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Sun TIRE 

Lease Rate:

\$4.50/SF

+ NNN & Pass Through Expenses

**For Lease** | 6807 South Stuart Lane | Jacksonville, FL 32254

## 22,052± SF Office & Warehouse

- 16,900± SF space available with an additional 5,152± SF of warehouse space coming available no later than 3rd quarter 2021.
- 3,300± SF office consisting of 6 private offices, a large open work area, conference room, breakroom with sink, air conditioned storage area, 2 office restrooms and 1 warehouse restroom
- Fully sprinkled warehouse with 22' clear height, LED Lighting, covered loading dock with 14' wide roll up doors, eight 8 trailer positions and a ramp
- Located just minutes from I-10 and I-295 interchange
- Great visibility with interstate frontage
- **Estimated Annual Pass Through Expenses: \$0.80/SF**
- **Annual Base Lease Rate: \$4.50/SF, NNN**

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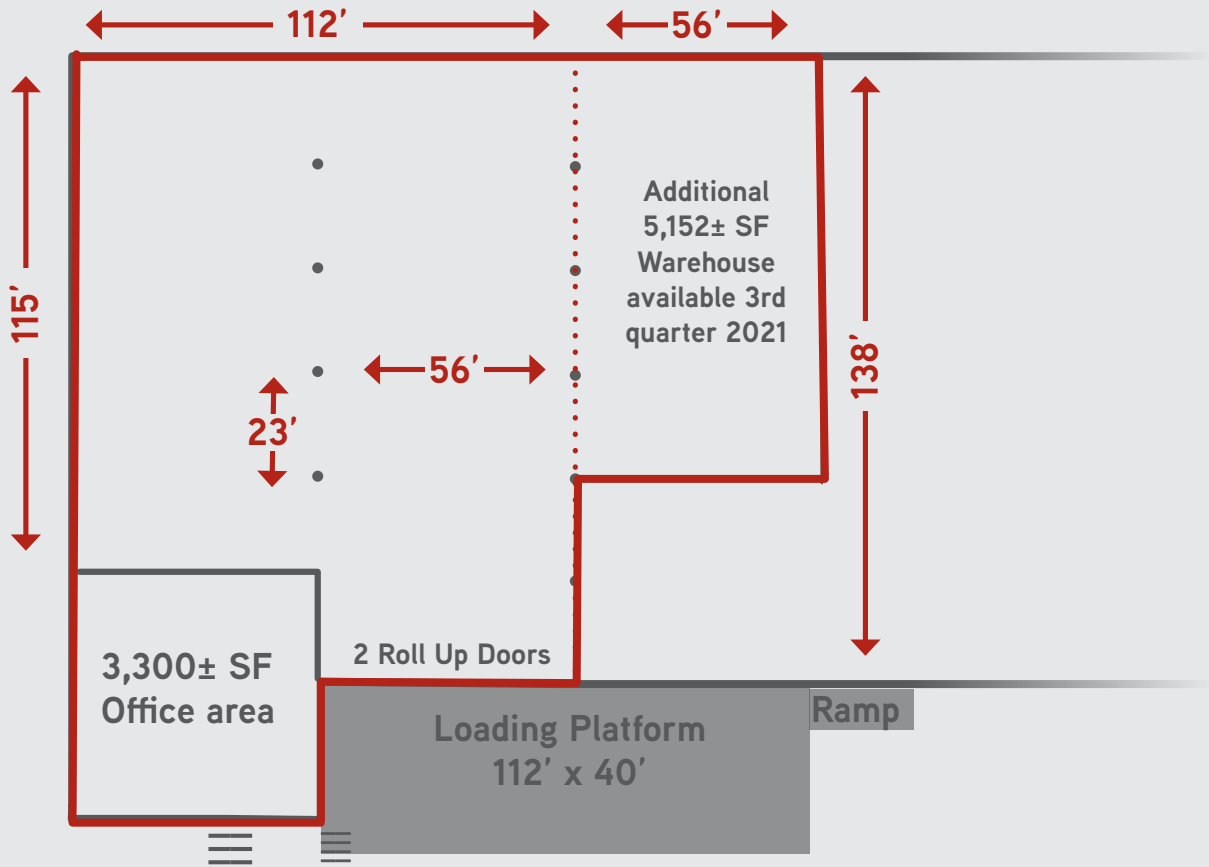
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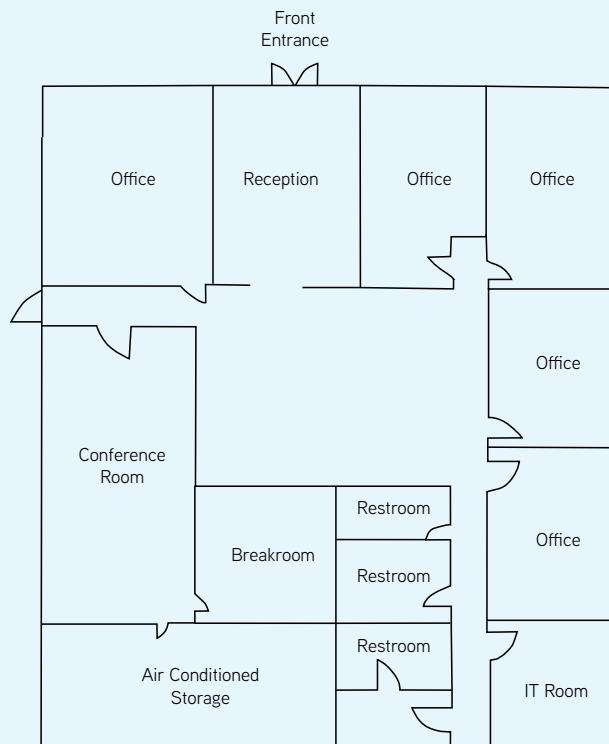
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### Space Plan



