

**Faropoint**



# For Lease

22,882± SF

0.8 AC of Outside Storage Area

6959 Stuart Ave. | Jacksonville, FL 32254

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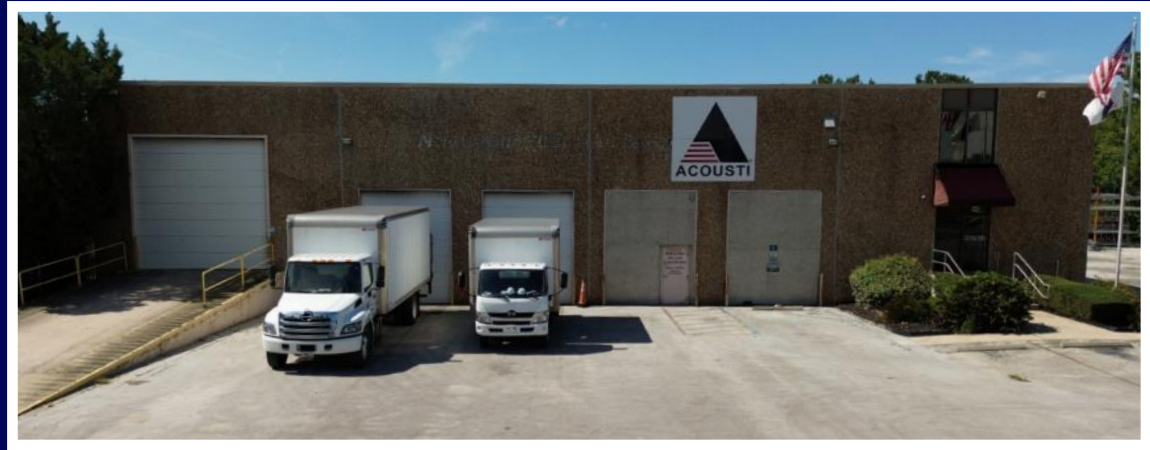
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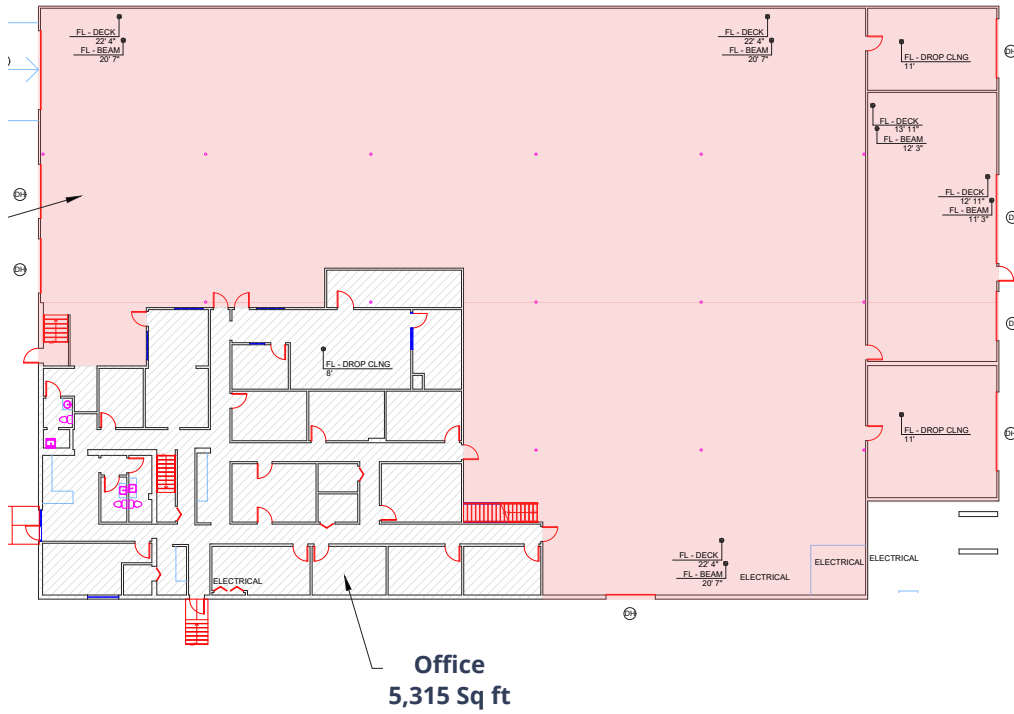
# Property Highlights

