

For Lease

103RD STREET COMMERCIAL PARK



7540 103rd St Jacksonville, FL 32210



Offering Summary

Lease Rate (MG)	\$13.00 - 14.00 SF/yr (MG)
Building Size:	51,000 SF
Lot Size:	4.01 Acres
CAM:	\$3.25 PSF
Number of Units:	23
Year Built:	2005
Zoning:	PUD

Property Overview

Addison Commercial Real Estate is proud to exclusively represent this industrial park in Jacksonville, FL. This multi-tenanted park offers grade level warehouse in 1,500 sf to 3,000 sf spaces. Each 1,500 sf unit has a OH door & glass entrance door on the front of the suites.

Property Highlights

- Grade Level 10' x 14' OH Doors
- Quick Access to I-295

Spaces	Lease Rate (MG)	Space Size
211	\$13.00 SF/yr	1,500 SF
215/216	\$13.00 SF/yr	3,000 SF
207/208	\$13.00 SF/yr	3,000 SF
114	\$14.00 SF/yr	1,500 SF

CONTACT

Advisors

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Office

Addison Commercial Real Estate, Inc.
7400 Baymeadows Way, Ste. 320
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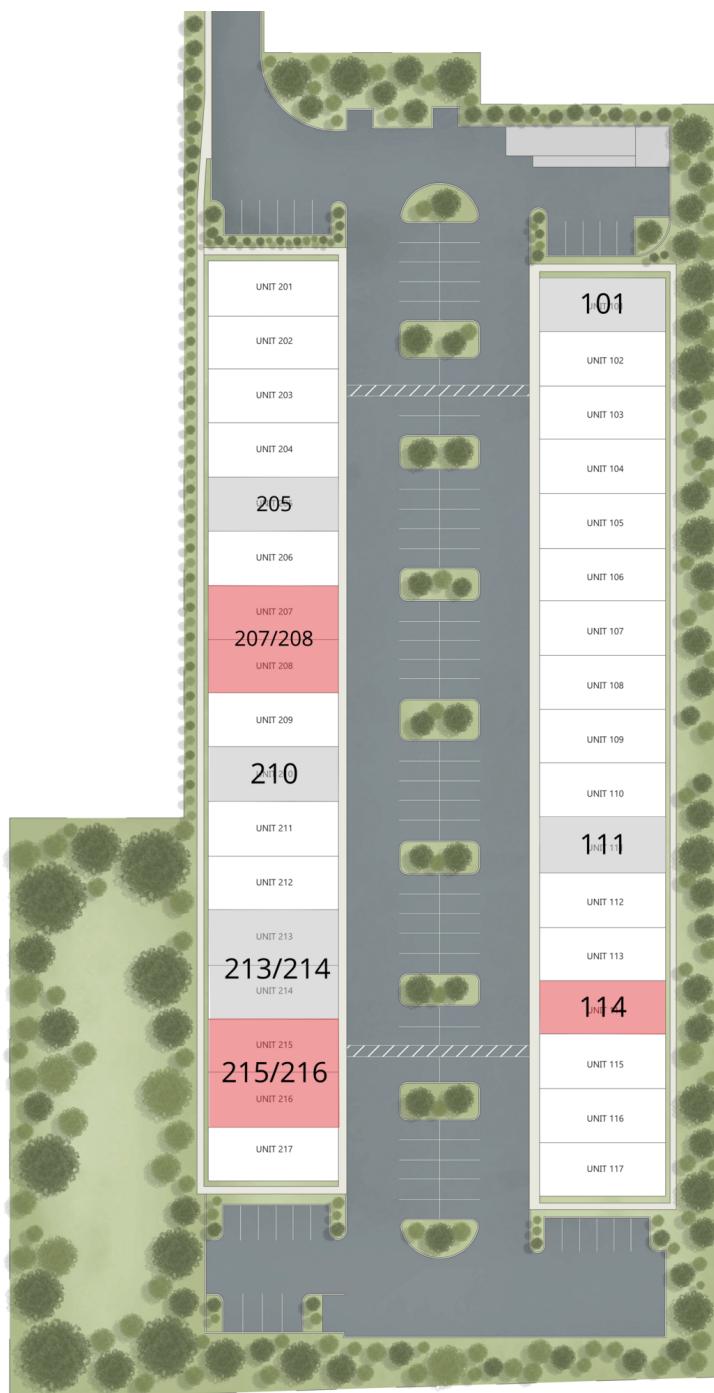


