



# Timuquana Commerce Center

4640 SUBCHASER COURT, SUITE 102  
JACKSONVILLE, FL 32244

## For Lease

### BUMGARNER INDUSTRIAL TEAM



Lease Rate:

# \$8.50/SF, NNN

## Contact Us

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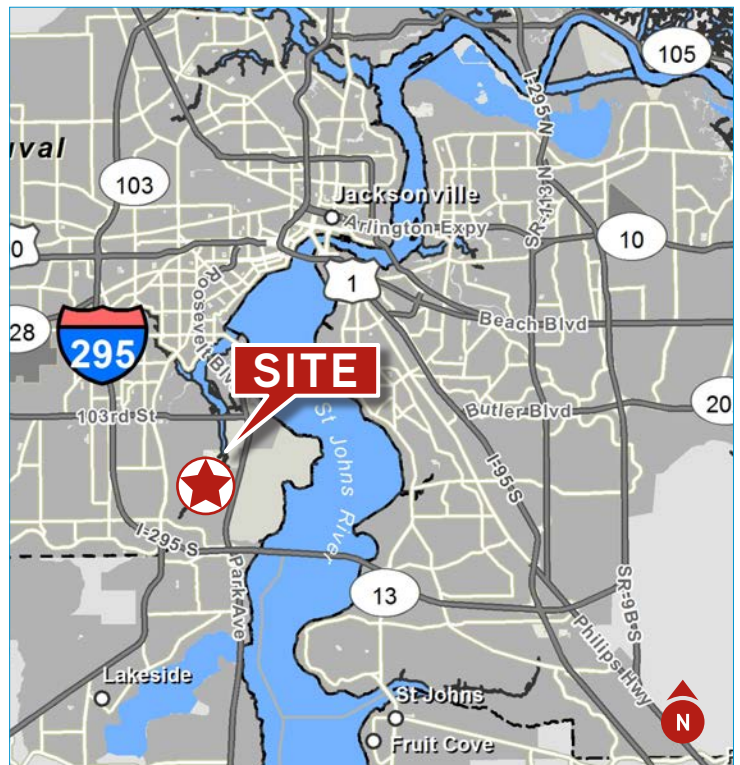
COLLIERS INTERNATIONAL  
FLORIDA  
76 S. Laura Street, Suite 1500  
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# Property Features

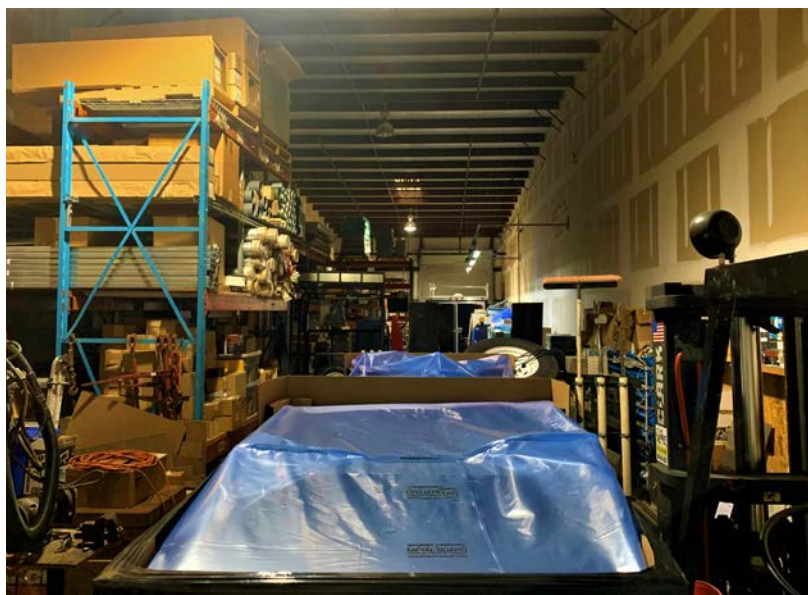


## Property Highlights

- > 2,500± SF suite available
- > Unit dimension: 100' x 25'
- > Features 120± SF office space
- > Two (2) 14 x 10 grade level doors with drive through access
- > 3-phase power available
- > Zoned industrial business park (IBP)
- > Fenced with electric gate and keypad for after-hours access
- > **Lease Rate: 8.50/SF**
- > **NNN: \$2.50/SF**



# Property Photos



# Site Plan & Aerial



# Property Details

## Location Information

Building Name	Timuquana Commerce Center
Street Address	4640 Subchaser Ct, Suite 102
City, State, Zip	Jacksonville, FL 32244
County	Duval
Submarket	Riverside
Nearest Highway	I-295



Drive Time

I-295	3 Miles
I-10	8 Miles
I-95	9 Miles
Orlando	139 Miles
Miami	344 Miles
Atlanta	352 Miles

## Building Information

Unit size	2,500± SF
Price per SF	\$8.50/SF, NNN
Tenancy	Multi-Tenant
Year built	2008
Zoning	Industrial Business Park (IBP)
Lot Size	4.79± AC
Parcel ID#	098404-1070
Power	3 phase
Clear Height	22'
Drive-Ins /Docks	Two (2) 14' x 10' roll up doors
Construction Type:	Metal & Block
Office size	120± SF



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