



FOR SALE OR LEASE

Timuquana Commerce Center

4640 Subchaser Court | Jacksonville, FL 32244

2,500± SF Flex/Industrial Space

Sale price: \$625,000 | Lease rate: \$13.00/SF NNN

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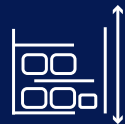
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PROPERTY Overview



22' Clear Height



2,500± SF



2 Drive-In Doors



IBP

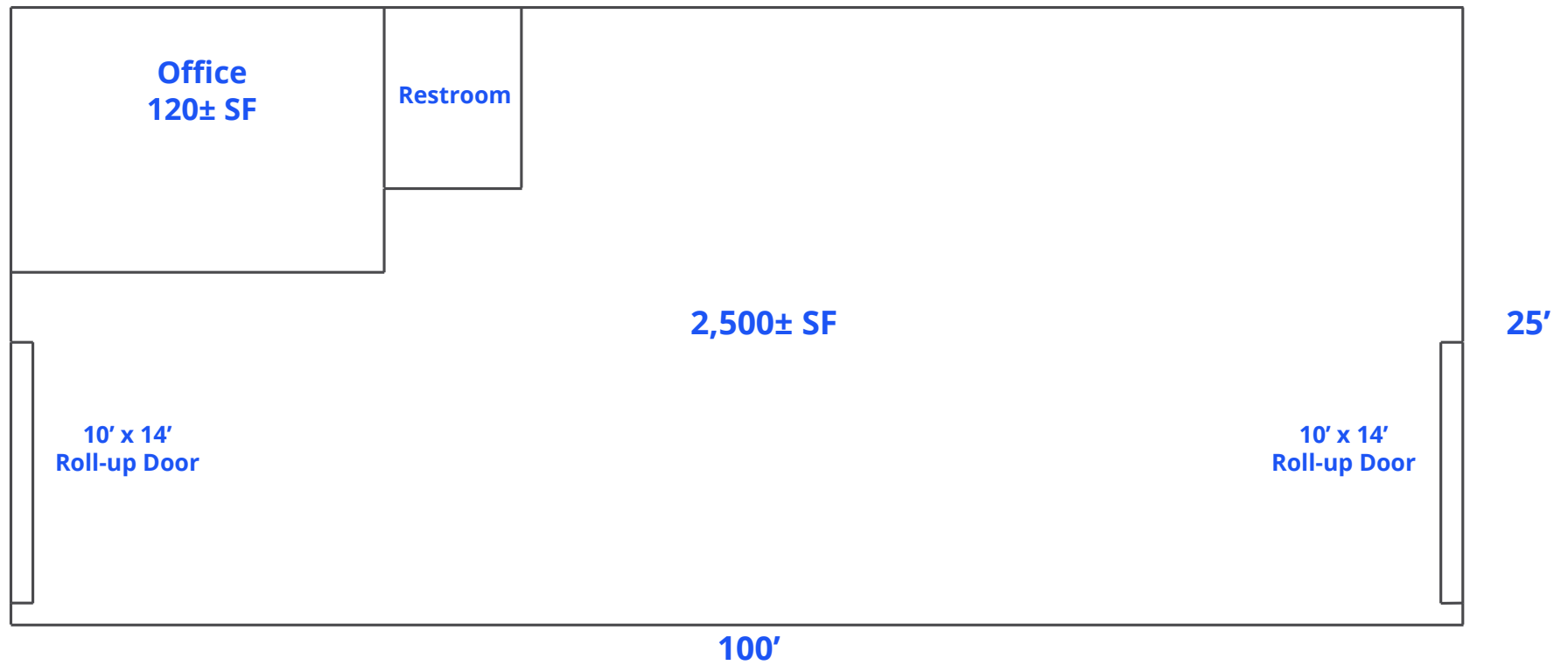
Property & Building Specs

- 2,500± SF of contiguous flex space
- Located within Timuquana Commerce Center, a multi-tenant flex business park off Subchaser Court in Jacksonville's Westside submarket
- Minutes from Naval Air Station (NAS) Jacksonville and I-295
- Built in 2008; metal and block construction
- 22' clear height
- 3-phase power
- Two (2) grade-level roll-up doors
- Park is fenced with an electric gate and keypad for after-hours access
- Offered for sale or lease