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Legend

Available

Unavailable

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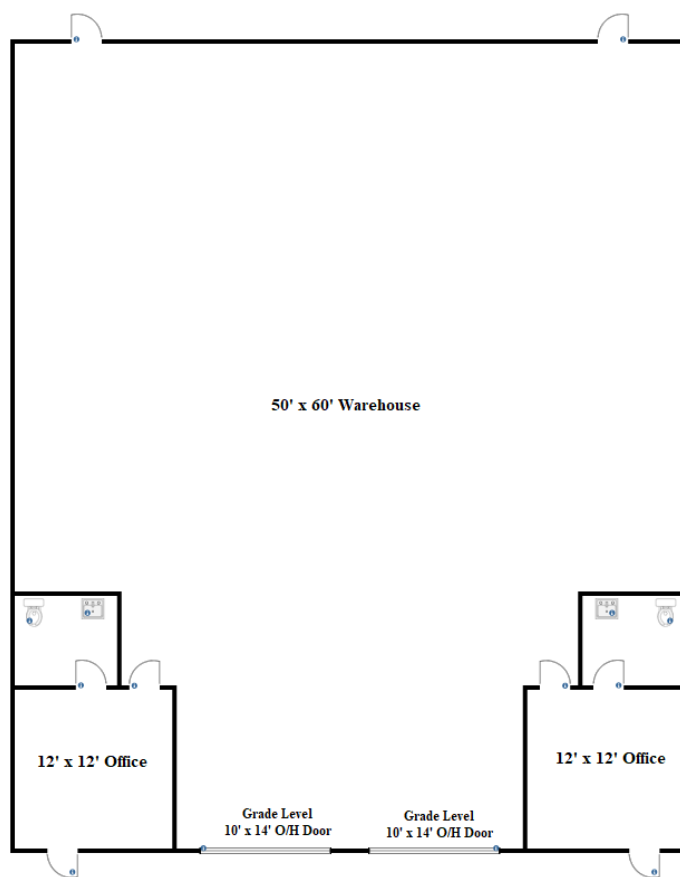
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Typical 1,500 SF Unit Layout



Typical 3,000 SF Unit Layout

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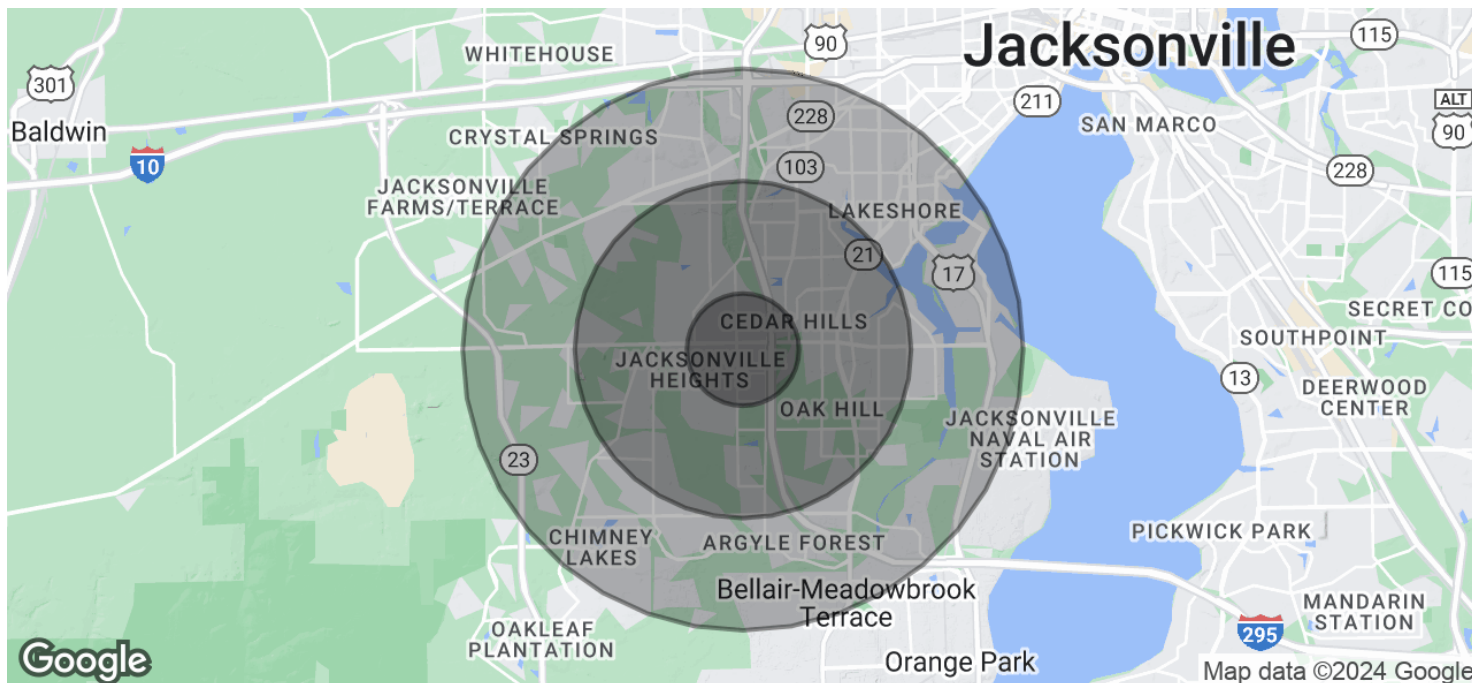


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Population	1 Mile	3 Miles	5 Miles
Total Population	11,231	66,350	160,307
Average Age	37.9	35.4	35.8
Average Age (Male)	36.1	34.4	34.3
Average Age (Female)	38.7	36.9	37.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,602	27,047	66,159
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$48,187	\$54,957	\$59,623
Average House Value	\$187,467	\$191,434	\$199,291

* Demographic data derived from 2020 ACS - US Census

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