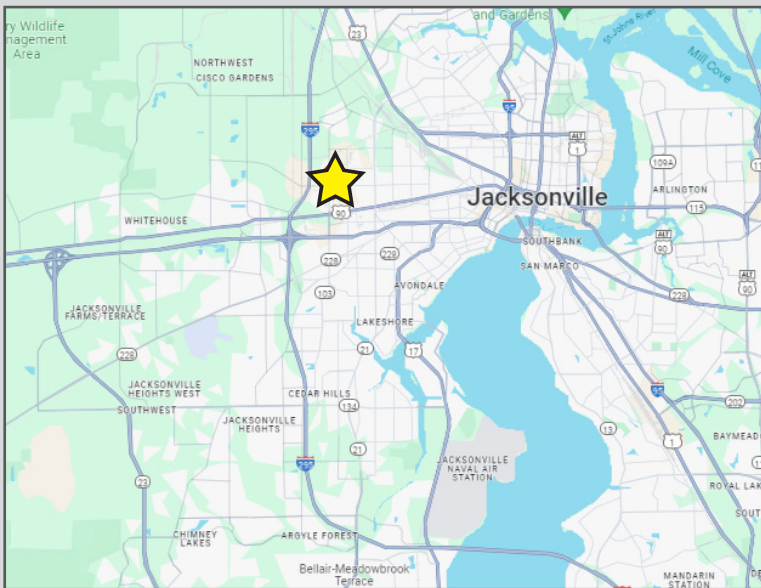


5858 BROADWAY AVE, SUITES 6-8

JACKSONVILLE, FL 32254



±25,000 SF WAREHOUSE AVAILABLE FOR SUBLEASE



- Total Office: ±1,200 SF
- Total Warehouse: ±23,800 SF
- Clear Height: 22'- 26'
- Loading: 4 Dock High Doors, and 1 Drive-In Ramp
- Sprinkler System: ESFR
- Zoning: Industrial Light (IL)
- Column Spacing: 25' W x 40' D
- Large Truck Court With Ample Parking
- Close Proximity to I-10, I-95, and I-295

Asking Price: \$6.50 per SF/NNN

For more information please contact our exclusive agents:

Colby Sims Vice President
csims@phoenixrealty.net

John Richardson SIOR President/Principal
jrichardson@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

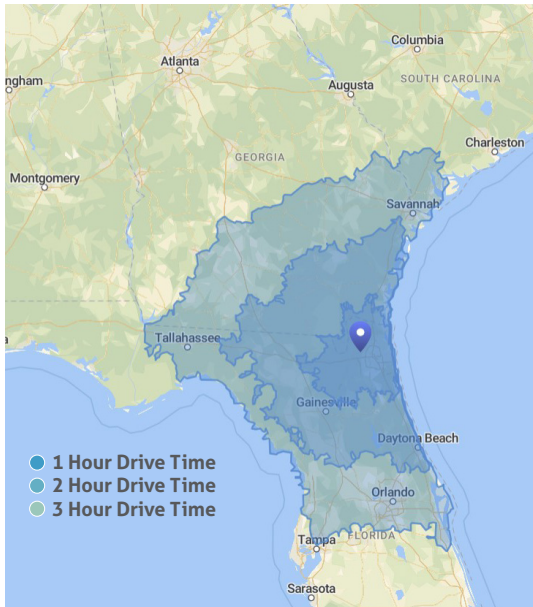
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Local Area

