



FOR LEASE

## SOUTHGATE DISTRIBUTION CENTER II

9855 Mining Terrace  
Jacksonville, FL 32257

12,000 SF  
AVAILABLE

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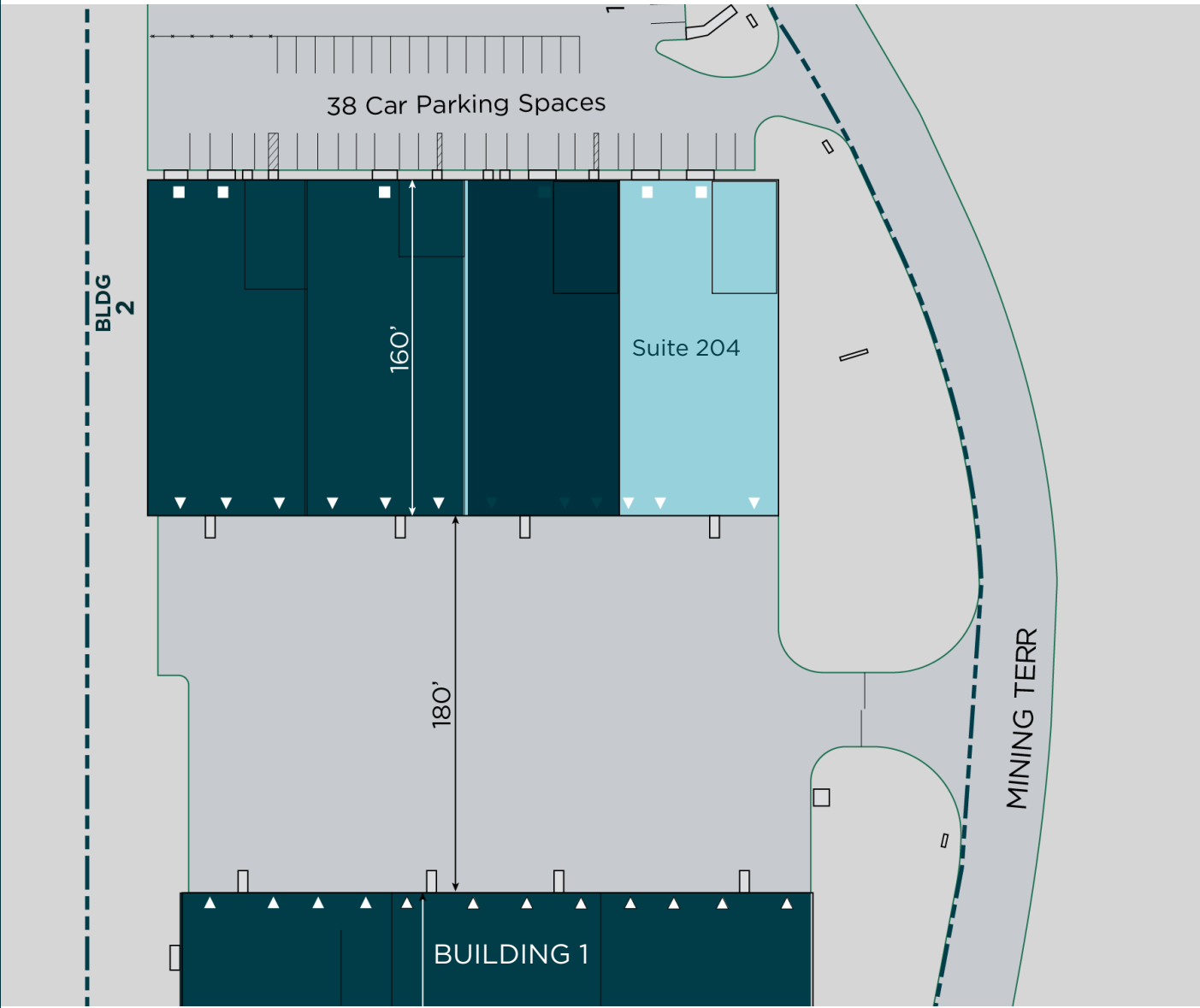
### PROPERTY HIGHLIGHTS

Great Southside location, close to all major highways including I-295, and I-95 and many amenities.

### PROPERTY DETAILS

|                  |  |
|------------------|--|
| Building Size:   | 48,000 SF                                    |
| Available Space: | 12,000 SF                                    |
| Site Area:       | 2.70 Acres                                   |
| Clear Height:    | 17' - 23'                                    |
| Column Spacing:  | 40' x 25'                                    |
| Building Depth:  | 160'   |
| Year Built:      | 1998   |
| Fire Protection: | Wet  |
| Truck Court:     | 180' (Shared)                                |
| Auto Parking:    | 38   |
| Loading:         | Grade Level with Dock High Access            |
| Power:           | 400 amp, 120/240 volts AC,<br>3 phase 4 wire |

# SITE PLAN



## SUITE HIGHLIGHTS

### SUITE 204 12,000 SF

- Office:** 1,200 SF
- Dock Doors:** 3 (10' x 10')
- Grade Door:** 2 (12' x 12')

