd. #310 Jacksonville, FL 32256



BUILDING LEASE PRICE: \$3.50/SF NNN



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

1011 BLANCHE STREET

Total SF: ± 41,724

• Office Space: ± 750 SF (offices/breakroom)

Clear Height: 14'-31'

Column Spacing: 29' wall to column

Loading Doors: One- 22'W x 14'H

One- 15.5'W x 14'H

One- 14'W x 13'H

One- 16'W x 13'H

Two- 10'W x 10'H

One- 18'W x 13'H

Dock High Loading Platform

Lighting: Fluorescent

Electrical: 600 amp / 230v / 3 phase

Construction: Concrete/Metal

Utilities: JEA water/sewer/electric

Sprinkler: Wet pipe

Exhaust Fans: Yes

Cranes: One- 2 TON

Restrooms: 1

Canopy Area: ± 5,850 SF covered outside

storage area







