

# 1505 Dennis St

Jacksonville, FL | 32204



±69,348 SF | ±5.31 AC AVAILABLE



## For Lease or Sale - ±69,348 SF Dry Storage Facility

As exclusive agents, we are pleased to offer the following property for lease or sale:

For further information, please contact our exclusive agents:

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**John Richardson**, SIOR President / Principal [jrichardson@phoenixrealty.net](mailto:jrichardson@phoenixrealty.net)

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**Newmark**  
Phoenix Realty Group

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

- ♦ Ideally located at 1-95, less than 1 mile from 1-10
- ♦ ±4,000 Pallet Positions - Total Rack Capability
- ♦ Zoned: IL & IH
- ♦ 21 Dock Doors
- ♦ Tax incentives offered through Jacksonville's Enterprise and Empowerment Zone Programs
- ♦ **Lease Rate: \$3.00/SF NNN**
- ♦ **Sale Price: \$1,500,000**



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# Property Features

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## FEATURES:

<b>Main Facility:</b>	±65,892 SF
<b>Office Area:</b>	±3,456 SF (2 floors @ 1,728 each)
<b>Ceiling Height:</b>	14' - 30' clear
<b>Column Spacing:</b>	East Docks: 19' x 19'
<b>Truck Doors:</b>	West Dock: (4) 8' x 8' (1) 6' x 8'
	Center Dock: (4) 8' x 8'
	East Dock: (12) 7'6" x 8'6"
<b>Lighting:</b>	Metal Halide
<b>Rail:</b>	CSX rail spur (inactive)
<b>Roof:</b>	Built-up rubber membrane

<b>Construction:</b>	Combination of concrete pre-cast panel block & insulated metal.
<b>Zoning:</b>	IH (Industrial Heavy) and IL (Industrial Light)
<b>Truck Court:</b>	Up to 152' deep
<b>Electrical:</b>	800 amps   480 v
<b>Sewer:</b>	Jacksonville Electric Authority (JEA)
<b>Water:</b>	Jacksonville Electric Authority (JEA)

# Overview

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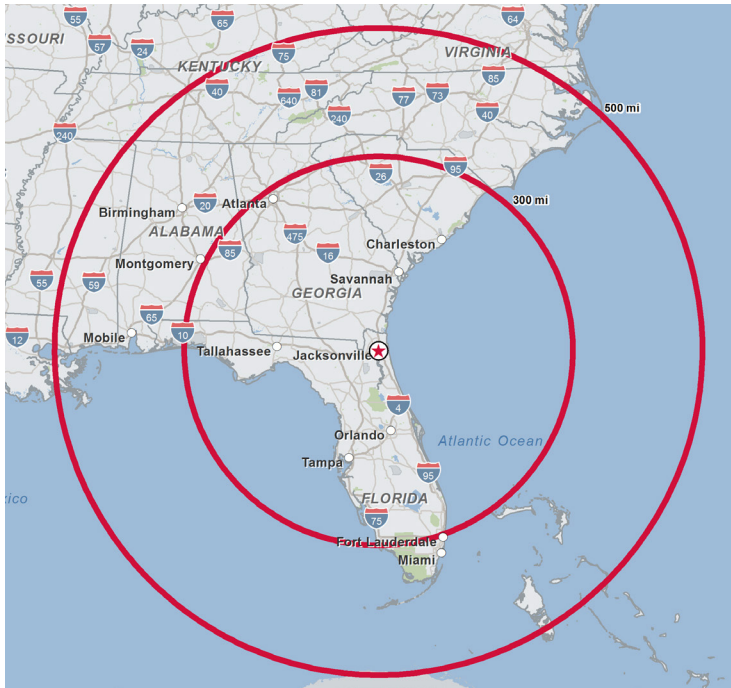


