

INDUSTRIAL SPACE FOR LEASE

2263 LEWIS ST

Jacksonville, FL 32204

Kahle Commercial Group



PROPERTY DESCRIPTION

Presenting 2263 Lewis St, Jacksonville, FL, 32204 – a versatile space that is designed to accommodate a spectrum of commercial needs, offering ample room for storage, light manufacturing, or distribution. With its location, this property sets the stage for seamless operations and business growth. 1500sf of "front" office w/add'l 650sf back office space Warehouse space is divided as follows: Front Warehouse 3,000sf; Center warehouse 3500sf; Back warehouse 2183sf

PROPERTY HIGHLIGHTS

- 3 separate warehouses with dock space
- 8' Roll Up Doors
- Paved Parking Lot
- Fenced Storage Area

OFFERING SUMMARY

Lease Rate:	\$7.17 SF/yr (MG)
Available SF:	10,884 SF
Lot Size:	0.97 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,305	38,453	79,115
Total Population	8,742	84,319	179,588
Average HH Income	\$70,556	\$74,158	\$74,770

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CYNTHIA MCLAIN, CCIM

Broker
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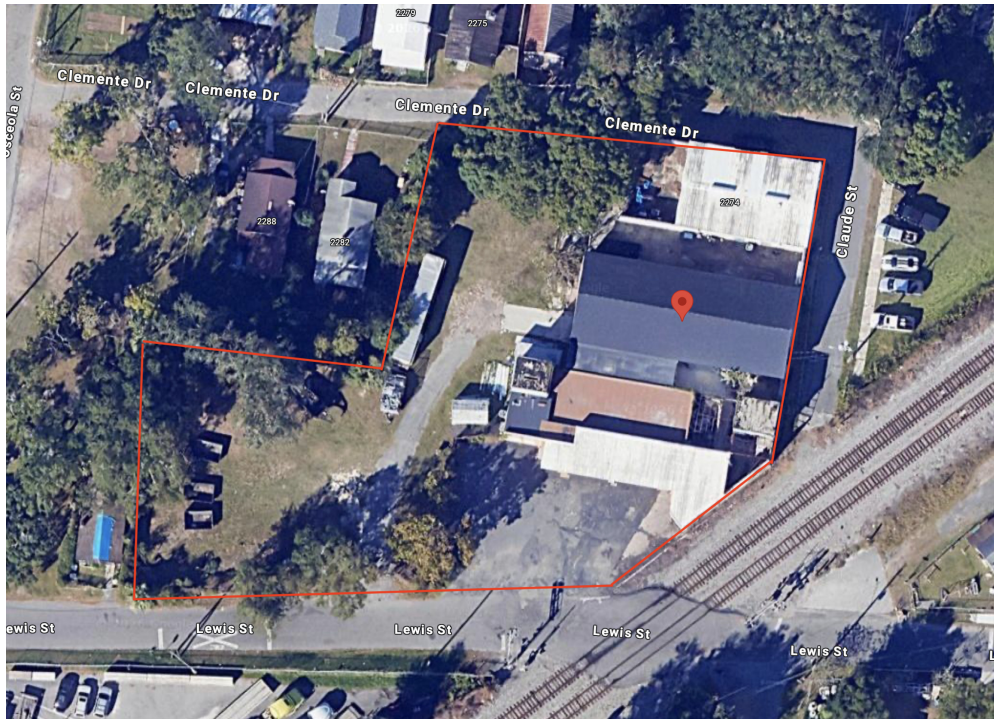
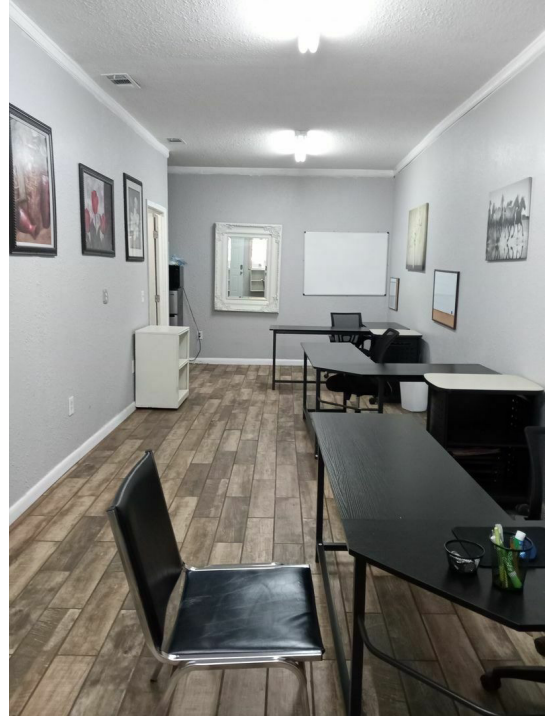
