

LEASE

1873 EVERLEE ROAD

Jacksonville, FL 32216



PROPERTY DESCRIPTION

Excellent opportunity to lease a well-located industrial/flex building just minutes from I-95, I-295, and the Jacksonville International Airport. The property offers outstanding functionality for a wide range of users — including light manufacturing, service contractors, storage, or distribution operations.

The building features an open layout adaptable for office or mixed-use needs. Ample on-site parking and outside storage capabilities make this site ideal for businesses needing secure yard space or vehicle staging.

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Available SF:	1,542 SF

PROPERTY HIGHLIGHTS

- Just Under 1/2 Acre CCG-2 Zoned Yard with Office!
- Convenient access to major transportation corridors and the Port of Jacksonville!
- Flexible floor plan suitable for a variety of commercial uses!
- Fenced and gated property with generous parking and yard area!
- Close to Annual Average Daily Traffic (AADT) of 57,000!
- Zoned for Industrial/Commercial Use!

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	253	776	3,679
Total Population	607	1,866	9,057
Average HH Income	\$60,274	\$60,293	\$72,353

Eric Maimo
(904) 537-6443



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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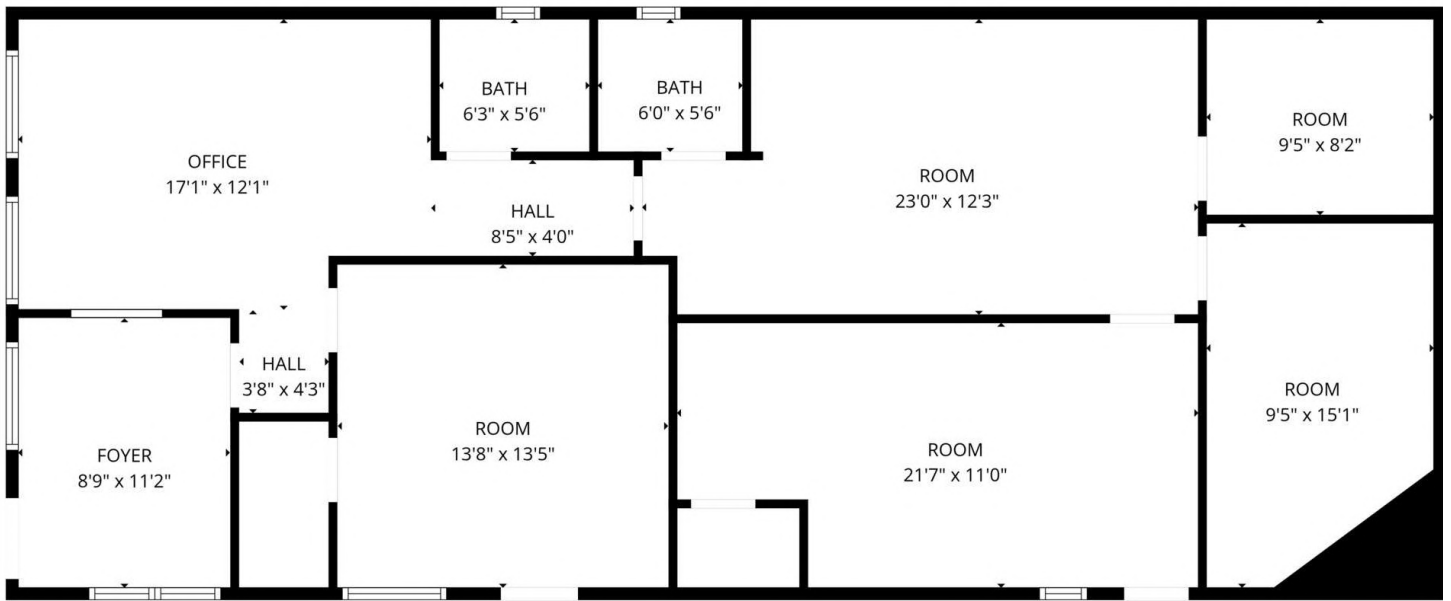


