

1011 BLANCHE STREET

JACKSONVILLE, FL 32204



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



Ample outside storage and parking



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:

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**BUILDING LEASE PRICE:
\$3.50/SF NNN**



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

