

# For Lease

Warehouse/Office

**9444-9446 Florida Mining Blvd E**  
Jacksonville, FL 32257

## Property Highlights:

- 108,000± SF Available
- 0.5 AC of Industrial Outdoor Storage
- Power: 4,000a, 277/480v, 3p, 4w
- Perfect for Manufacturing
- 11,943 SF Office Space
- Plentiful parking and room to add more Drive-In Doors

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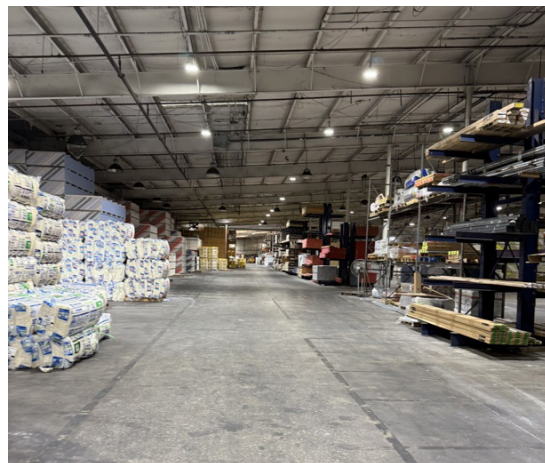
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# Property Highlights

|                                |                                                 |
|--------------------------------|-------------------------------------------------|
| <b>Site Area</b>               | 19.54 AC                                        |
| <b>Total Building Area</b>     | 250,000 SF                                      |
| <b>Available Building Area</b> | 108,000 SF                                      |
| <b>Warehouse Area</b>          | 96,057 SF                                       |
| <b>Office Area</b>             | 11,943 SF                                       |
| <b>Load Configuration</b>      | Rear                                            |
| <b>Clear Height</b>            | 17' - 23' (pitched roof)                        |
| <b>Sprinkler</b>               | Wet                                             |
| <b>Power</b>                   | Heavy Power<br>4,000a, 277/480v, 3p, 4w         |
| <b>Dimensions</b>              | 450' d x 200' w                                 |
| <b>Dock High Doors</b>         | 5 (10' x 12' ) (+ 2 interior loading positions) |
| <b>Drive In Doors</b>          | 1 (ability to add 10± more)                     |
| <b>Parking</b>                 | 52                                              |
| <b>Trailer Parking</b>         | 40                                              |
| <b>Lighting</b>                | Metal Halide & LED                              |
| <b>Flood Zone</b>              | X                                               |
| <b>Parcel #</b>                | 159631 0000                                     |
| <b>Zoning</b>                  | IL                                              |
| <b>Use</b>                     | Manufacturing, Distribution                     |
| <b>Year Built</b>              | 1982                                            |
| <b>Outdoor Storage</b>         | 0.5 Acres + parking area                        |

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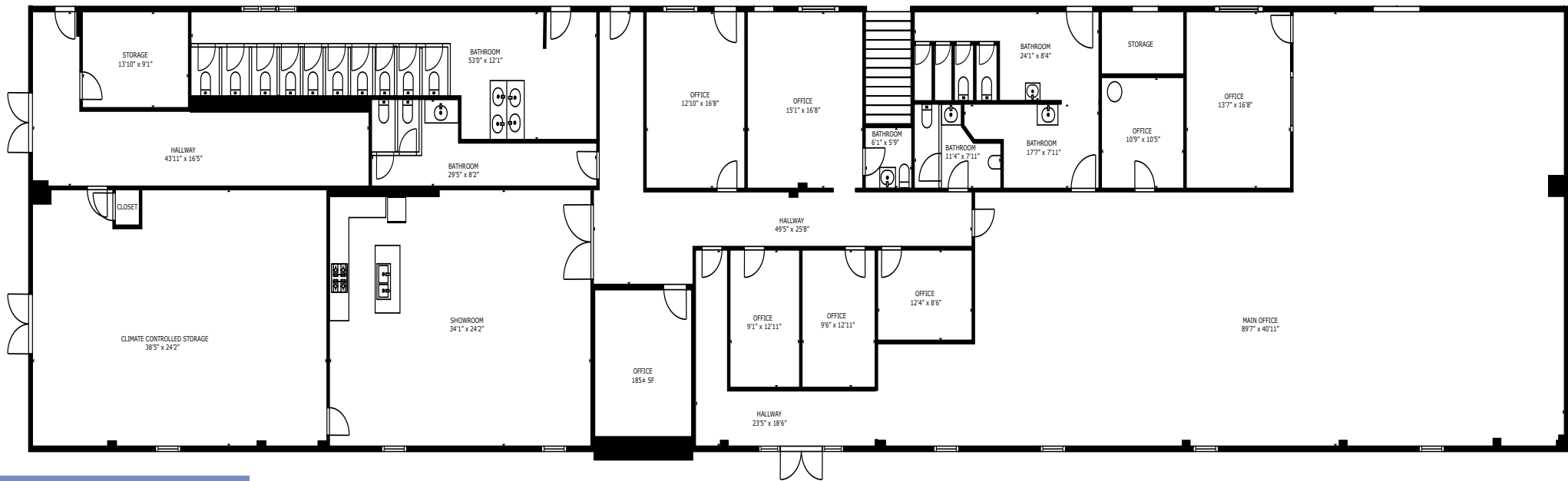


