

FOR LEASE > INDUSTRIAL



Industrial Warehouse Space

2180 EMERSON ST, JACKSONVILLE, FL 32207

5,200± SF AVAILABLE

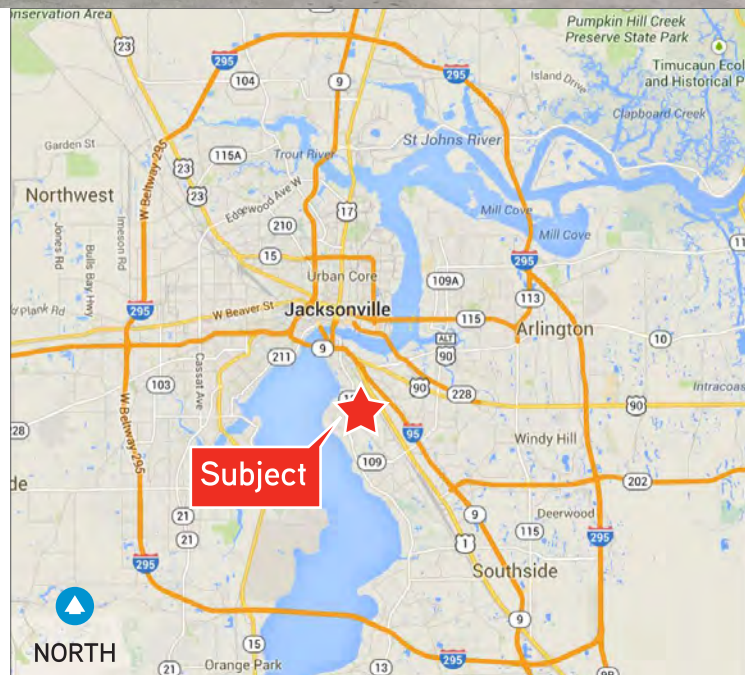


Property Features

- > 5,200± SF plus 1,000± SF mezzanine
- > 4,000± SF warehouse and industrial space;
- > 1,200± SF office with break area
- > 0.92± acres
- > Rear, fenced storage yard - 14,000± SF
- > Zoning: CCG-2
- > Frontage of 160' on Emerson St.
- > Front grade level/drive-in loading door
- > Lease Rate: \$7.38/SF gross rent
\$3,200/mo. plus sale tax

Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	9,095	52,938	162,919
Pop. Est. 2021	9,098	53,647	166,179
2016 Est. Avg. HH Income	\$60,496	\$63,555	\$61,512

Source: Nielsen



RONALD A. MCVAY
+1 904 358 1206 | EXT 1123
JACKSONVILLE, FL
ronald.mcvay@colliers.com

