

WAREHOUSE - FOR LEASE



Highlights:

- (1) Reception Area
- (4) Offices
- (2) 12'-0" Grade Level OH Doors
- (10) Parking spaces
- Ceiling Height: 16' -0"
- Power: 3-Phase/240v
- Fully fenced/secured yard
- City Water & Septic
- **Available on August 1, 2025**

Summary:

In demand office/warehouse space with ample parking, now available. The property is centrally located between I-10, I-295, and I-95 making this an ideal location for any business seeking warehouse with high ceilings, drive-in loading, and heavy power.

Offering Summary:

Asking Price:	\$13.00/SF (NNN)
Total Bldg. Size:	6,000 SF
Warehouse:	4,700 SF
Office:	1,300 SF
Lot Size:	.87 AC
Zoning:	IL (Light Industrial)

KYLE@VANCAMPCOMMERCIAL.COM

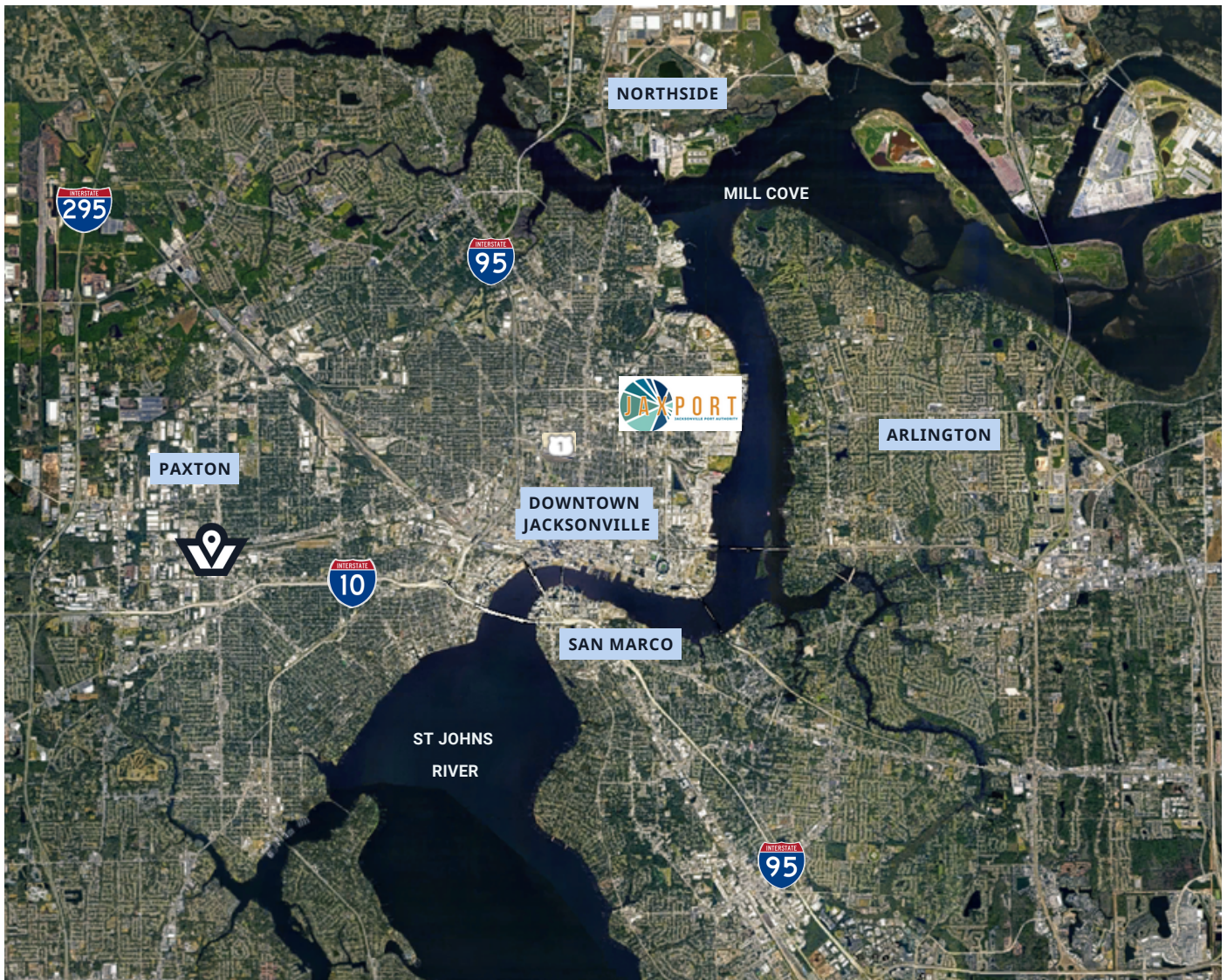
520 Cynthia St. Property Photos



KYLE@VANCAMPCOMMERCIAL.COM

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM RELIABLE OUTSIDE SOURCES; VANCAMP COMMERCIAL PROPERTIES MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THE SUBJECT PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSION, CHANGES OF PRICE, OR CONDITIONS, PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE..

520 Cynthia St. Property Map



Kyle VanCamp
BROKER | OWNER

(904) 604 8189
kyle@vancampcommercial.com

1505 Dennis St., Ste 105
Jacksonville, FL 32204



KYLE@VANCAMPCOMMERCIAL.COM