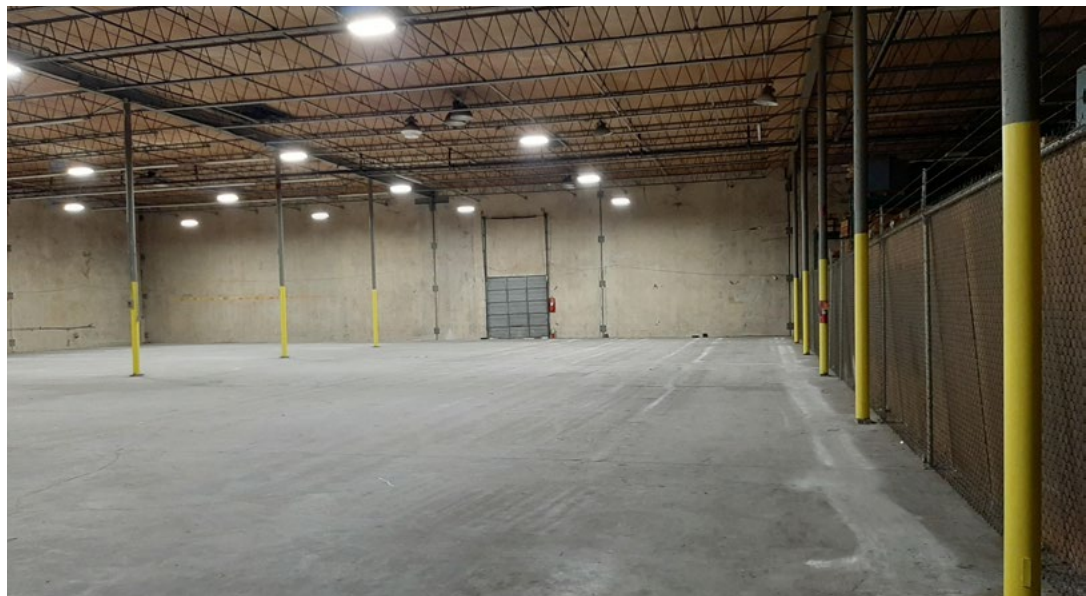
### Office Floor Plan 3,300± SF



# Photos

This multi-use warehouse is an excellent space for a variety of businesses. With many amenities, options to expand and a strategic location, this property separates itself from the rest.

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## Property Details

Street Address:	<b>6807 South Stuart Lane</b>
City, State, Zip:	<b>Jacksonville, FL 32254</b>
Maximum Contiguous Space:	<b>22,0520± SF (3rd Quarter 2021)</b>
Minimum Space Size:	<b>16,900± SF</b>
Office Area:	<b>3,300± SF</b>
Year Built:	<b>1970</b>
Truck Court Depth:	<b>95'±</b>
Zoning:	<b>IL (Industrial Light)</b>
Clear Height:	<b>22'</b>
Column Spacing:	<b>56'w x 26'd</b>
Loading Doors	<b>Covered loading dock with 8 trailer positions and forklift ramp</b>
Building Type:	<b>Front Load Distribution</b>
Construction:	<b>Precast Panel</b>
Utilities:	<b>City water and sewer</b>
Electric:	<b>400 amp, 480/277 volts, 3 phase</b>
Warehouse Lighting:	<b>LED Lighting</b>
Fire Suppression Type:	<b>Fully-sprinkled (wet-system)</b>

## Amenities



Electricity



Wet System



Strategic Location

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## Drive Times

I-10	<b>0.5 miles (2 min)</b>
I-295	<b>1 mile (3 min)</b>
I-95	<b>5 miles (7 min)</b>
JAXPORT   Talleyrand	<b>10 miles (15 min)</b>
JAXPORT   Dames Point	<b>19 miles (24 min)</b>
JAXPORT   Blount Island	<b>21 miles (31 min)</b>

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