



Colliers

Historic Kings Road Plaza Industrial/Flex Suites for Lease

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76 S Laura Street
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PROPERTY Overview

Property Features

- Industrial/flex building for lease
- Four (4) buildings totaling 70,000± SF
- Ample parking
- Located off of Sunbeam Rd. & Philips Hwy.
- Clear height 17'
- Split face construction, built in 2004
- 3-phase power
- JEA (water and electric)
- Parcel number: 149094-0070

Availabilities

Suites 402 & 403: 3,000± SF

- 1,200± SF of office (6 private offices and 1 restroom)
- Warehouse: 1,800 SF
- One (10x12) grade level roll-up door

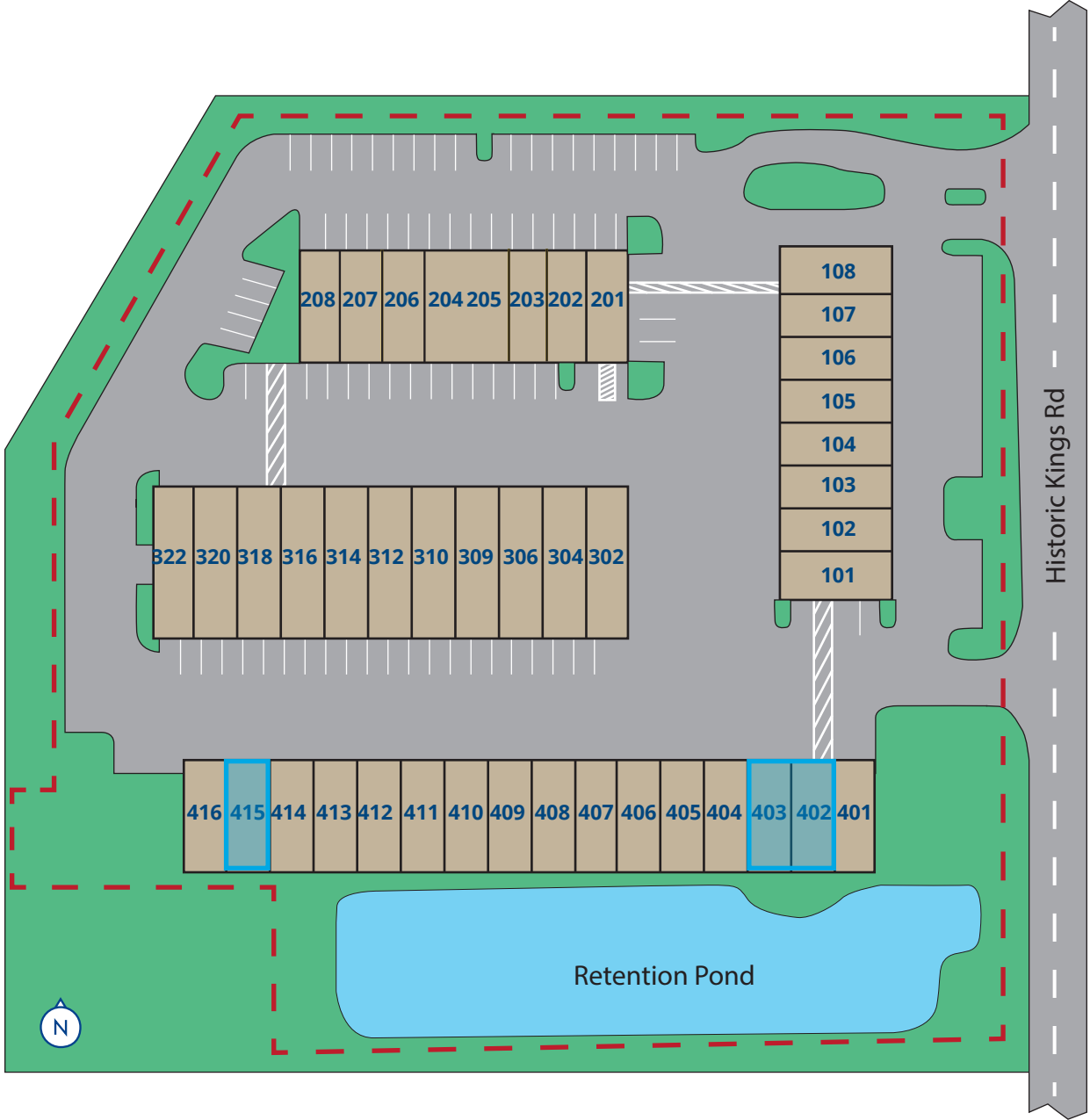
Suite 415: 1,500± SF

- 135± SF of office
- One (10' x 12') grade level roll-up door

Lease rate: \$12.00/SF NNN | CAM \$4.03/SF

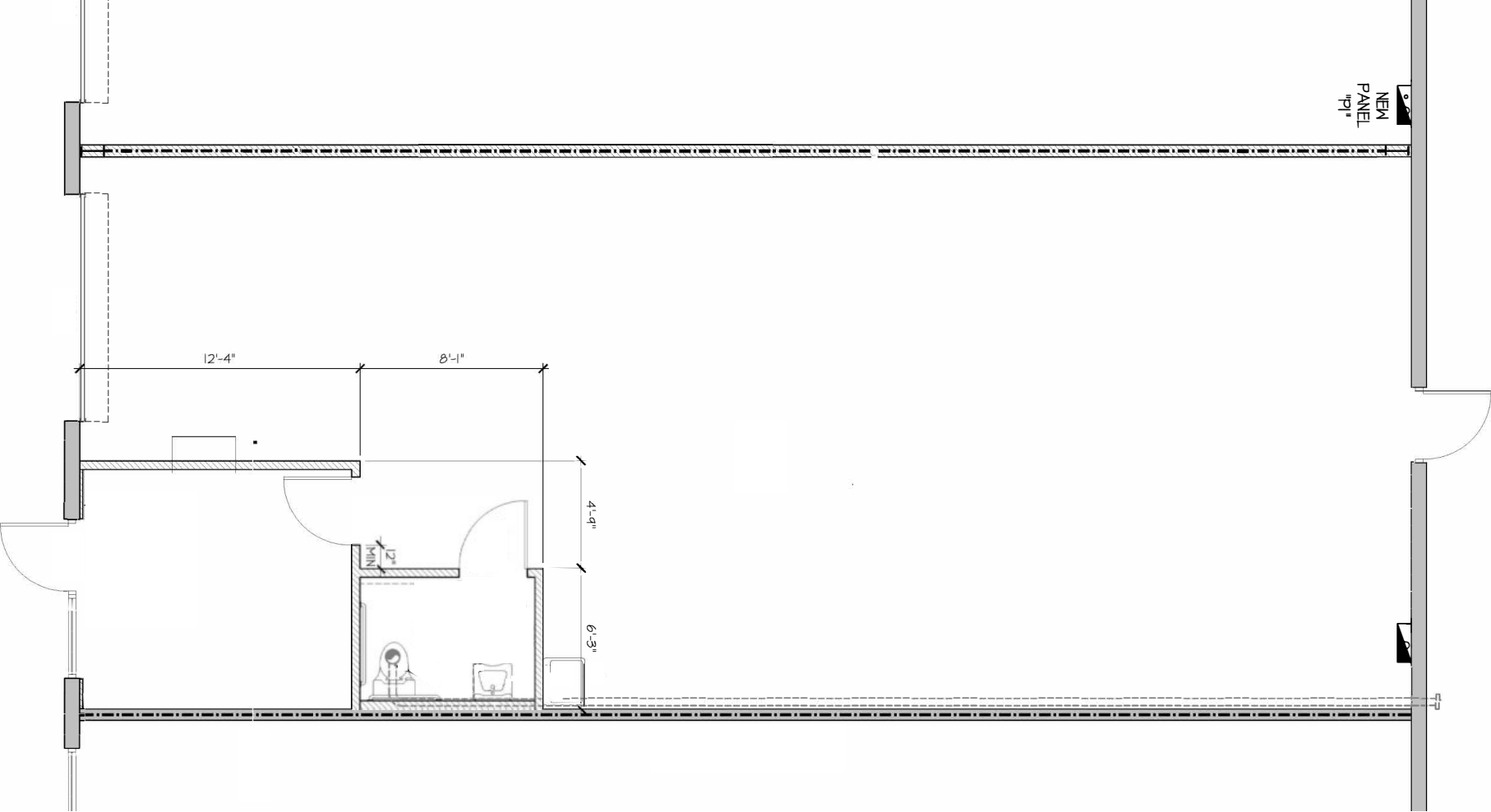


Property Site Plan

