

OFFICE-WAREHOUSE-FLEX SPACE FOR LEASE

+/-10,000 SQ. FT. OFFICE-WAREHOUSE IN EXCELLENT CONDITION!!

NORTHSIDE - 1121 BAISDEN ROAD, JACKSONVILLE, FL



LOCATION: Just South of Eastport Rd at the NE corner of Boote Blvd and Baisden Rd.

LOT SIZE: Approximately 1.5 acres.

IMPROVEMENTS: +/- 10,000 sq. ft. office-warehouse-flex facility with 2 - 10' x 12' dock high doors; approximately 1,800 sq. ft. of office space and approximately 8,200 sq. ft. of warehouse/flex/storage space; outside storage available; +/-14 parking spaces in front of building; roof in good condition, new gutter system.

ZONING: IL (Industrial Light) - supports most industrial, all office and institutional uses.

POWER: JEA 3 phase, 400 amp electrical service.

CONDITION/USE: Building is in excellent condition and has been well maintained; great location for contractors office, R&D office, fabrication, institutional use or high tech facility.

NEAR TO: I-95, I-295, SR-9A, JIA, Downtown and JAX PORT.

LEASE RATE: \$6.00 per sq.ft. / \$5,000/mth (nnn)

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