

# FOR LEASE

Greenland Business Park  
NNN INDUSTRIAL WAREHOUSE



Center Size : 14,000 SF  
Lease Rate : **\$8.50**

Available Space : 3,500 SF +/-  
**CAP Rate : 10%** Zoning: IL

## 11341 Distribution Ave E, Jacksonville, FL 32256

**Property:** Metal Building conveniently located near I-295 and US 1 in the south Phillips Highway corridor and in Greenland Business Park. Space consists of 3,500 SF +/- with 1,680 SF +/- office build out and 1 grade level roll up door. 4 private offices, break/conference room, reception area, and a work area that can be converted to a fifth office.



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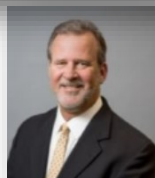
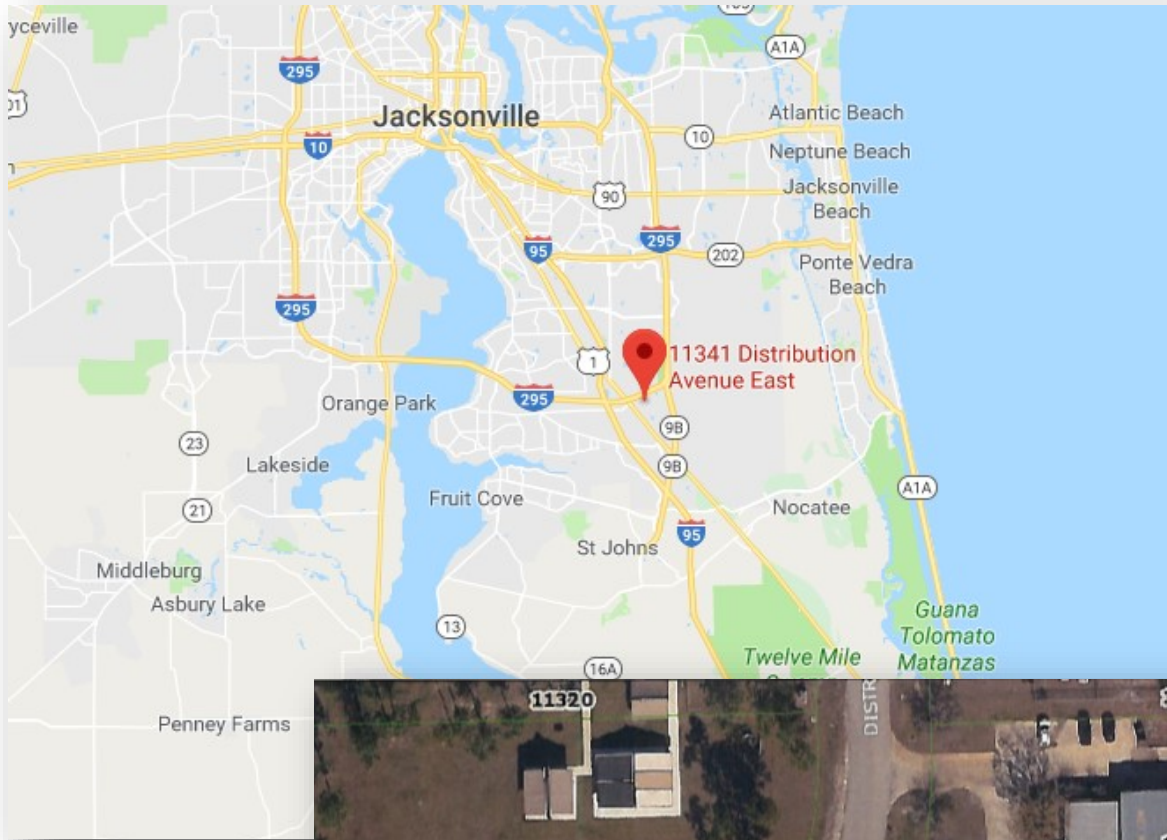
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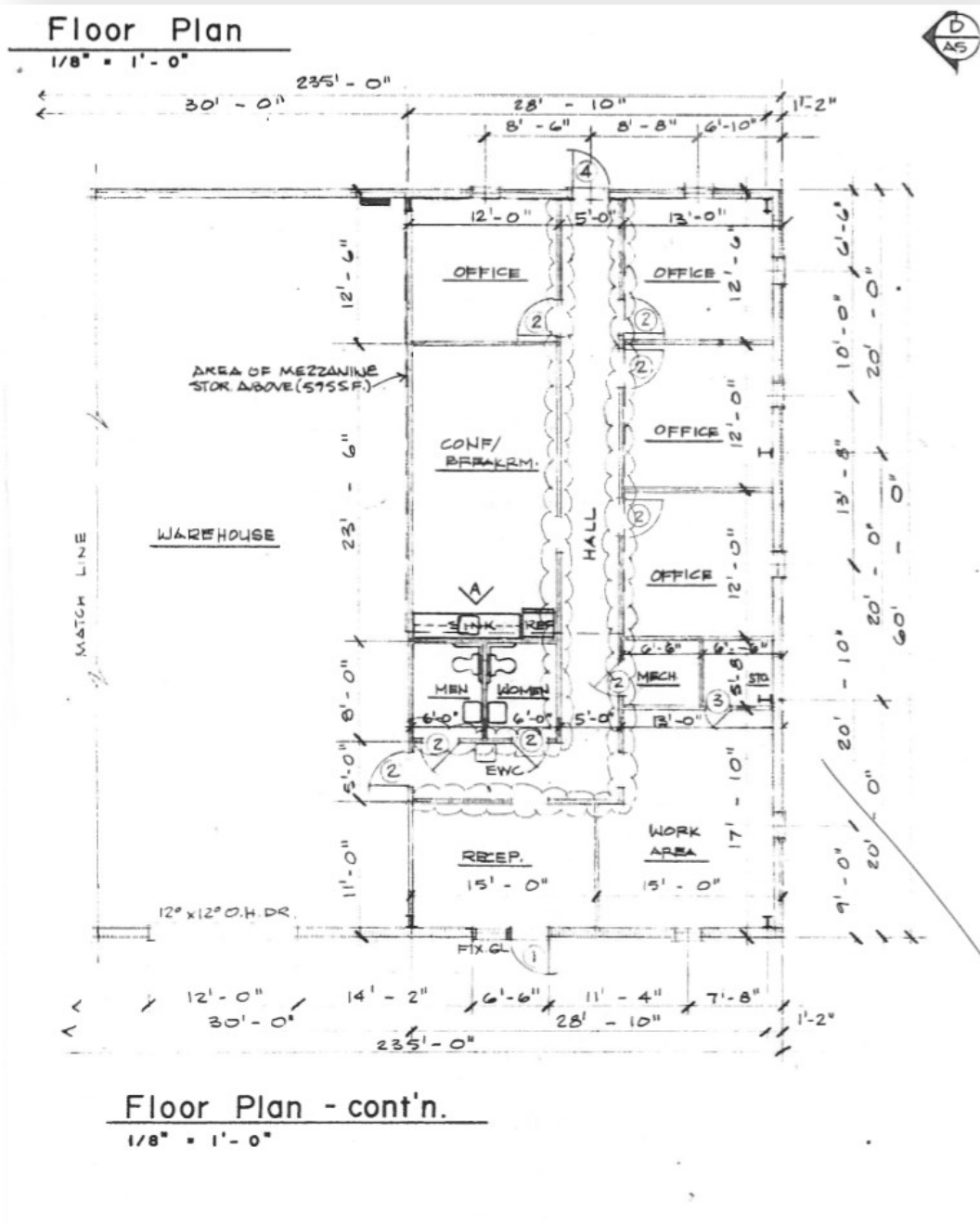
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