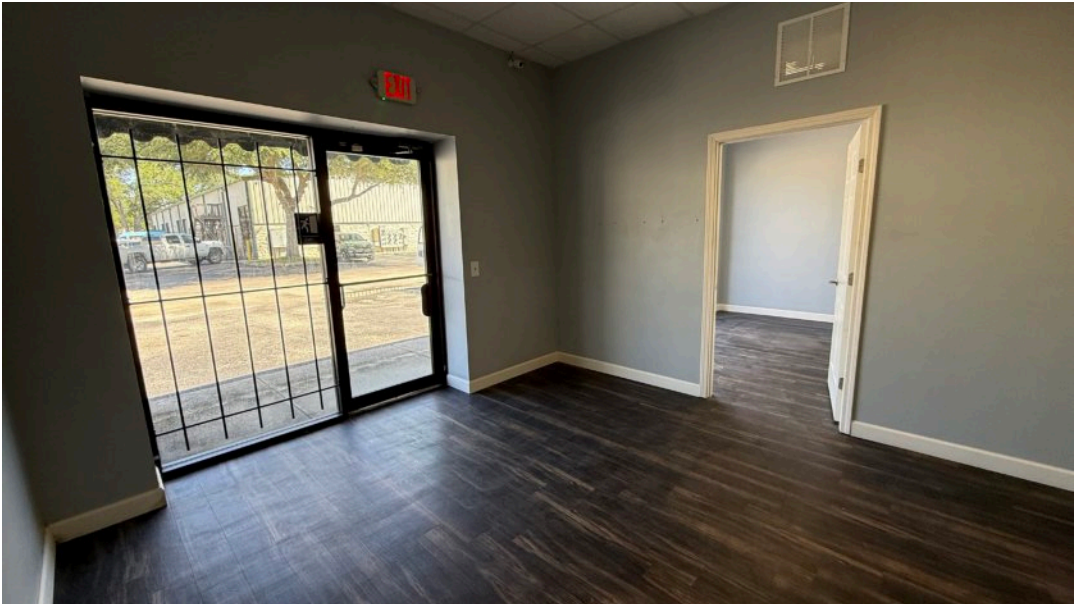


Property

Floorplan | Suite 415



Property
Photos | Suites 402 & 403



PROPERTY Distances

US - 1 | 0.2 miles

I-95 | 1.9 miles

I-295 | 3.1 miles

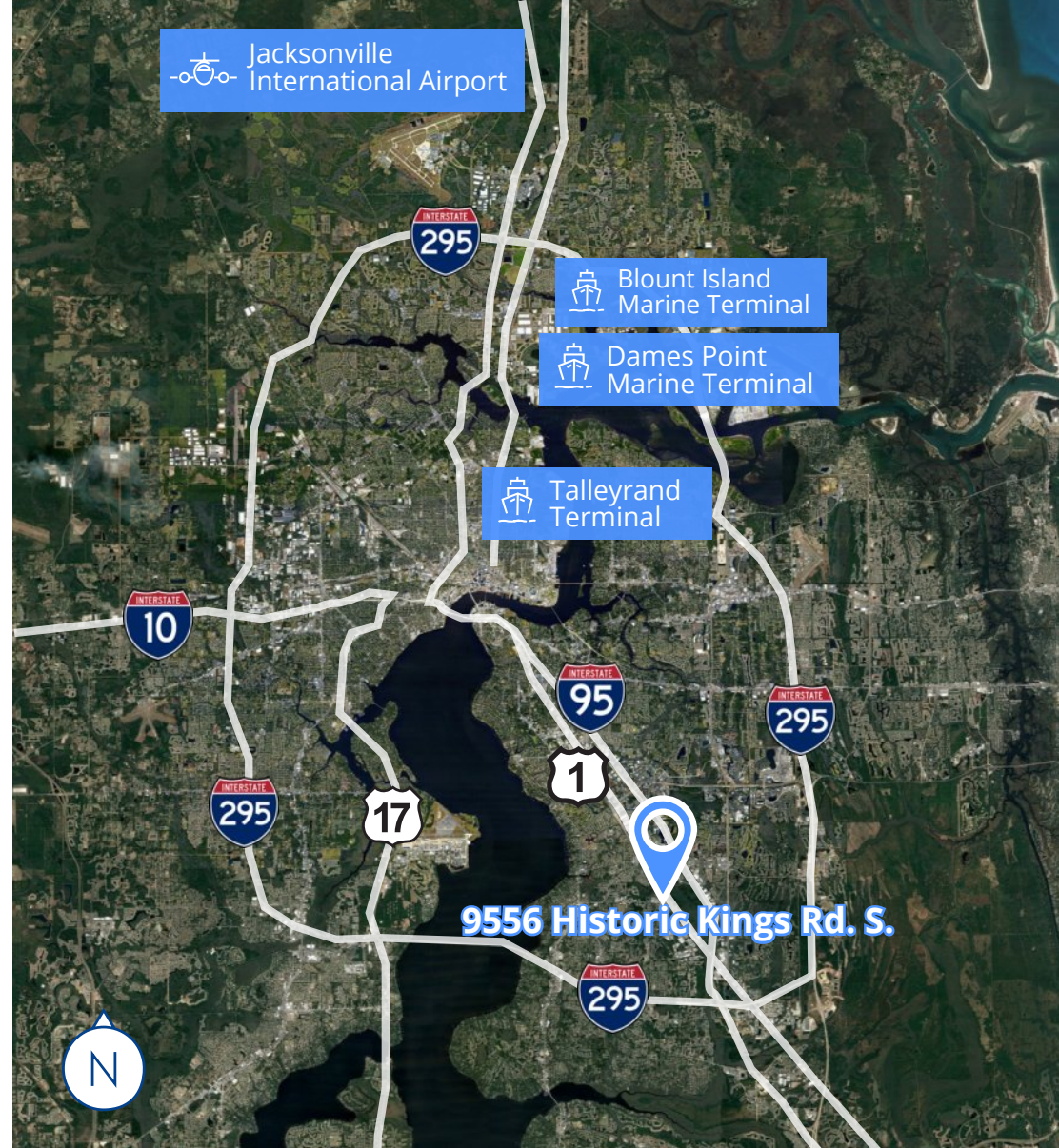
I-10 | 11.9 miles

JAXPORT Talleyrand Terminal | 14.8 miles

JAXPORT Blount Island Terminal | 22.3 miles

JAXPORT Dames Point Terminal | 22.3 miles

Jacksonville Int'l Airport | 26.9 miles



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