

AIRPORT INDUSTRIAL PARK 14476 DUVAL PLACE WEST JACKSONVILLE, FLORIDA 32218

FOR LEASE
INDUSTRIAL WAREHOUSE

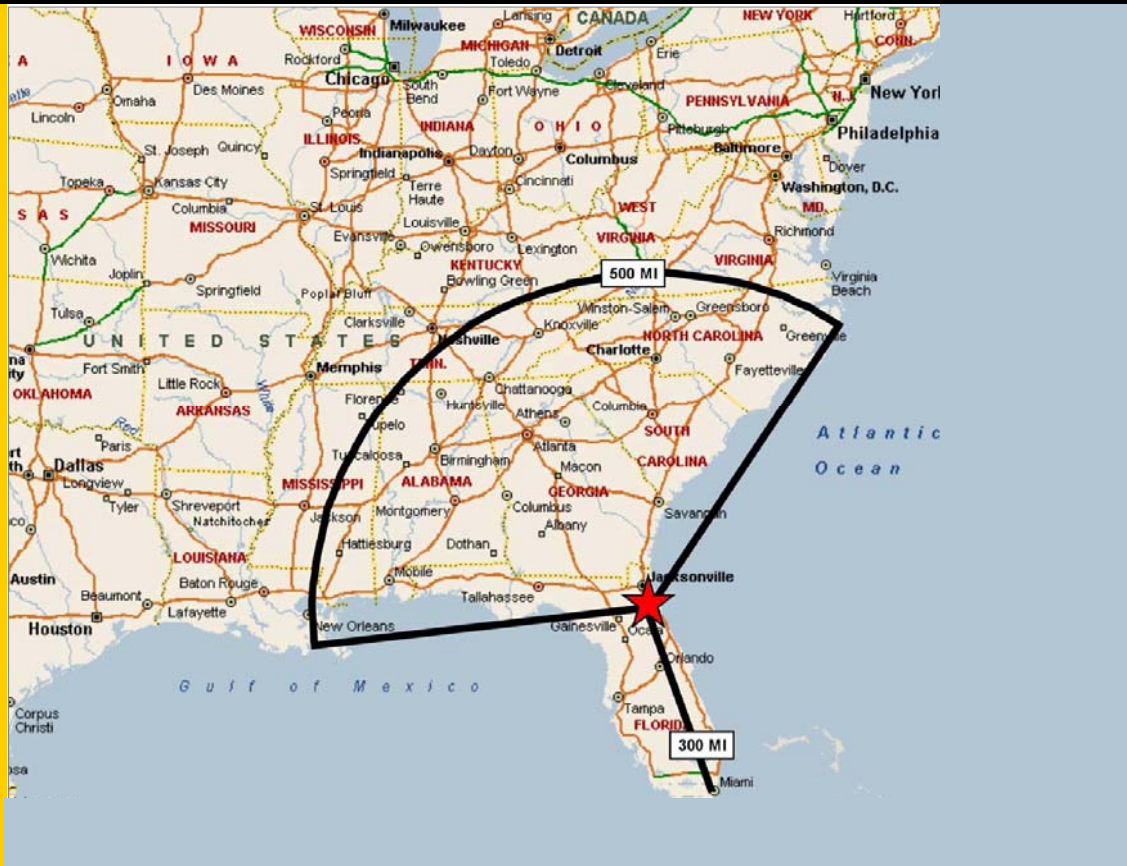
± 35,520 SF
5,000 –10,000 SF UNITS
\$4.95 and less NNN
\$1.50 CAM

FOR MORE INFORMATION

Lisa Waas
Property Manager
lwaas@aip-jax.com

14476 Duval Place West
Suite 701
Jacksonville, Florida 32218

904.493.5555/FAX 741.4912
www.aip-jax.com



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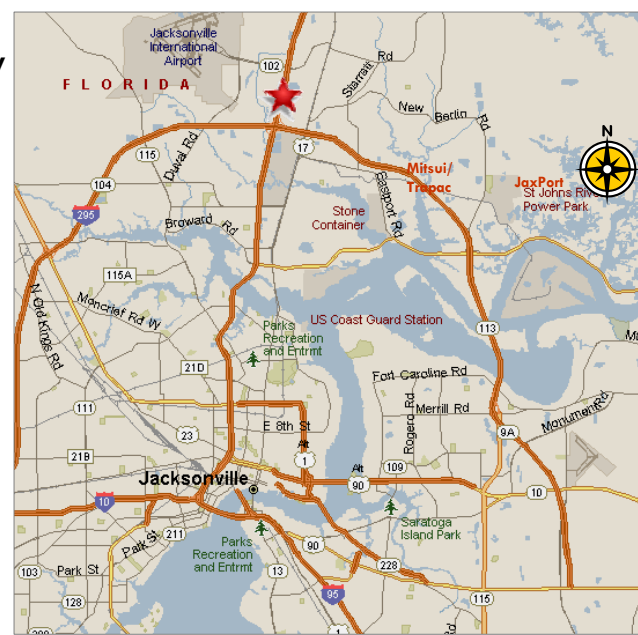
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- **Class A Distribution Facility**
- **Easy Access to I-95, 9-A, I-295 N & Airport Road**
- **I-95 Visibility**
- **Wholesale and Shipping & Receiving Offices**
- **Service Companies**
- **Light Industrial**



SITE PLANS



PROPERTY FEATURES

IDEAL FOR PORT RELATED SERVICE CONTRACTORS

- Total 284,750 SF
- Zoned Industrial Light (IL)
- Build to Suit Sites Available
- Drive Through Bays Available
- 20' Ceiling Height
- Grade Level Loading
- 200 Amp; 120/208Volt; 3 Phase Electrical
- City Water & Sewer
- Dock Area with Adjacent Ramp
- Overflow Trailer Parking Available
- RV & Boat Storage Available 150 spaces
- Metal Construction
- Year Built – 2000-2008