## Overview:

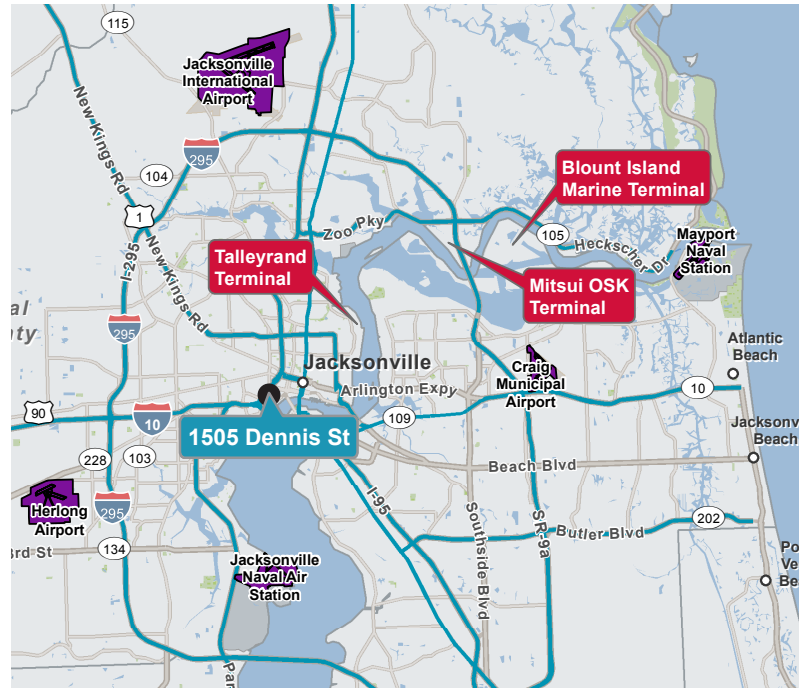
The Jacksonville market continues to benefit from the growth of the area's seaport which is quickly gaining container volumes from Asia through both the Panama and Suez canals. JAXPORT was recently named one of the nation's top ten fastest growing export ports and continually ranks among the top auto ports in the U.S. by volume. The port offers worldwide cargo service from more than 40 ocean carriers, including direct service with Europe, Africa, South America, the Caribbean and other key markets. JAXPORT's Foreign Trade Zone No. 64 is the 3rd largest of Florida's 20 FTZs (based on import/export trade values). Recently, JAXPORT has invested \$600 million in infrastructure improvements and a newly authorized project to deepen the federal shipping channel to meet the needs of larger cargo ships transiting goods today.

Companies that have a large presence or headquarters operation in Jacksonville include:

- |               |                   |                       |                   |
|---------------|-------------------|-----------------------|-------------------|
| ♦ CSX         | ♦ CEVA Logistics  | ♦ Samsonite           | ♦ Winn Dixie      |
| ♦ Bridgestone | ♦ Amazon          | ♦ Toyota              | ♦ Georgia Pacific |
| ♦ Publix      | ♦ Michaels Stores | ♦ BJ's Wholesale Club | ♦ GE              |



