

for lease

# 5245 commonwealth ave



**±50,000 SF - ±403,428 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

# property highlights



## ±50,000 SF - 403,428 SF AVAILABLE

**Available SF:** ±403,428 SF

**Suite 3:** ±116,224 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 3:** \$5.50 / SF

**Suite 4:** \$5.75 / SF

**Suite 5:** \$6.00 / SF

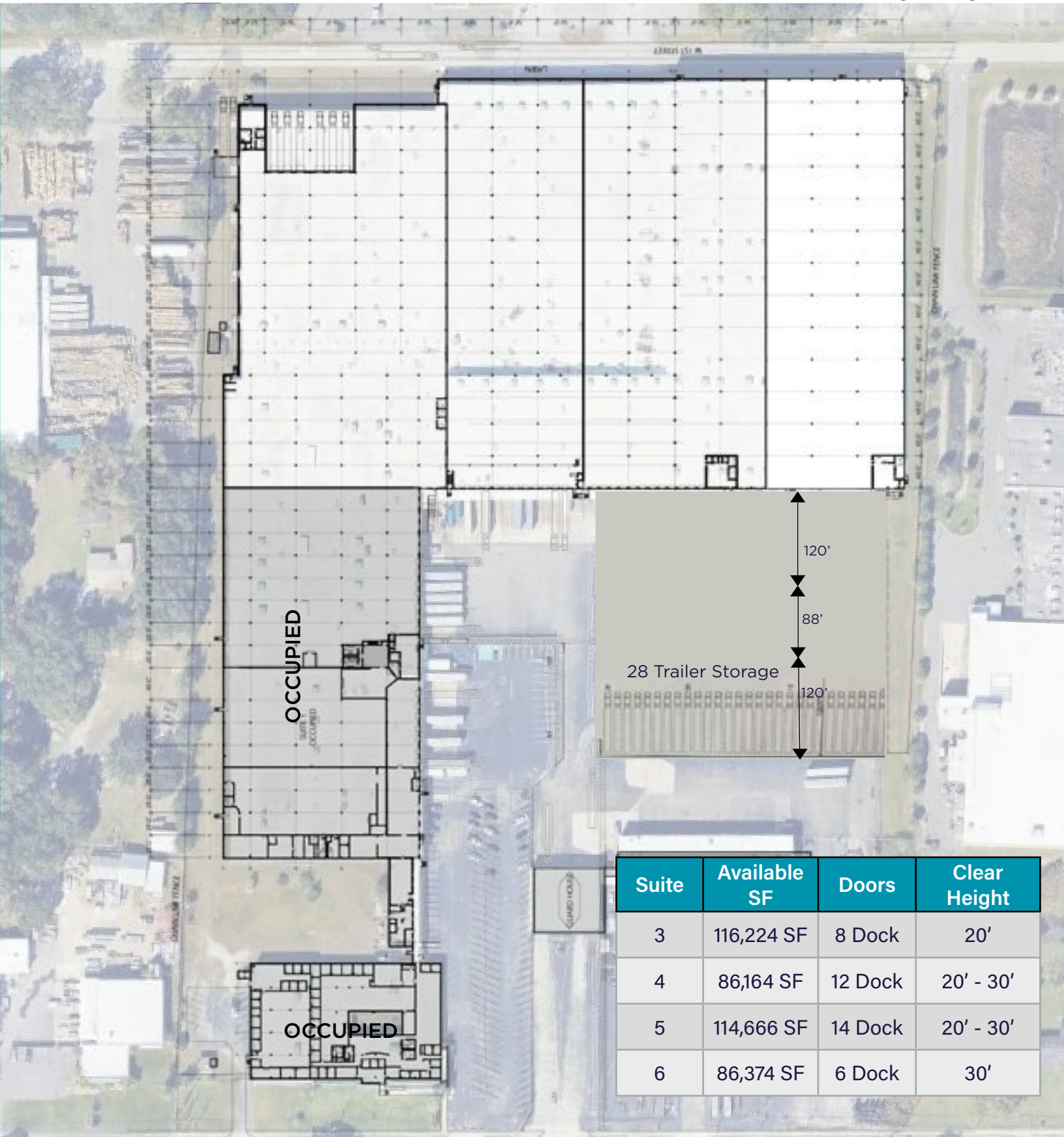
**Suite 6:** \$6.25 / SF



# site plan



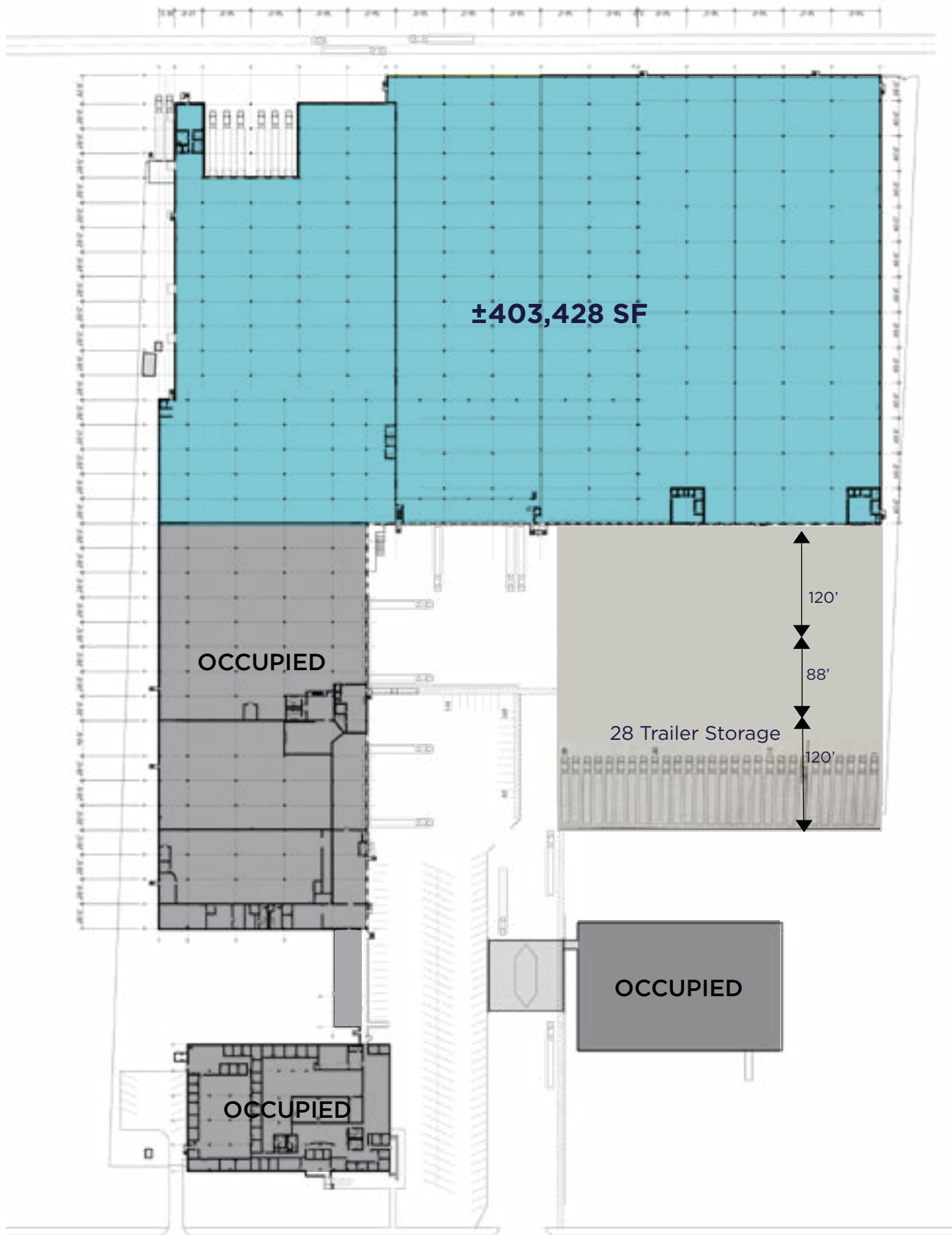
click on suite to see larger image



Suite	Available SF	Doors	Clear Height
3	116,224 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'