6140

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville

Building Summary

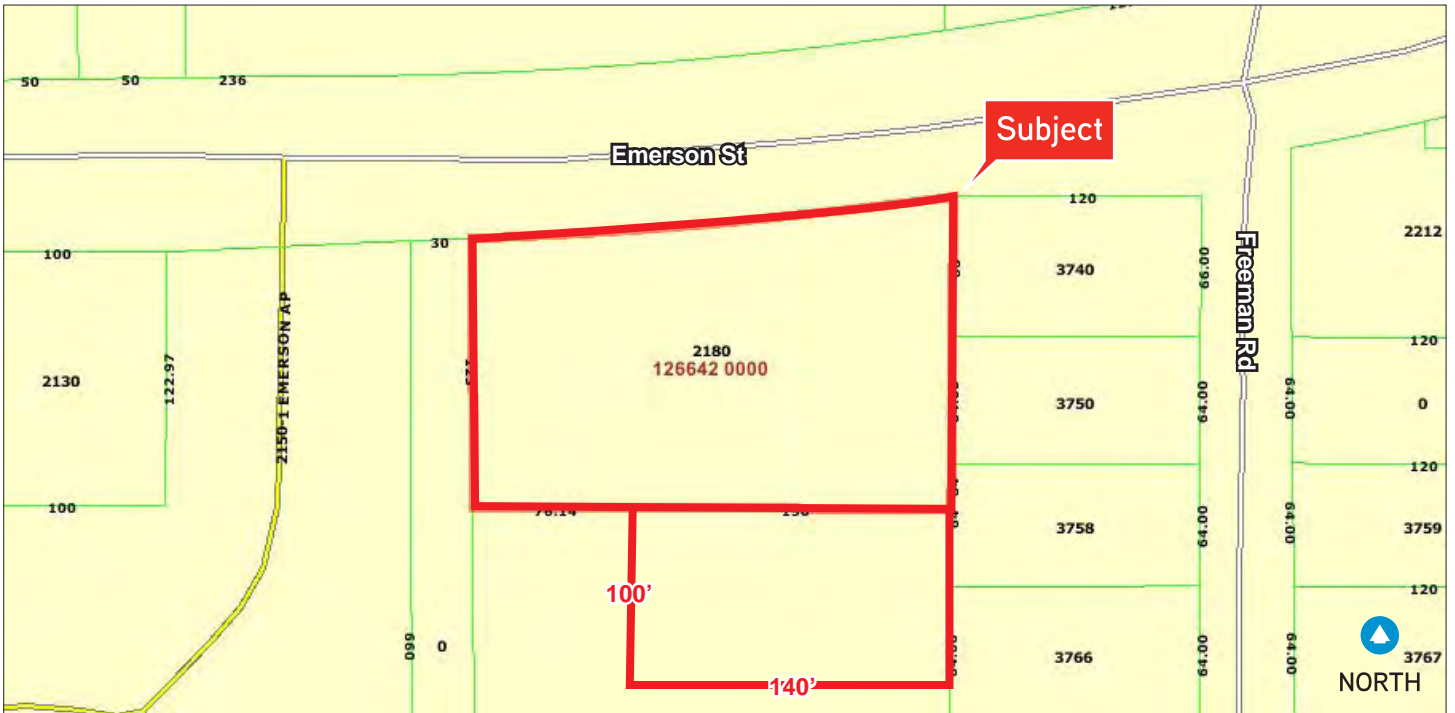
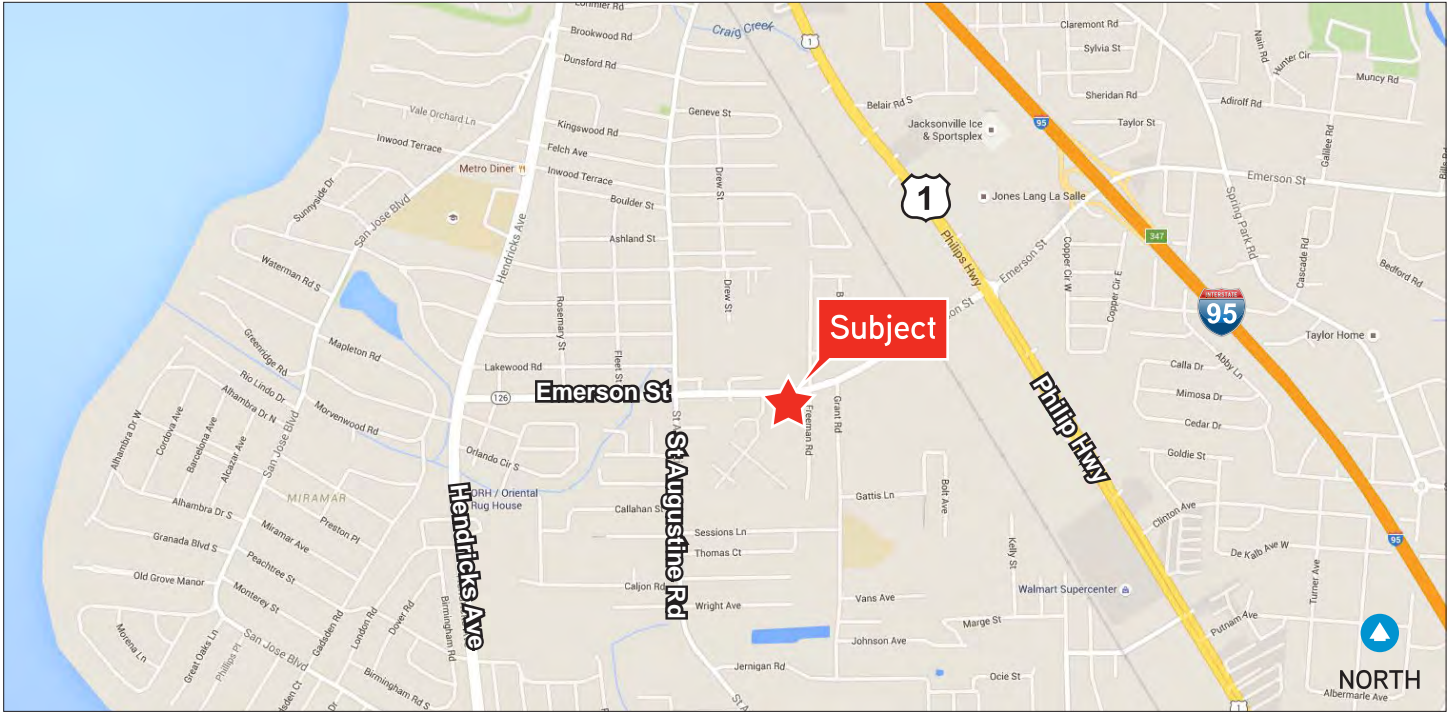
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Total Building Size:	11,700± SF
Available Space Size	5,200±
Warehouse Space:	4,000± SF
Office Space:	1,200± SF
Outside Storage	Fenced storage yard in rear 100' x 140' (14,000± SF)
Parking:	14±
Building Dimensions:	195' x 60'
Year Built:	1963
Year Renovated:	2005
Land Area:	0.91± acres
Zoning:	CCG-2
Clear Height:	14'±
Doors:	2 drive-in/grade level door
Building Construction:	Concrete block
Roof:	Flat
Floor Type:	Concrete
Utilities:	City water and sewage via JEA
Electrical:	Phase 3