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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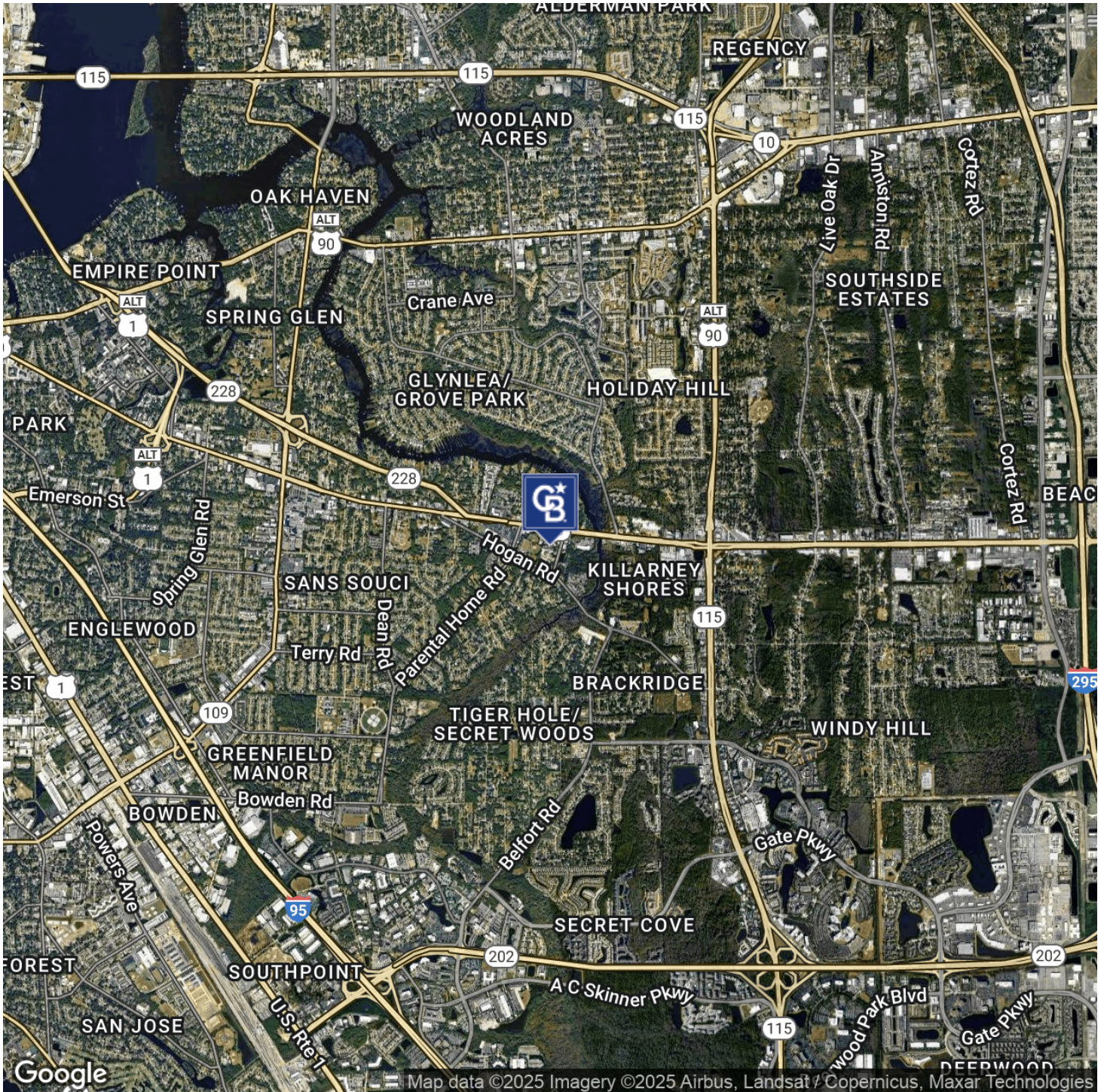