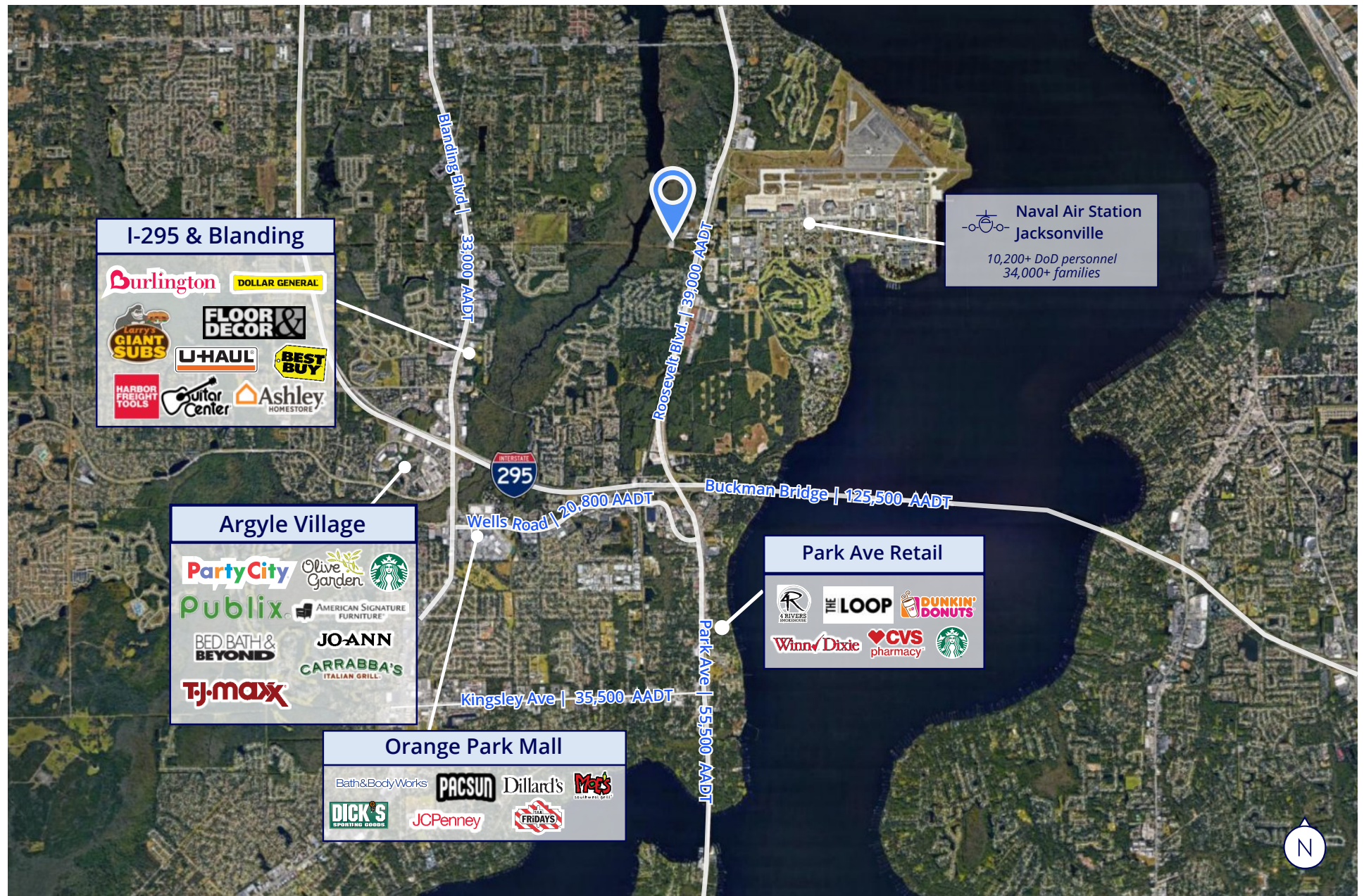
BUILDING NAME	Timuquana Commerce Center
ADDRESS	4640 Subchaser Ct. Suites 101 & 120 Jacksonville, FL 32244
PARCEL ID #S	098404-1030 & 098404-1220
COUNTY	Duval
SUBMARKET	Westside
NEAREST HIGHWAY	I-295 (3± miles)
UNIT SIZE	2,500± SF (100' deep x 25' wide)
OFFICE SPACE	120± SF
CONSTRUCTION TYPE	Metal & Block
YEAR BUILT	2008
ZONING	Industrial Business Park (IBP)
UTILITIES	City water, sewer, electric (JEA)
POWER	3-phase
FIRE SAFETY	Wet-pipe system
CLEAR HEIGHT	18' - 22'
DRIVE-IN DOORS	Grade-level roll-up door(s) - two (2) 10'x14' doors at the front and rear of the space

