

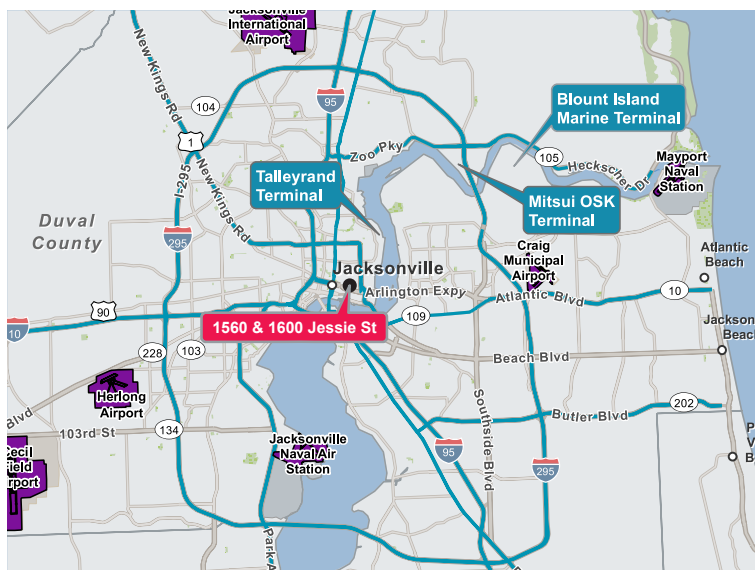
1555 Marshall St

Jacksonville, FL | 32206



Two Industrial Buildings (IH) Located Near Jaxport Terminal - For Lease

As exclusive agents, we are pleased to offer the following property for lease:



- ◆ Building #1 - ±114,203 SF available
- ◆ Building #2 - ±135,562 SF available
- ◆ ±9.59 AC
- ◆ 0.5 miles from JAXPORT Talleyrand terminals
- ◆ 14 miles from Blount Island / Dames Point
- ◆ Easy access to US-1, I-95, I-295 & I-10
- ◆ Zoned: Industrial Heavy (IH)
- ◆ **LEASE RATE: \$2.75 NNN PSF annually**

For further information, please contact our exclusive agents:

John Richardson SIOR President / Principal jrichardson@phoenixrealty.net

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Newmark Grubb Phoenix Realty Group, Inc.

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Phoenix Realty Group



www.phoenixrealty.net

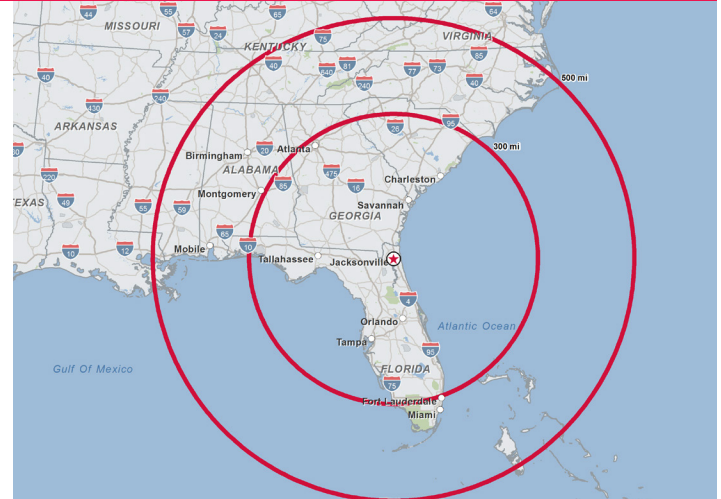
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Jacksonville Overview & Aerial

1555 Marshall St | Jacksonville, FL



Overview: The Jacksonville Industrial Market continues to benefit from the opening of international ocean carrier, Mitsui OSK. This port is located within miles of this facility. While Jacksonville ranks # 4 for highest volume on the East Coast, it is estimated by the year 2015, the city's current cargo traffic will place Jacksonville among the top ten ports in the entire nation. In addition to this tremendous growth, Jacksonville features a healthy employment market, stable economic growth, excellent intermodal transportation, outstanding quality of life for employees and easy access to all of the Southeast's major transportation arteries.



Companies that have a large presence or headquarters operation in Jacksonville include:

- ◆ CSX
- ◆ CEVA Logistics
- ◆ Samsonite
- ◆ Bridgestone
- ◆ Sears
- ◆ Toyota
- ◆ Publix
- ◆ Michaels Stores
- ◆ Winn Dixie
- ◆ GE
- ◆ Georgia Pacific
- ◆ BJ's Wholesale Club

- ◆ A key factor to many operators is truck transit time. From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.
- ◆ Proximity from Jacksonville to the following U.S. cities:
 - Atlanta: 296 miles
 - New Orleans: 507 miles
 - Miami: 317 miles
 - Charlotte: 350 miles
 - Birmingham: 375 miles
 - Chattanooga: 397 miles
 - Charleston: 210 miles



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Building #1 - Property Features

1555 Marshall St | Jacksonville, FL



Building #1:

Address: 1555 Marshall St
Total Building Size: ±114,203 SF
Year Built: 1954
Utilities: City water & sewer
Construction: Precast Concrete
Power: 480 Volt / 600 Amp

Section A - Features:

Total: ±22,500 SF
Office Size: ±4,500 SF (30' x 150')
Clear Height: 15'
Lighting: Fluorescent
Column Spacing: 20' x 25'
Loading: (2) recessed dock positions
(2) 18' x 14' loading door openings
Sprinkler System: Wet Pipe

Section B - Features:

Total: ±40,600 SF
Clear Height: 19.5'
Lighting: Fluorescent
Column Spacing: 25' x 25'
Loading: Covered loading platform
(14' x 100')
(1) forklift ramp with (9) dock high truck positions
Sprinkler System: Wet Pipe
Partial Demised Room: 125' x 127' (±15,875 SF)

Section C - Features:

Total: ±50,000 SF
Office Size: ±4,550 SF (182' x 25' ground floor office)
±330 SF (10' x 33' sprinkler riser & restroom)
Clear Height: 20.5'
Lighting: Fluorescent
Column Spacing: 25' x 25'
Loading: (2) 8' x 10' dock high doors serving a 14' X 200' covered loading dock



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Building #2 - Property Features

1555 Marshall St | Jacksonville, FL



Building #2:

Address: 1555 Marshall St
Total Building Size: ±135,562 SF
Year Built: 1961
Utilities: City water & sewer
Construction: Precast concrete

Section A - Features:

Total: ±39,950 SF
Office Size: N/A
Clear Height: 23'
Lighting: Metal halide & fluorescent
Column Spacing: 25' x 40'
Loading: (8) dock high loading positions with a 20' X 80' covered loading dock, (2) 14' x 18' door openings
Sprinkler System: Wet Pipe

Section B - Features:

Total: ±44,000
Office Size: ±200 SF (10' x 20')
Clear Height: 23'
Lighting: Metal halide
Column Spacing: 25' x 25'
Loading: (12) dock high positions
Sprinkler: Wet Pipe

Section C - Features:

Total: ±50,000 SF
Office Size: ±1,200 SF (24' x 50')
Clear Height: 20' clear
Lighting: Metal halide & fluorescent
Column Spacing: 25' x 25'
Loading: (13) dock high loading positions
Covered loading dock (17' x 150')
(2) 8' x 10' interior loading dock door openings
Sprinkler: Wet Pipe



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