\*Conceptual Plan

# site plan



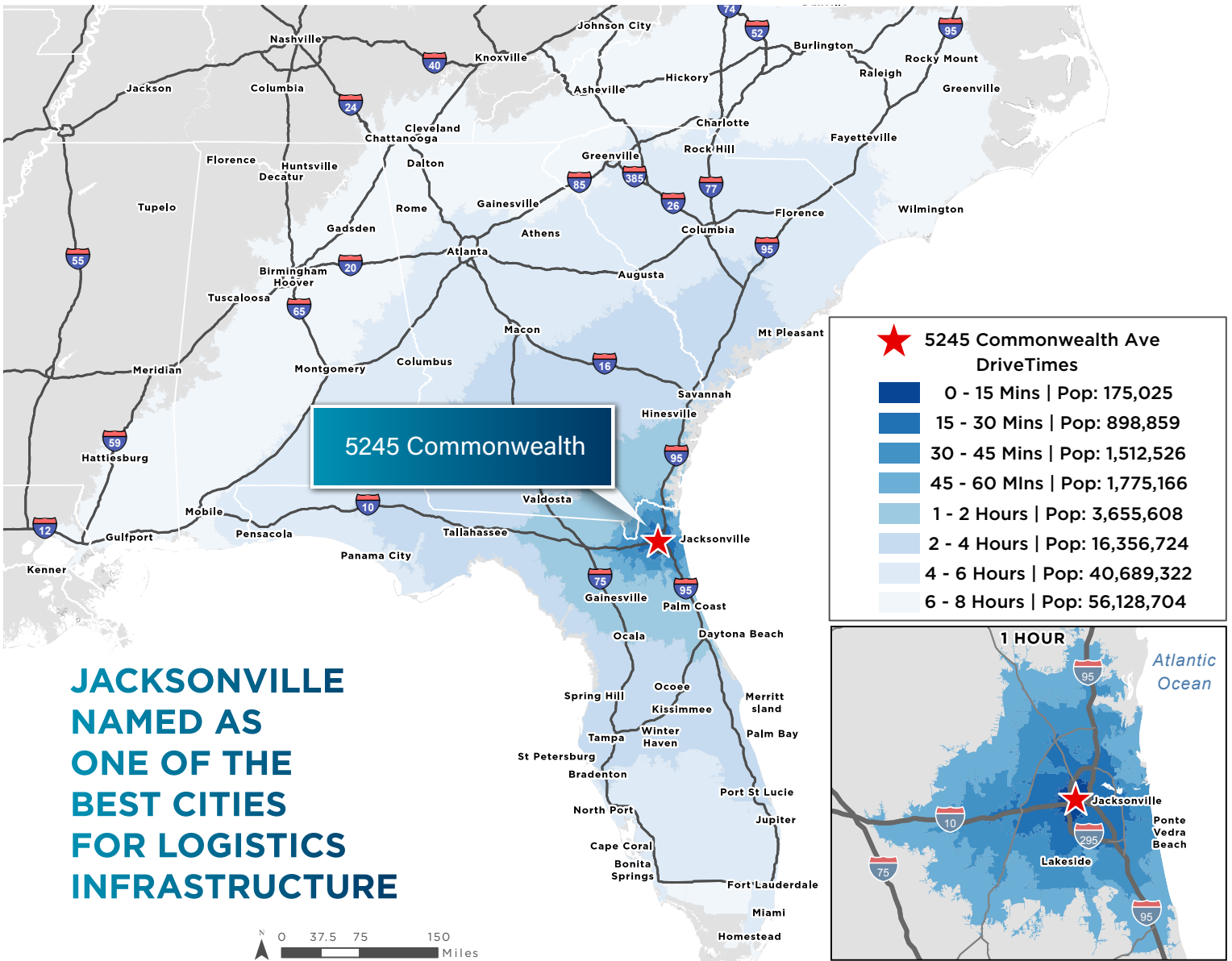
\*Conceptual Plan

# location highlights



## 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  
**5245 commonwealth ave**



**For more information, please contact:**

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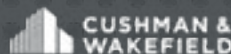
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