

for lease

5245 commonwealth ave



52,681 SF - 459,632 SF AVAILABLE

- 28 Acre Site
- 20' - 30' Clear Height
- Abundant Auto and Trailer Parking
- Short and Long Term Deal Options (3+ Years)
- Great Westside Location, 1.5 miles from I-10 & I-295
- Multiple Configurations for Divisibility
- No State or Local Personal Income Tax
- No Inventory Tax
- Strong Area Labor Base
- Located in FTZ #64

52,681 SF - 459,632 SF AVAILABLE

Available SF: ±459,632 SF

Suite 2: ±52,681 SF

Suite 3: ±116,149 SF

Suite 4: ±86,164 SF

Suite 5: ±114,666 SF

Suite 6: ±86,374 SF

Building Size: ±560,688 SF

Office Area: To-suit

Mezzanine & Common Area: ±4,704 SF

Clear Height: 20' - 30'

Dock Loading: 45
(Existing & Knock Outs)

Utilities: City Water & Sewer JEA

Year Built: 1960 / 1990

Column Spacing: 28' x 56' and 56' x 40'

Construction: Concrete Tilt Wall & Precast Panel

Sprinkler: Wet Pipe

Roof: TPO Roof Completed in 2015

Lighting: LED & Fluorescent

Power: 6,000 Amp, 277/480 v
3 phase

Zoning: IL
(Industrial Light)