**TRUCK TRANSIT TIME:** A key factor to many operators. From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.



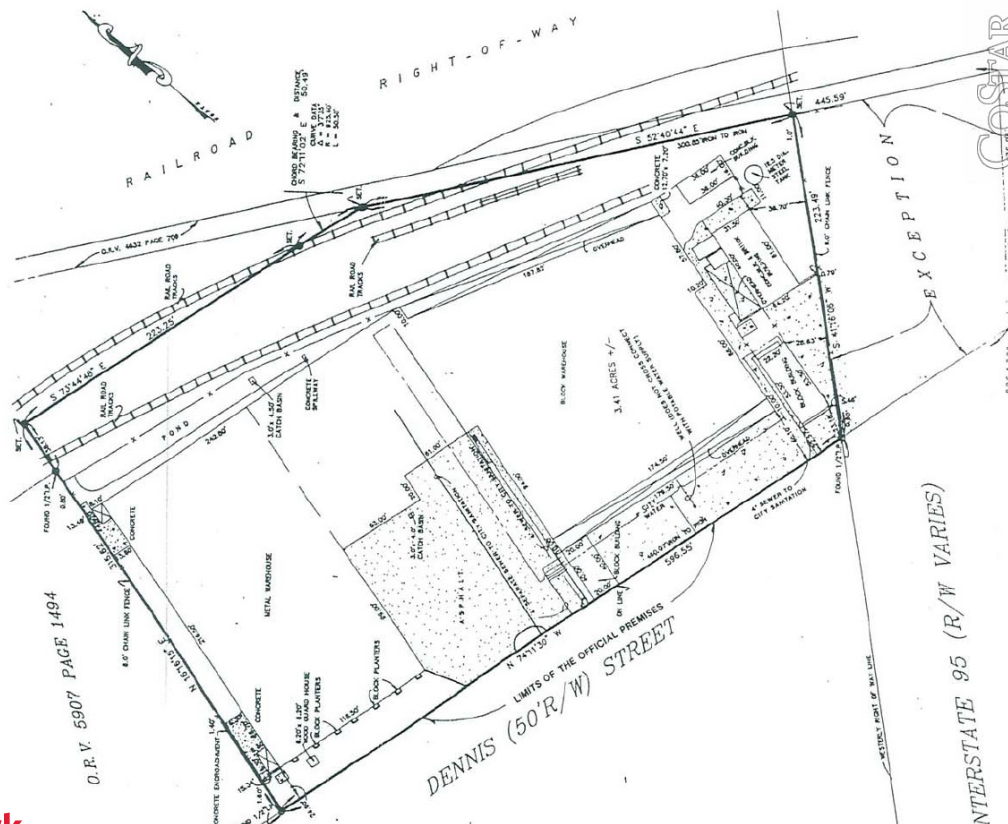
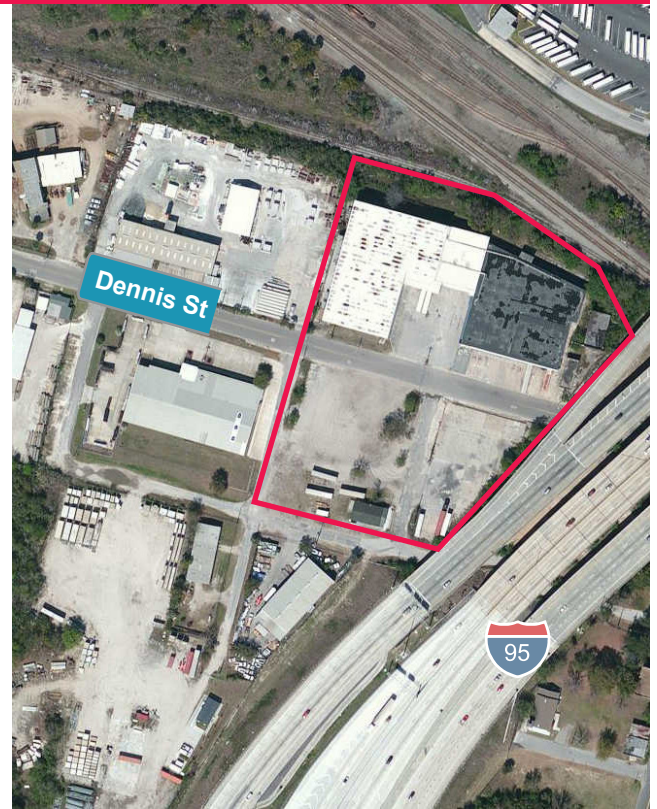
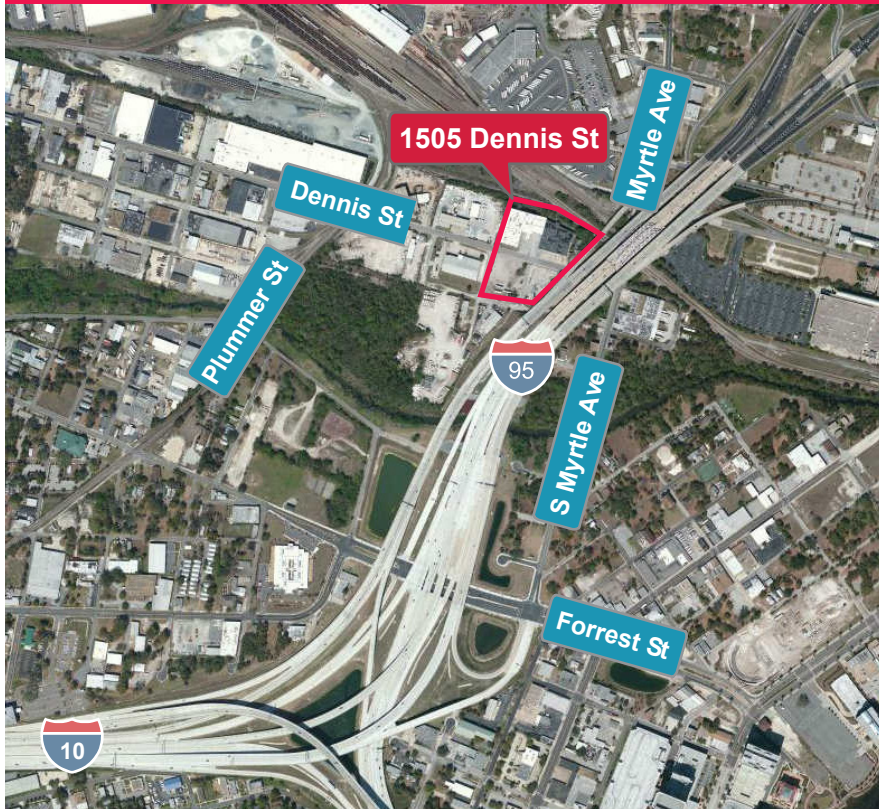
**PROXIMITY** from Jacksonville to the following U.S. cities:

- Atlanta: 296 miles
- Miami: 317 miles
- Birmingham: 375 miles
- New Orleans: 507 miles
- Charlotte: 350 miles
- Chattanooga: 397 miles
- Charleston: 210 miles



# Aerial & Site Map

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# Floor Plan

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