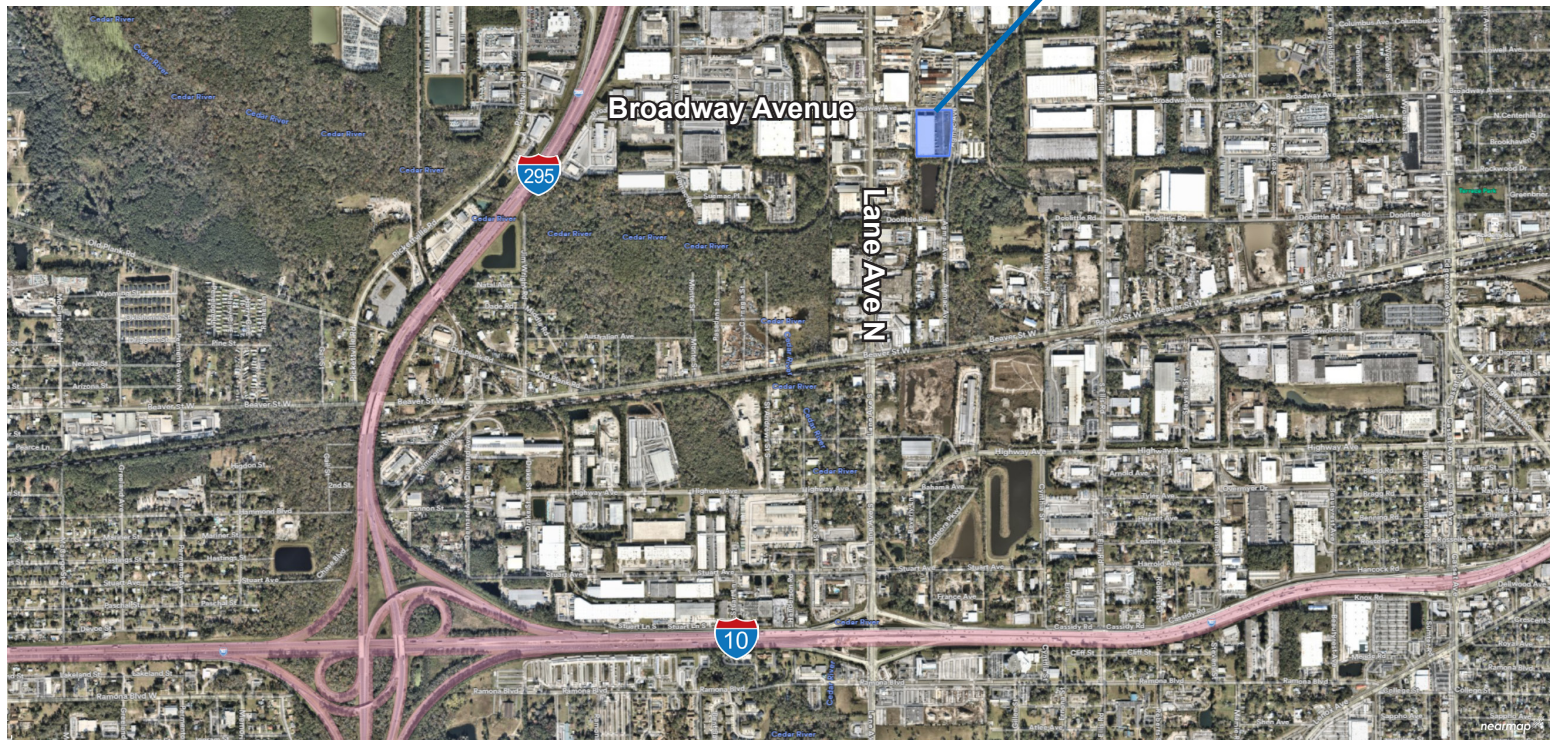
5858 Broadway Ave | Jacksonville, FL 32254



- ✓ **Jacksonville warehouse location for regional and local operations**
- ✓ **Strategically located with easy access to Interstates 10, 95 & 295**
- ✓ **Strong Local Labor Base**

Point of Interest	Time	Miles
 I-95	12 min	5.2
 I-10	4 min	1.2
 I-295	4 min	1.7
 JAX International	20 min	15.4
 JaxPort	25 min	19.4
 Downtown Jacksonville	13 min	5

5858 Broadway Ave is proximate to the region's major transportation infrastructure, providing direct access and serviceability to the Duval metro and neighboring regions.



Property Photos

5858 Broadway Ave | Jacksonville, FL 32254



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