# Office & Floorplan

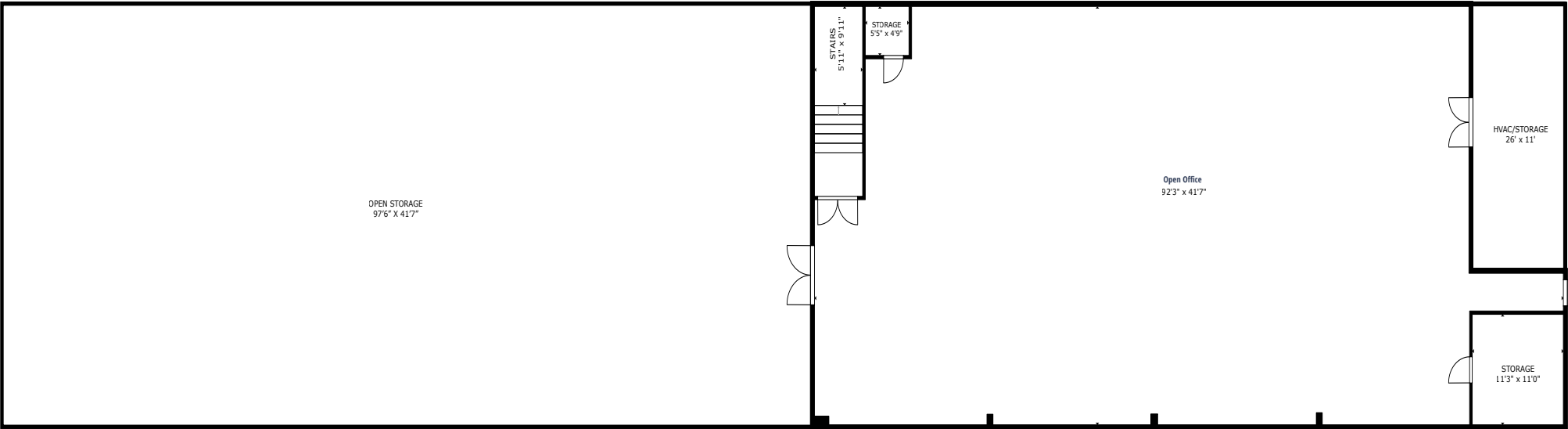
 Click to view full floorplan



## 1st Floor Office

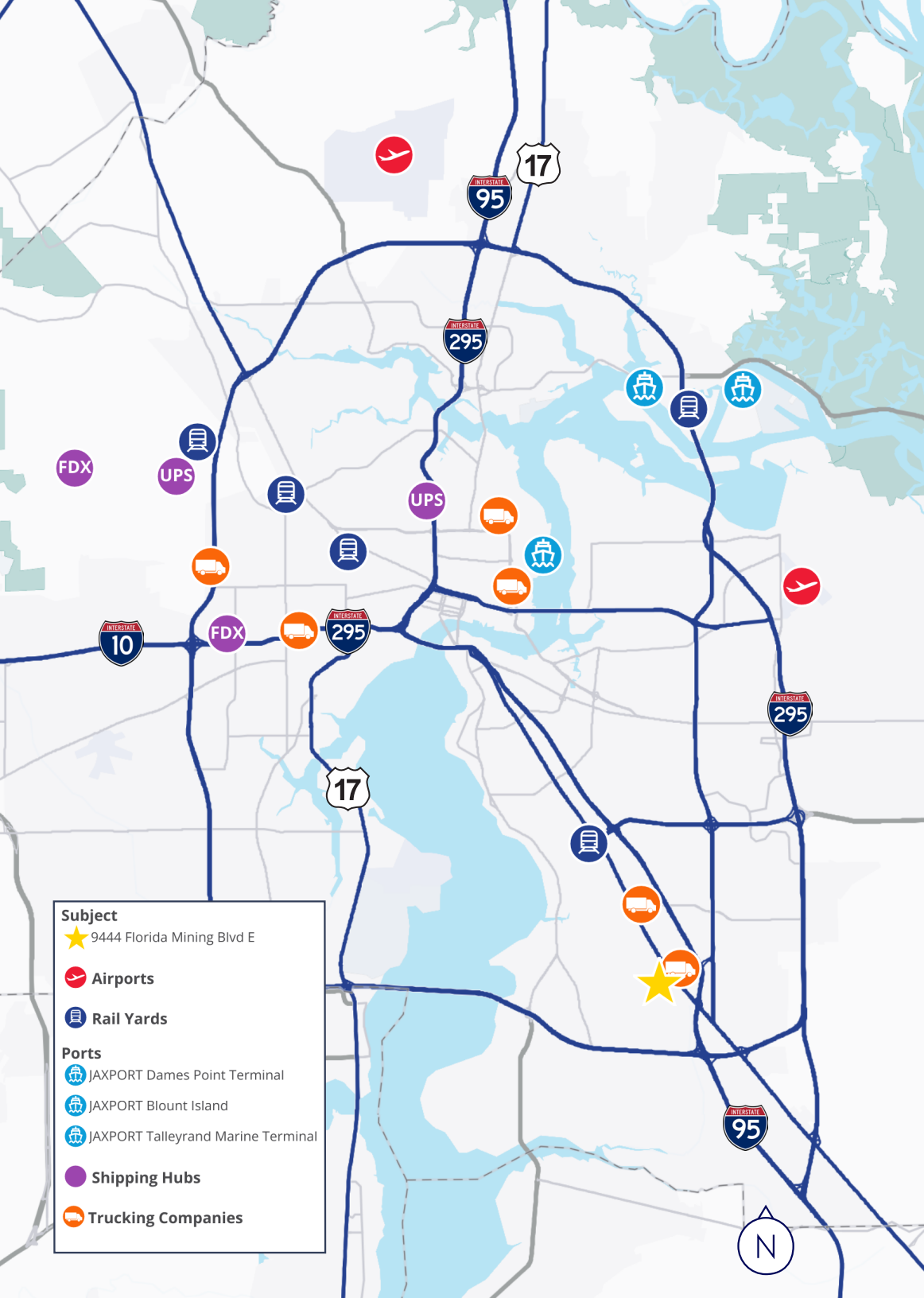


## 2nd Floor Office



Availability





## Location **Overview**

|  |                                      |            |
|--|--------------------------------------|------------|
|  | Interstate 95                        | 1.4 miles  |
|  | Interstate 295                       | 3 miles    |
|  | Interstate 10                        | 14.6 miles |
|  | Norfolk Southern Intermodal Facility | 23 miles   |
|  | CSX Intermodal Facility              | 25 miles   |
|  | FEC Intermodal Facility              | 4.5 miles  |
|  | Jacksonville Int'l Airport           | 30 miles   |
|  | JAXPORT   Talleyrand                 | 16.5 miles |
|  | JAXPORT   Dames Point                | 23.4 miles |
|  | JAXPORT   Blount Island              | 24.6 miles |
|  | Port of Savannah                     | 156 miles  |
|  | Port of Tampa                        | 213 miles  |
|  | Port of Charleston                   | 254 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 FTZ #64
- No state or local personal income tax
- No inventory tax

# Trade Area

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*St. Johns  
Town Center  
6.5 mi*

202

*Deerwood Center  
2.25 mi*



*I-95 & JTB  
Interchange  
4.3 mi*

*Philips Hwy*

INTERSTATE  
95



*Florida Mining  
Industrial Park*

*I-95 & I-295  
Interchange  
2.5 mi*

INTERSTATE  
295



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# Trade Area

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Magnolia Business Park

BRINKS

APEX

ENERGY SOLUTIONS

MARONDA  
Homes

Interstate South  
Commerce Center

Emser Tile

LENNAR

TWO MEN  
AND A  
TRUCK

Honeywell

Florida Mining Blvd E



Florida Mining Blvd S

CHAMPION  
BRANDS

JAXGREEN  
INDUSTRIAL

TRUGREEN  
Live life outside.

UES  
SOLAR



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