Street & Plat Map

2180 EMERSON ST, JACKSONVILLE, FL 32207



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Property Photos

2180 EMERSON ST, JACKSONVILLE, FL 32207



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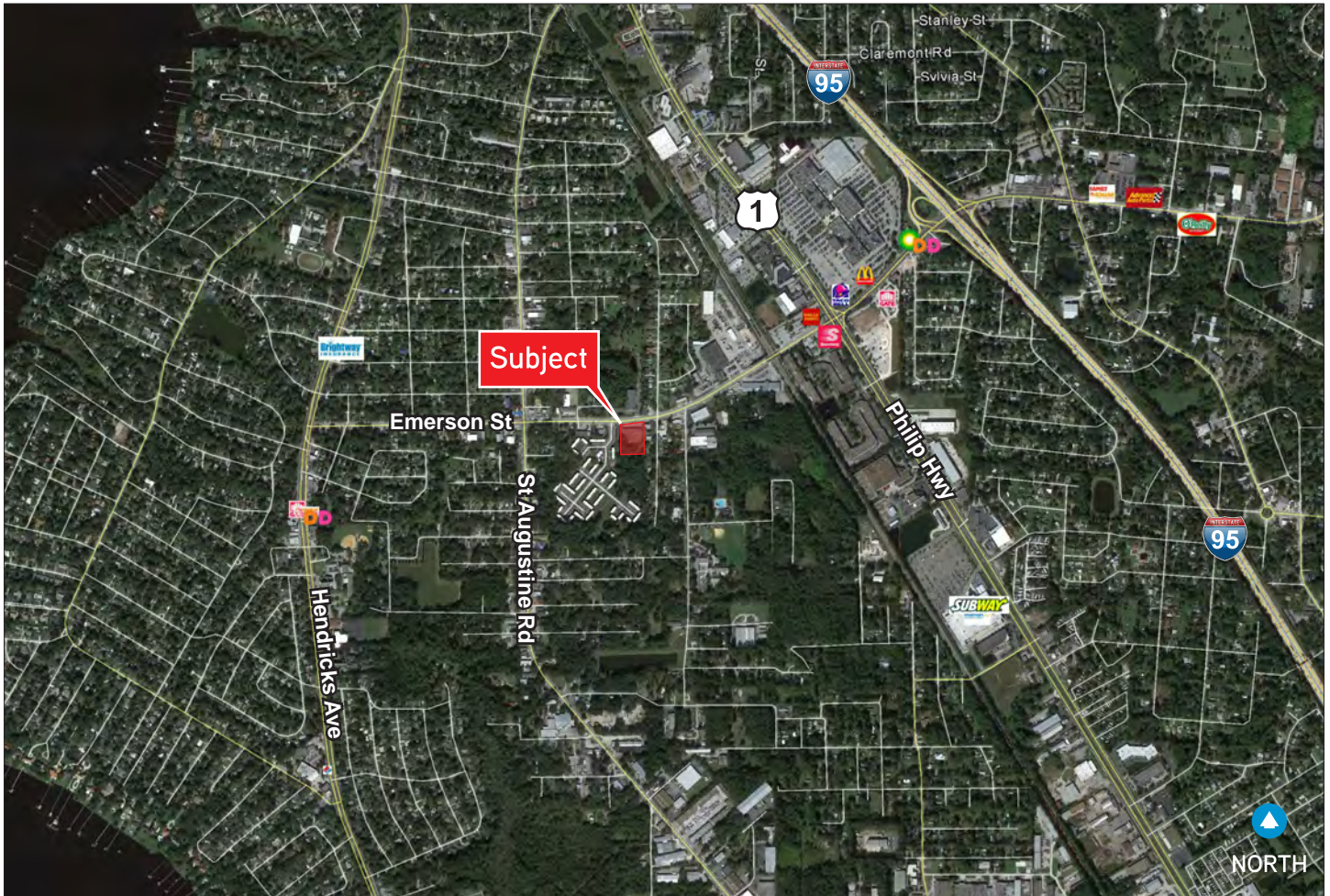
Property Photos