Floor Plan | Suite 101 & 120



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Property Location



PROPERTY Distances

1 mi
to I-295

1.7 mi
to US 90

3.1 mi
to I-10

4.9 mi
to US-23

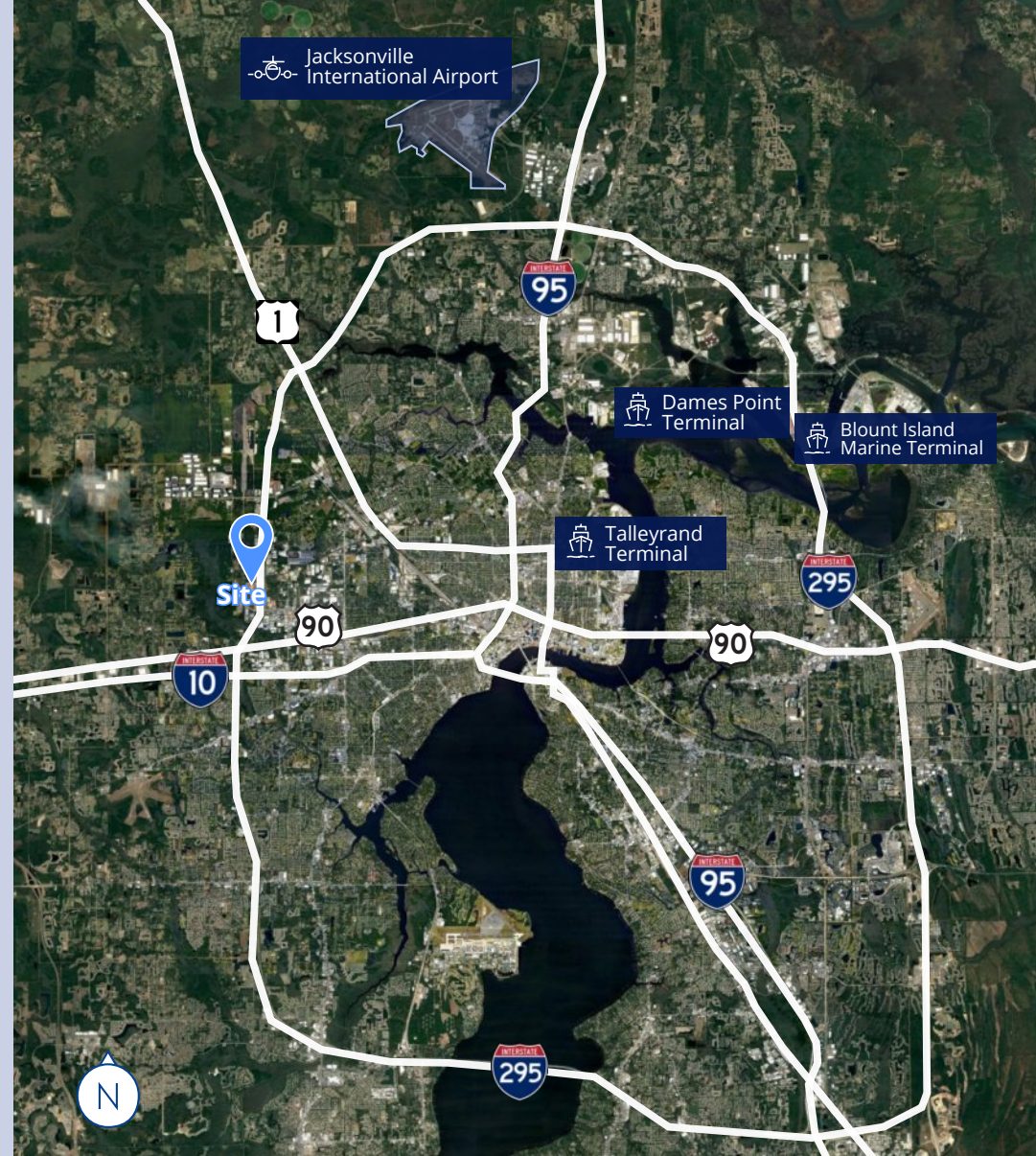
7.6 mi
to I-95

10.9 mi
to JAXPORT Talleyrand

17.8 mi
to JIA

19.5 mi
to JAXPORT Blount Island

21.3 mi
to JAXPORT Dames Point



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