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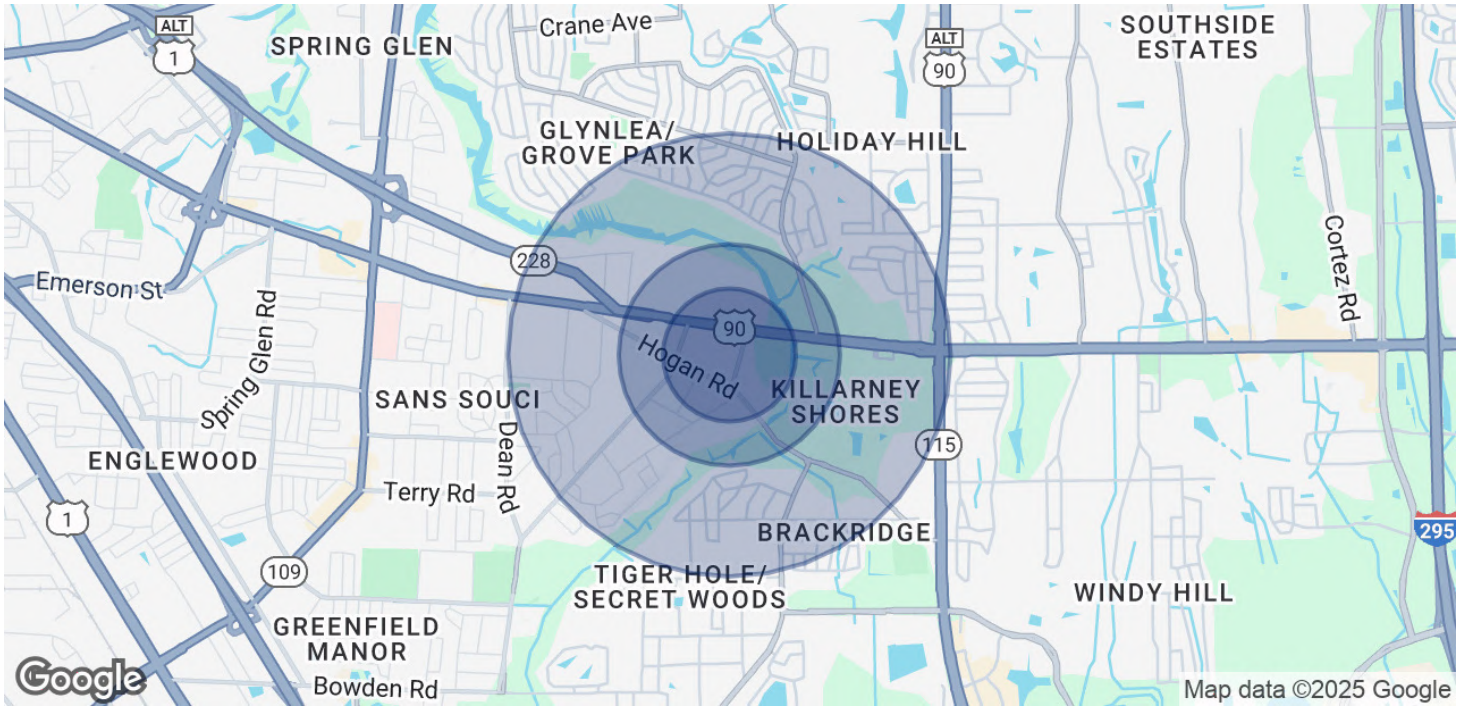


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	607	1,866	9,057
Average Age	42	41	41
Average Age (Male)	40	39	39
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	253	776	3,679
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$60,274	\$60,293	\$72,353
Average House Value	\$259,758	\$264,328	\$259,861

Demographics data derived from AlphaMap

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