

FOR LEASE > OFFICE/INDUSTRIAL



Westside Commercial Park

5625 & 5627 VERNA BLVD, JACKSONVILLE, FL 32205

18,588± SF SITE

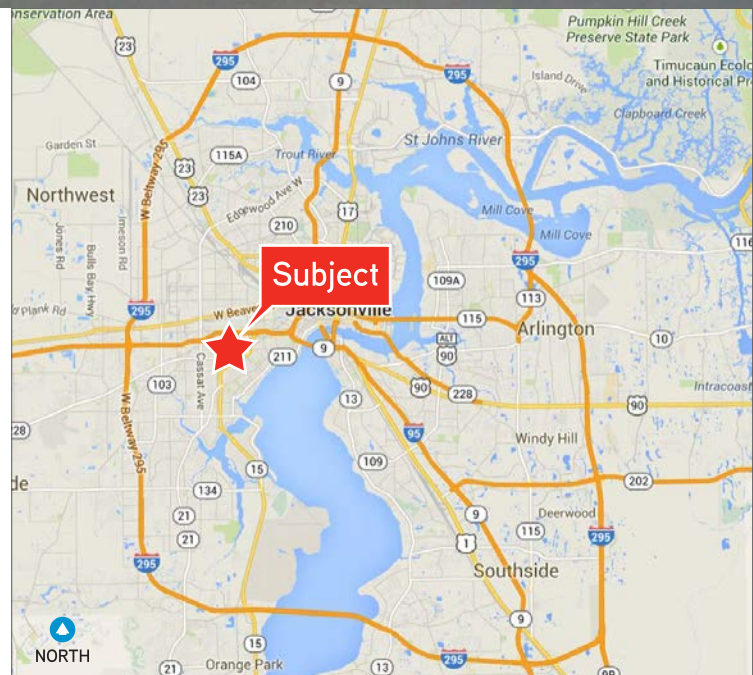


Property Features

- > Two (2) buildings with 24 units totaling 18,588± SF
- > Great location on Verna Blvd near Normandy Blvd just south of I-10
- > Quick and easy access to Interstates (I-10 and I-295)
- > Zoned CCG-2
- > Grade level 10' x 10' roll-up doors for Suites 2 & 7
- > 22,500± vehicles/day on Normandy Boulevard at Ellis Rd
- > Available: 4 suites

5625 Verna Blvd - Bldg 1	Suite 2	800 SF	\$595.00
	Suite 11	400 SF	\$425.00
	Suite 13	800 SF	\$695.00
5627 Verna Blvd - Bldg 2	Suite 7	1,000 SF	\$650.00

- > Asking Rate: \$595 - \$695/month **gross plus tax**



RONALD A. MCVAY
+1 904 358 1206 | EXT 1123
JACKSONVILLE, FL 32202
ronald.mcvay@colliers.com

5062

JASON K. HINSON
+1 904 358 1206 | EXT 1106
JACKSONVILLE, FL 32202
jason.hinson@colliers.com

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

Building Layout

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5625 Vernan Blvd - Building #1



Address	Suite	Size	Rate
5625 Verna Blvd - Bldg 1	Suite 2	800 SF	\$595.00
	Suite 11	400 SF	\$425.00
	Suite 13	800 SF	\$695.00

5627 Vernan Blvd - Building #2



Address	Suite	Size	Rate
5627 Verna Blvd - Bldg 2	Suite 7	1,000 SF	\$650.00

Aerial

5625 & 5627 VERNA BLVD, JACKSONVILLE, FL 32205



Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	7,460	67,376	155,282
Pop. Est. 2021	7,710	69,253	159,510
2016 Est. Avg. HH Income	\$37,525	\$53,647	\$55,267

Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
Normandy Blvd	23,000	1,380
Ellis Rd	4,900	74

Source: Florida Department of Transportation (FDOT)