Frontage: Commonwealth Ave

asking rates

Suite 2: \$6.00 / SF

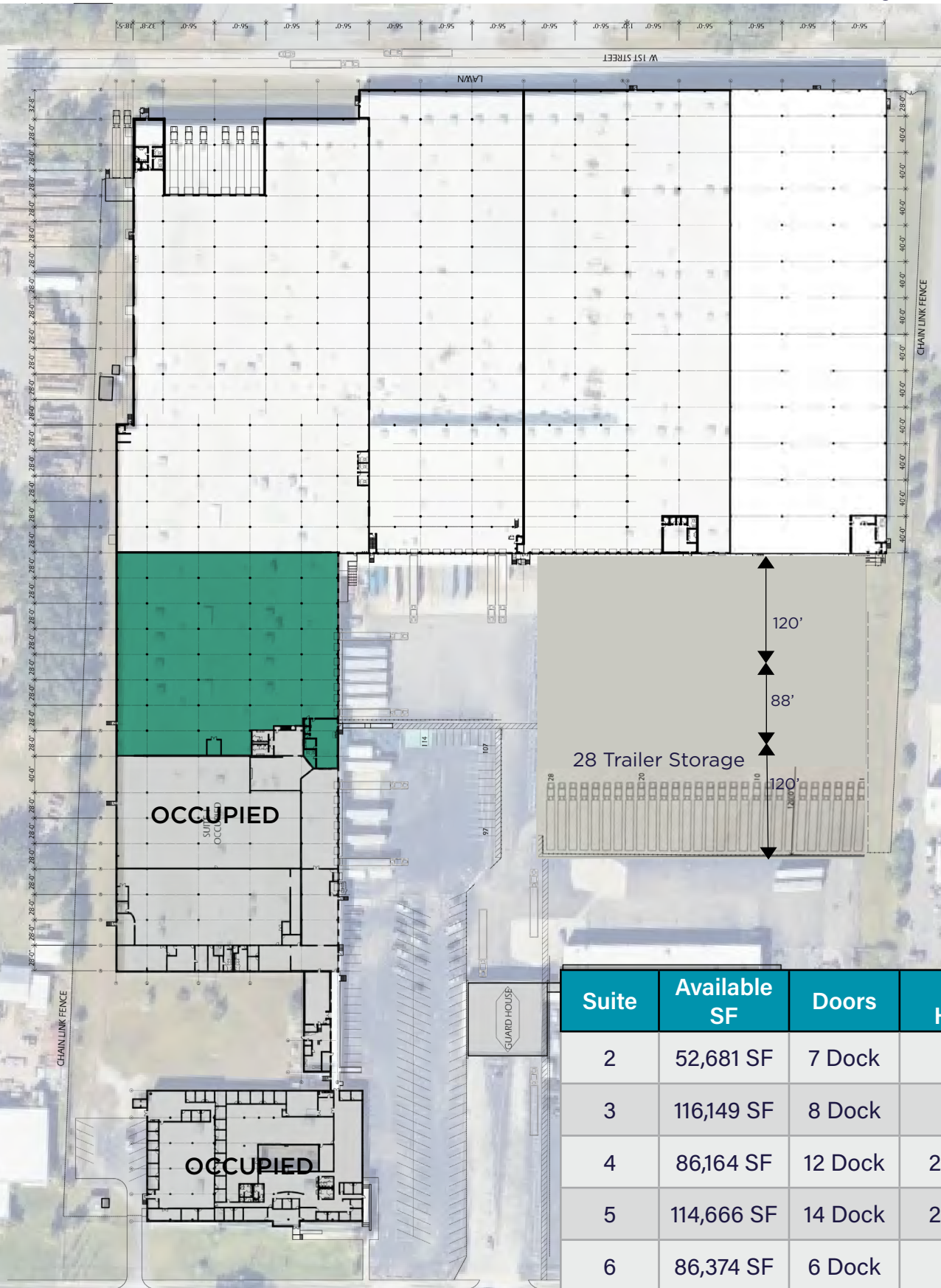
Suite 3: \$5.25 / SF

Suite 4: \$5.75 / SF

Suite 5: \$6.00 / SF

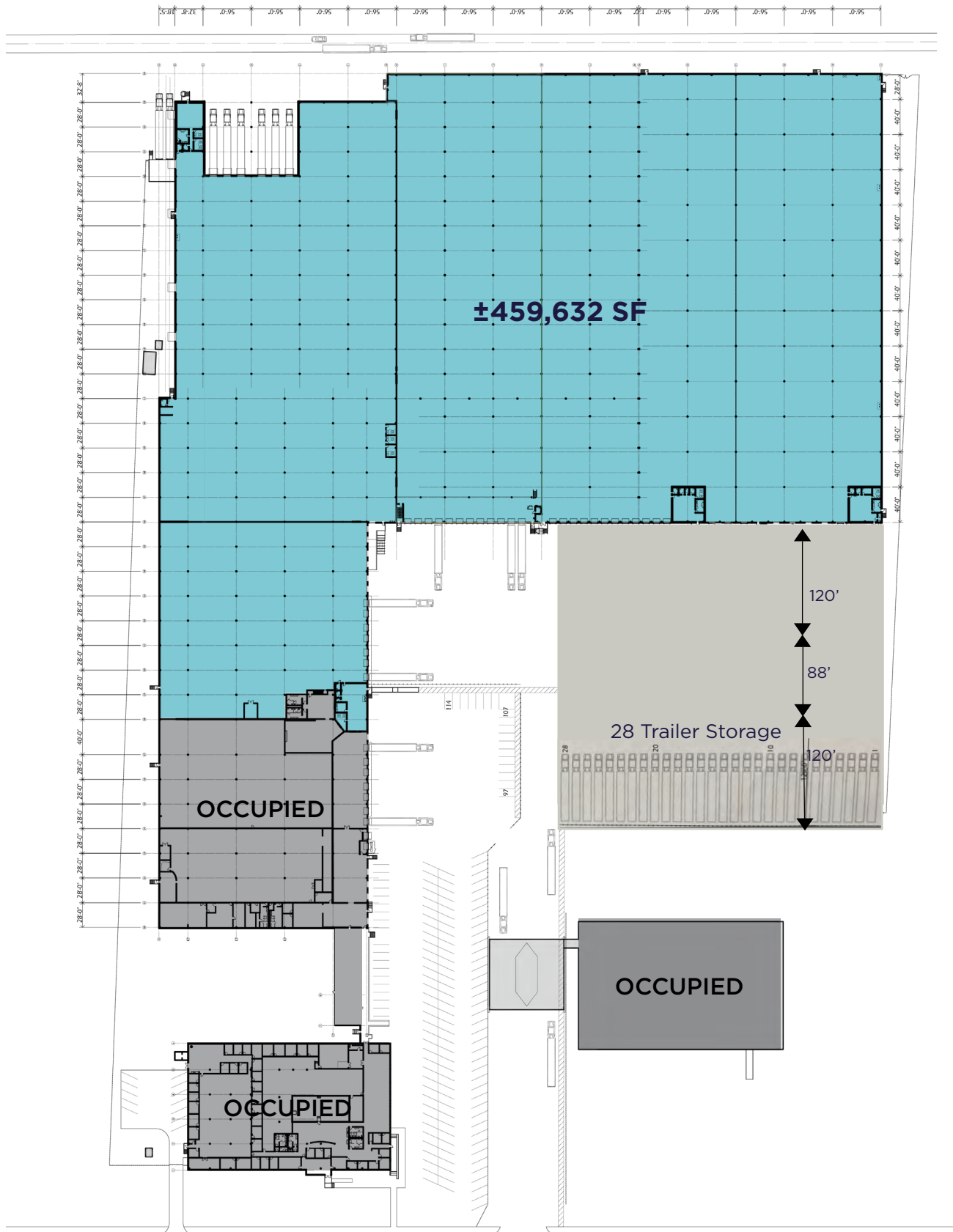
Suite 6: \$6.25 / SF





Suite	Available SF	Doors	Clear Height
2	52,681 SF	7 Dock	20'
3	116,149 SF	8 Dock	20'
4	86,164 SF	12 Dock	20' - 30'
5	114,666 SF	14 Dock	20' - 30'
6	86,374 SF	6 Dock	30'