2180 EMERSON ST, JACKSONVILLE, FL 32207



Aerial

2180 EMERSON ST, JACKSONVILLE, FL 32207



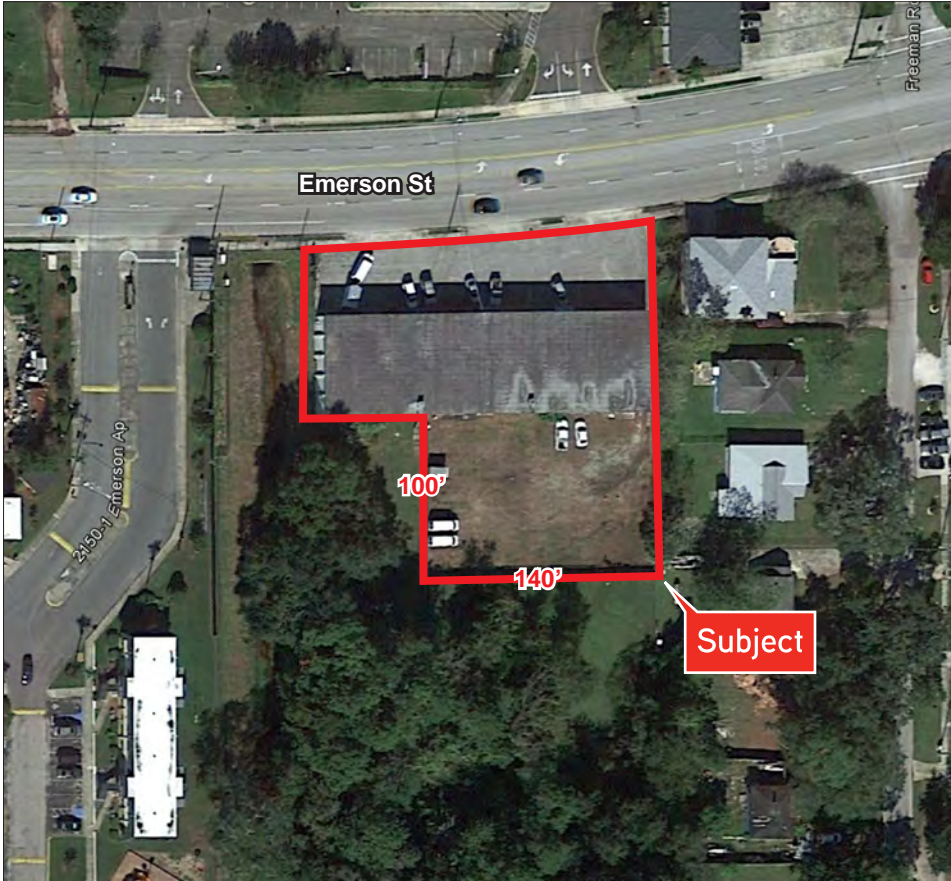
Traffic Count	Daily	Trucks
Emerson St	16,500	396
St. Augustine Rd	15,000	150

Source: Florida Department of Transportation (FDOT)

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5,200± SF Available

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Contact Us

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JACKSONVILLE, FL
ronald.mcvay@colliers.com

Please contact us to see this property

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6/2/2016

Summary (6140)



2180 Emerson St
2180 Emerson St
Jacksonville, FL 32207

County:	Duval
Market:	Jacksonville
Sub Market:	Southside
Property Near:	US 1 and Emerson St
Land Size (Acres):	0.92 Acres
Available SF:	5,200 SF
Building SF:	11,700 SF
Industrial SF:	4,000 SF
RSF:	11,700 SF
Office SF:	1,200 SF

General Listing/Transaction Information

Asking Rate:	\$3,200.00 GROSS Per Month
Transaction Type:	Lease

Parking

# Spaces:	14
Parking Comments:	Also, parking in the rear

Loading & Doors

# GL/DID:	2
Total Doors:	2

Contacts

Listing Broker(s)	Ronald A. McVay Colliers International Northeast Florida 904.861.1123 ronald.mcvay@colliers.com
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Building

Construction Status:	Existing
Primary Use:	Industrial
Secondary Use:	Warehouse
Mezzanine SF:	1,000 SF
Floors:	1
Multi-Tenant:	Multi-Tenant
Building Dimensions (LxW):	195' x 60'
Year Built:	1963
Year Refurbished:	2005
# Units:	2
ConstructionType:	Concrete Block
Exterior Type:	Brick
Floor Type:	Concrete
Ceiling Ht:	14' (Min)

Utilities

Water:	City Water
Sewer:	City Sewer
Power:	3 p
Power Supplier:	JEA

Site

Land SF:	40,075 SF
Parcel Number:	126642-0000
Zoning:	CCG-2
Frontage:	160' on Emerson St
Frontage Traffic Count:	Emerson St: 16,500

Comments

Listing Comments:

- 5,200± SF plus 1,000± SF mezzanine
- 4,000± SF warehouse and industrial space;
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