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Property Photos

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Property Photos

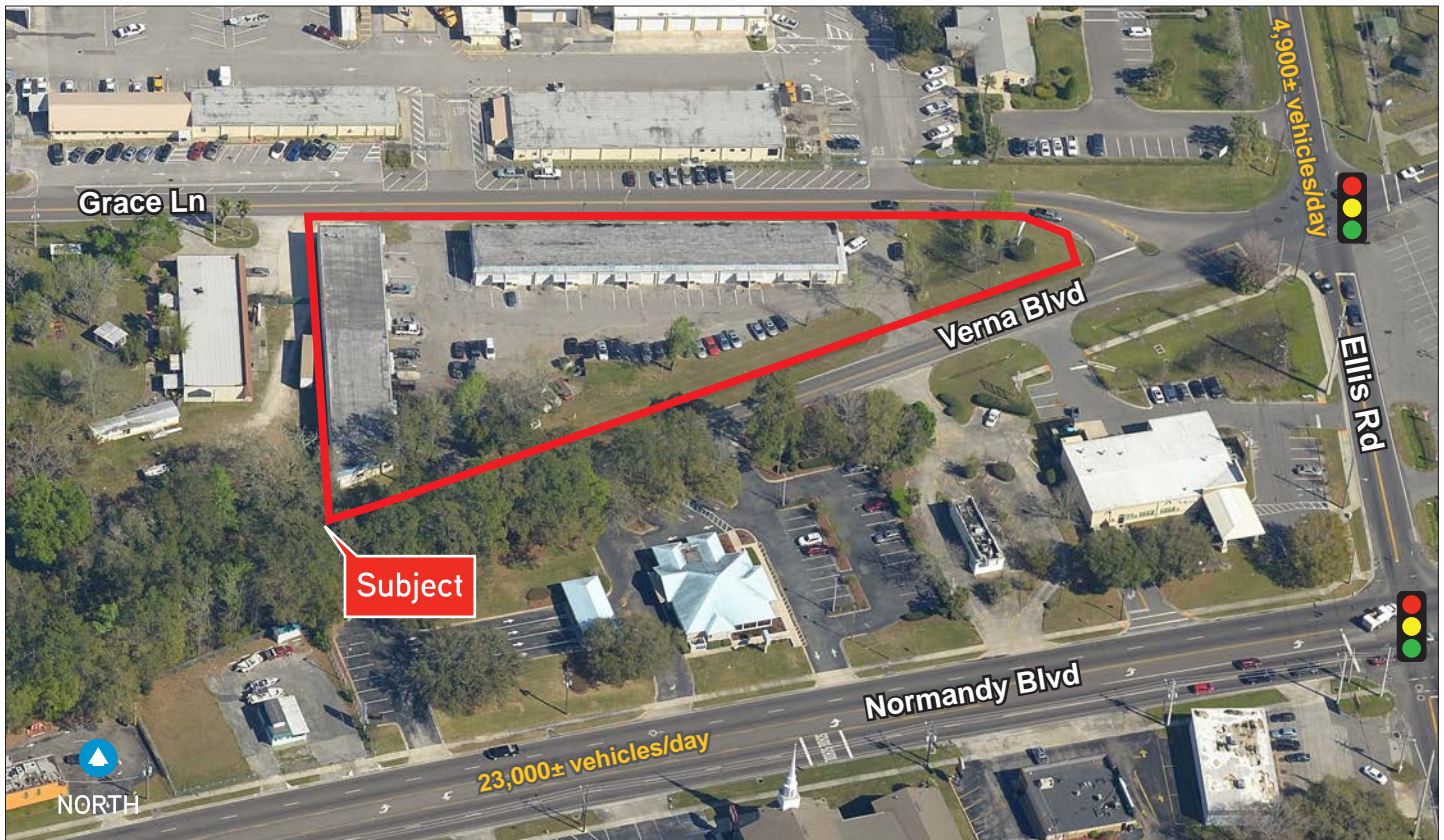
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18,588± SF Site

5625 & 5627 VERNA BLVD, JACKSONVILLE, FL 32205



Please contact us to see this property

Contact Us

RONALD A. MCVAY
+1 904 358 1206 | EXT 1123
JACKSONVILLE, FL 32202
ronald.mcvay@colliers.com

JASON K. HINSON
+1 904 358 1206 | EXT 1106
JACKSONVILLE, FL 32202
jason.hinson@colliers.com

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