site plan



*Conceptual Plan

strategic location



Outstanding Westside Location



Easy Access to I-10, I-295 and I-95



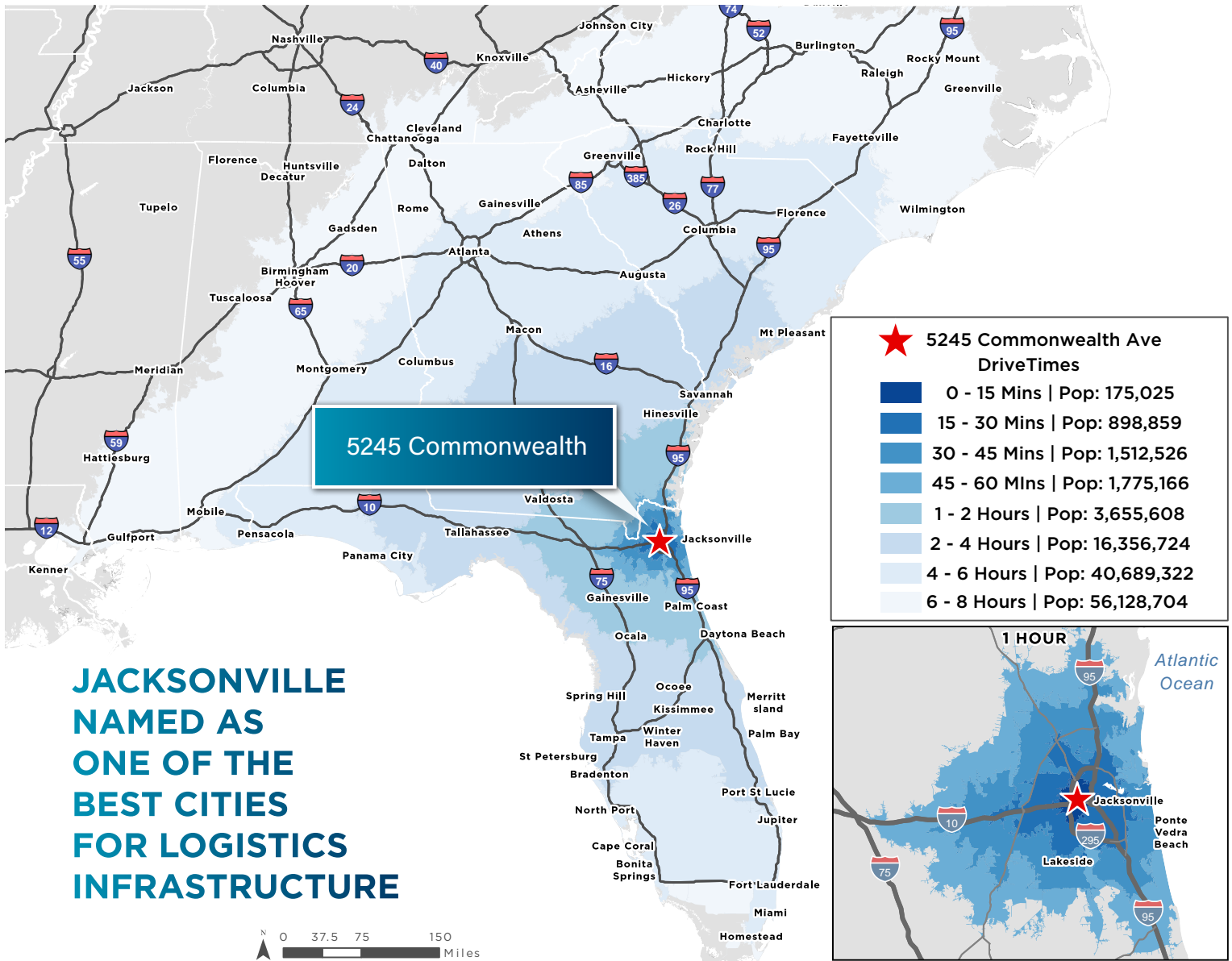
Close to ports and airports



56+ Mil consumers in an 8 hour drive



Minutes to downtown Jacksonville



1.5 MILES



4 MILES



1.5 MILES

JACKSONVILLE
CBD

4 MILES

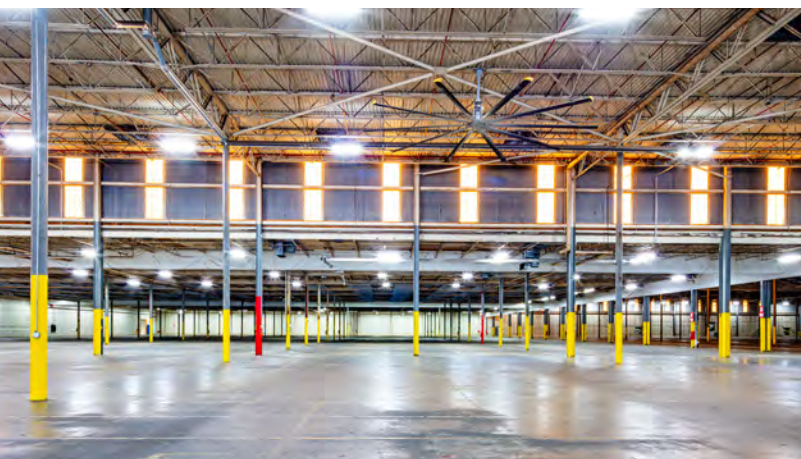
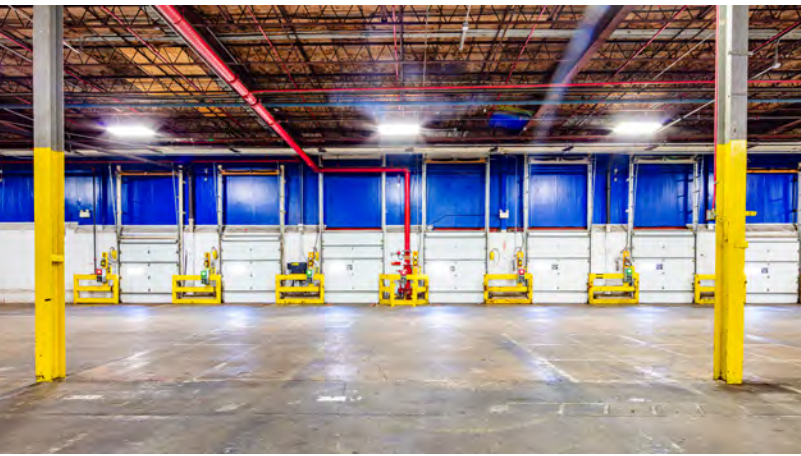


15 MILES



15 MILES

property photos



for lease

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For more information, please contact:

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