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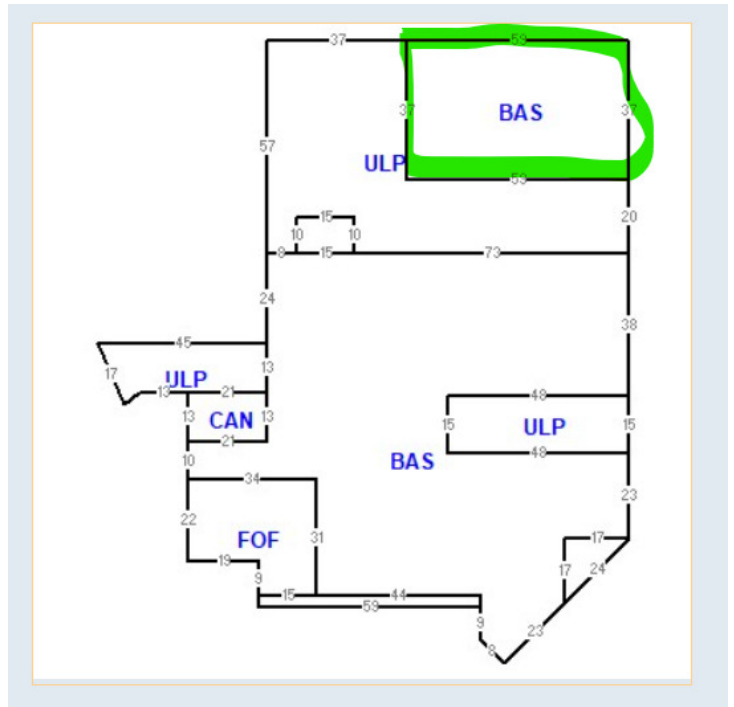
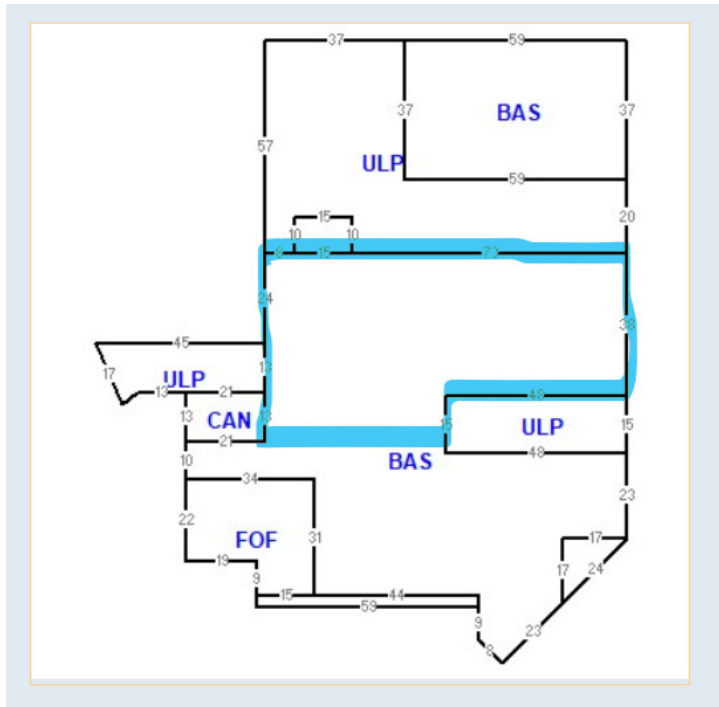
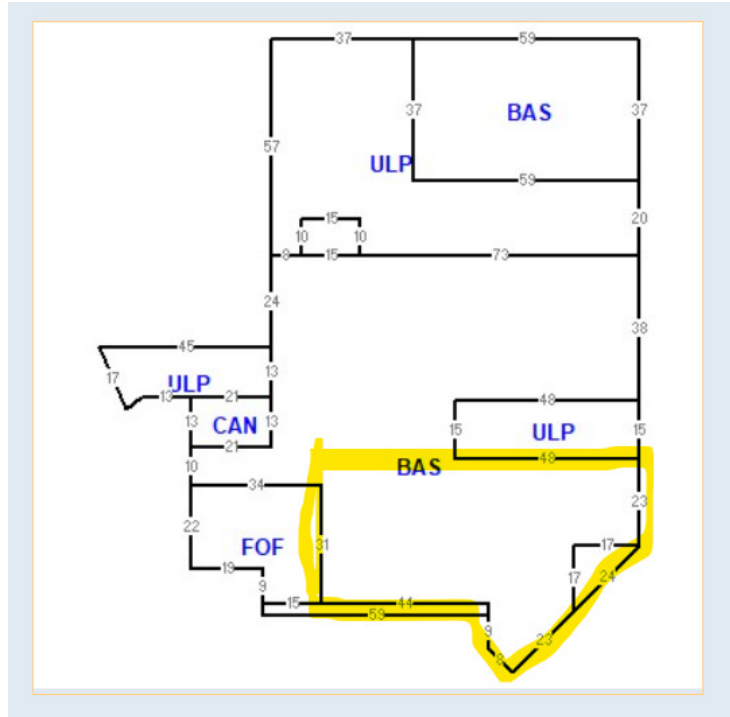
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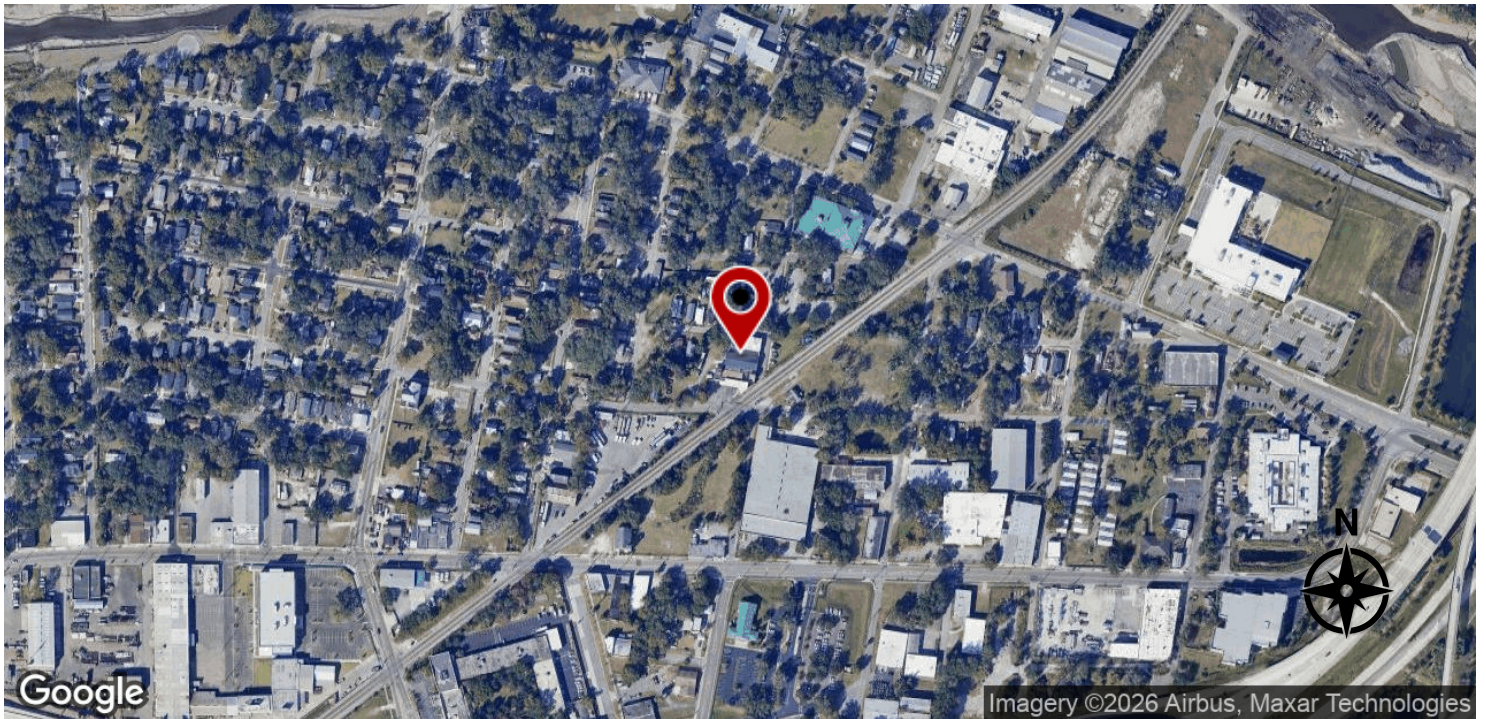
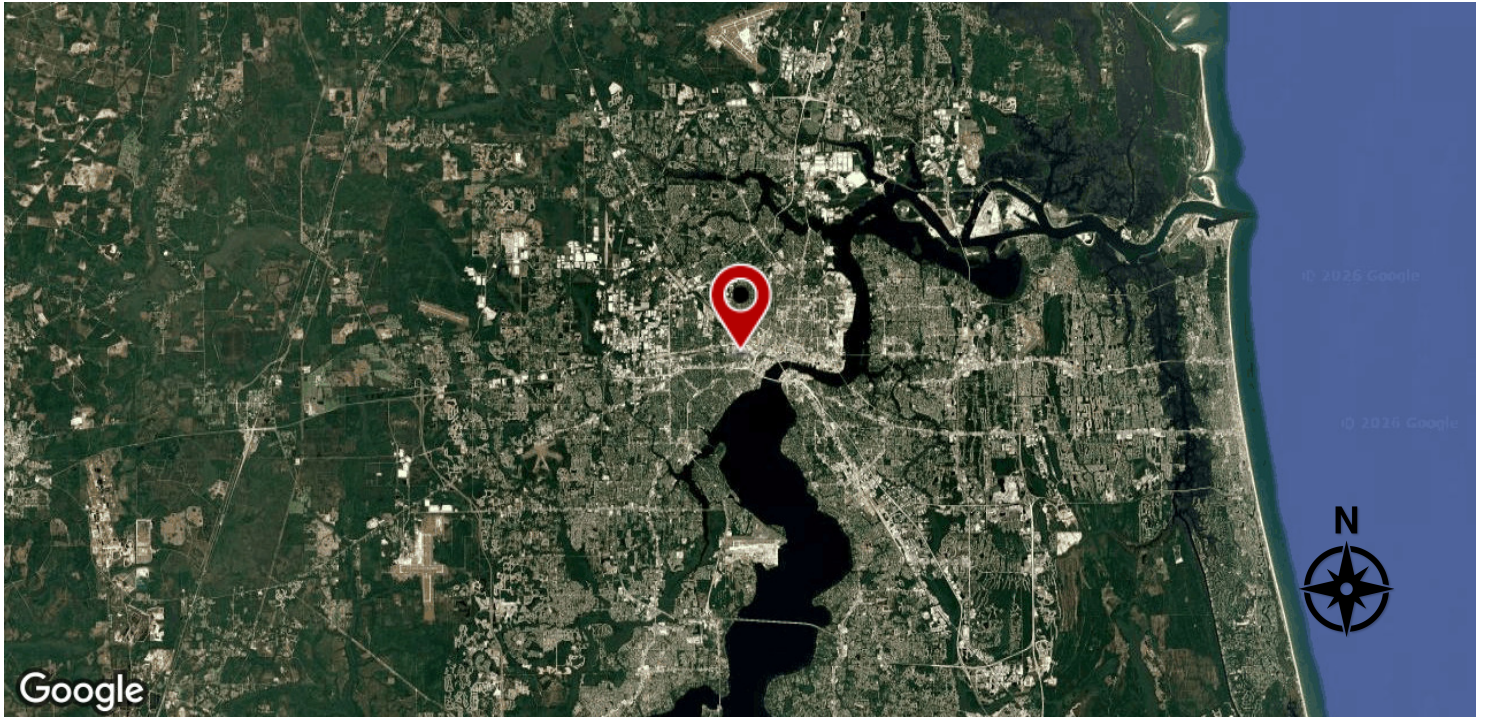
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