<b>Site Area</b>	2.16 acres
<b>Building Area</b>	22,882 SF
<b>Office</b>	5,315 SF
<b>Mezzanine Office</b>	3,310 SF
<b>Mezzanine Storage</b>	2,310 SF
<b>Warehouse Area</b>	17,567 SF
<b>Bldg. Dimensions</b>	193' x 120'
<b>Typical Bays</b>	33' x 30'
<b>Clear Height</b>	23'
<b>Dock High Doors</b>	3 expandable to 6
<b>Drive In Doors</b>	1 (16'x16')
<b>Dock Levelers</b>	2
<b>Car Parking</b>	Ample
<b>Off Dock Trailer Stalls</b>	Available - .80 acre yard area
<b>Configuration</b>	Front/Side
<b>Truck Court Depth</b>	120'
<b>Sprinklers</b>	Wet
<b>Electric Service</b>	3,000a, 277/480v, 3p
<b>WH Lighting</b>	LED
<b>Secured Site</b>	Fenced and gated

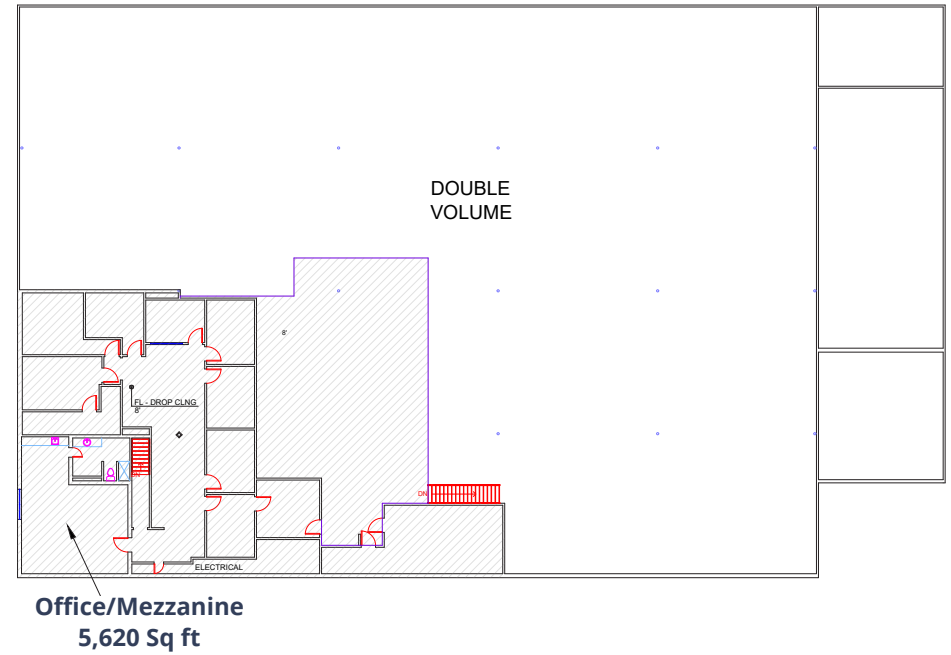


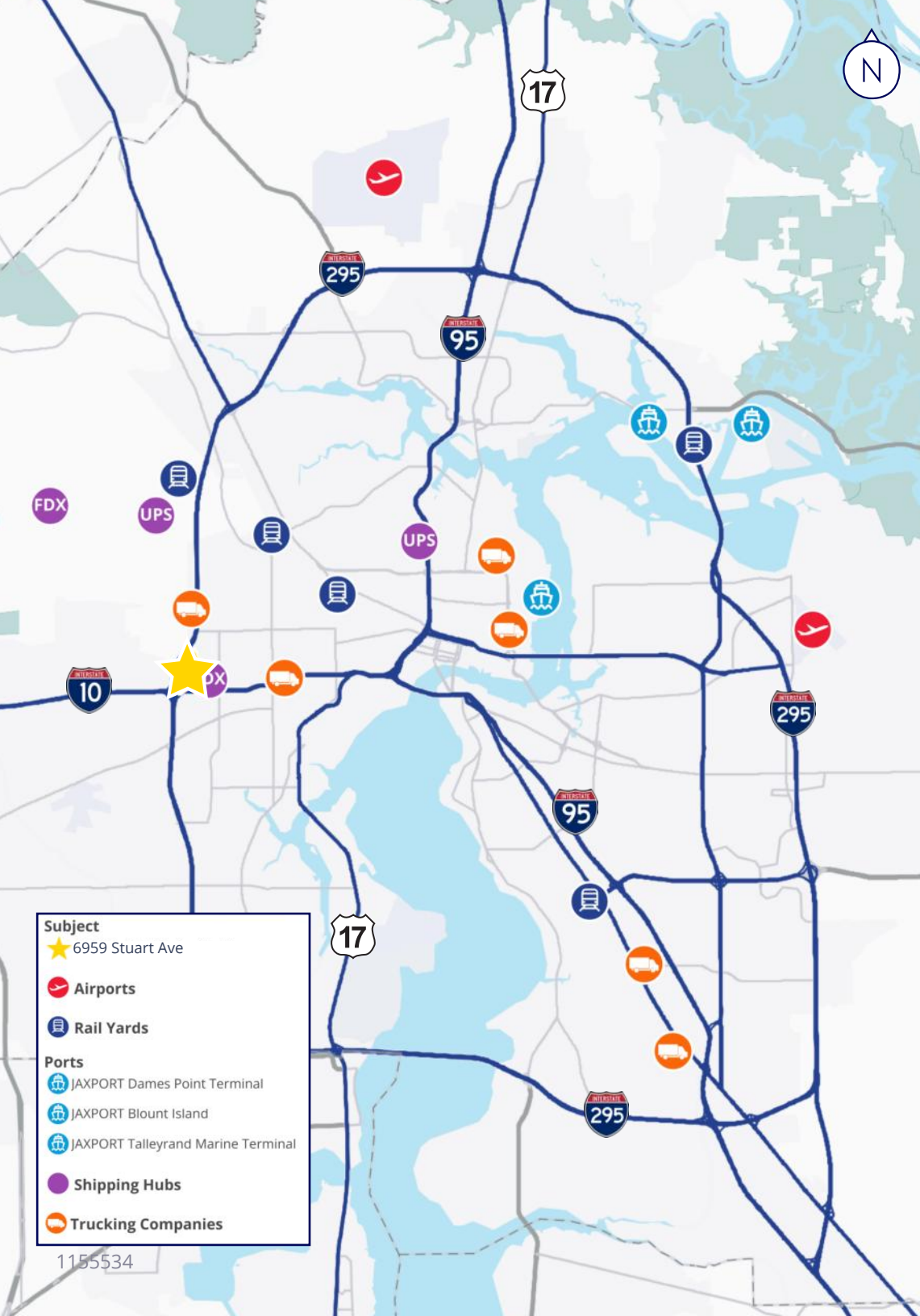
# Floor Plan

## Ground Floor



## Second Floor





**Subject**  
 ★ 6959 Stuart Ave

**Airports**  
 ✈️

**Rail Yards**  
 🚂

**Ports**  
 🚢 JAXPORT Dames Point Terminal  
 🚢 JAXPORT Blount Island  
 🚢 JAXPORT Talleyrand Marine Terminal

**Shipping Hubs**  
 📦

**Trucking Companies**  
 🚛

1155534

## Location Overview

🛡️	Interstate 10	0.7 miles
	Interstate 295	1.3 miles
	Interstate 95	5 miles
🚛	CSX Intermodal Facility	6 miles
	Norfolk Southern Intermodal Facility	6.2 miles
	FEC Intermodal Facility	12 miles
✈️	Jacksonville Int'l Airport	17.5 miles
	JAXPORT   Talleyrand	10.6 miles
	JAXPORT   Dames Point	18.3 miles
🚢	JAXPORT   Blount Island	19.8 miles
	Port of Savannah	146 miles
	Port of Tampa	195 miles
	Port of Charleston	245 miles

## Business Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in the Northwest Jacksonville Economic Department Fund and FTZ #64
- No state or local personal income tax
- No inventory tax



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