

FOR LEASE > OFFICE/INDUSTRIAL BUILDING



1539 Montana Avenue,
Jacksonville, Florida 32207

5,324± SF Available

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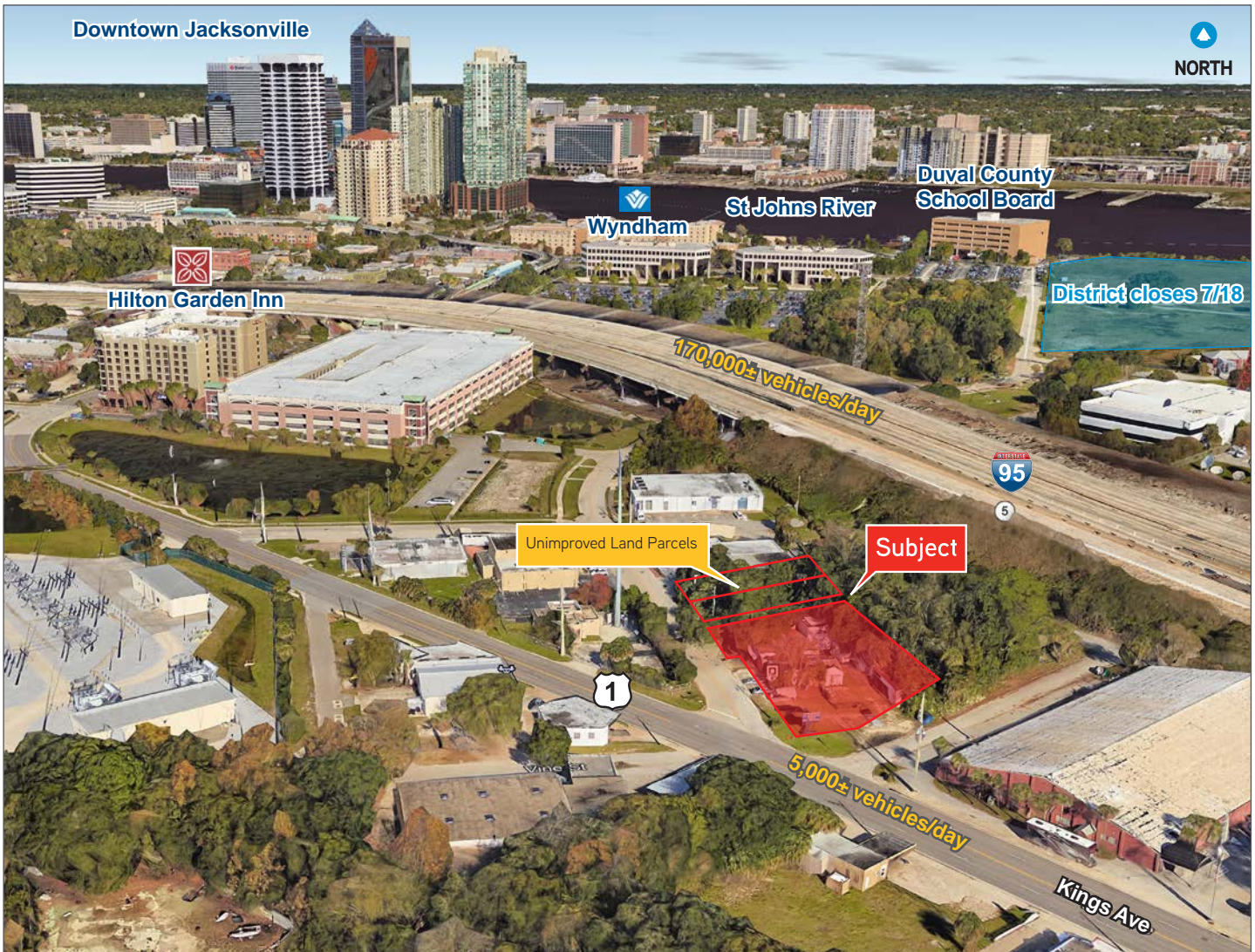
COLLIERS INTERNATIONAL
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Property Features

- > The improved lot includes two buildings with plenty of storage space
- > Main building is 3,849± SF, and second building is 1,475± SF (totaling 5,324± SF of usable space)
- > Adjacent to the improved lot, are two vacant lots that are to be included in the lease (Zoned for Light Industrial use)
- > All three parcels make up the 0.56 AC of land
- > Located in highly desirable San Marco area
- > Main building is being leased at \$1,500 per month; plus expenses of \$1,372.35 per month
- > Three phase 200 amp power, central water, sewer - all provided by JEA

Aerial Overview and Demographics

1539 MONTANA AVE., JACKSONVILLE, FLORIDA 32207



Demographics	1 Mile	3 Mile	5 Mile
2017 Total Population	5,971	64,356	201,155
2017 Total Households	3,297	27,023	82,733
2017 Avg. HH Income	\$77,145	\$58,876	\$57,122

Source: Esri Business Analyst Online



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Monthly Expenses

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Expense	Amount
Property Taxes	\$429.98 per month
Fire and Casualty Insurance	\$250.30 per month
Tyco Security Alarm	\$108.40 per month
Gray's Guard Service	\$80.25 per month
Republic Services	\$170.00 per month
Comcast Phone System	\$235.75 per month
HVAC Maintenance	\$32.67 per month
Grounds Service	\$65.00 per month
Total:	\$1,372.35 per month



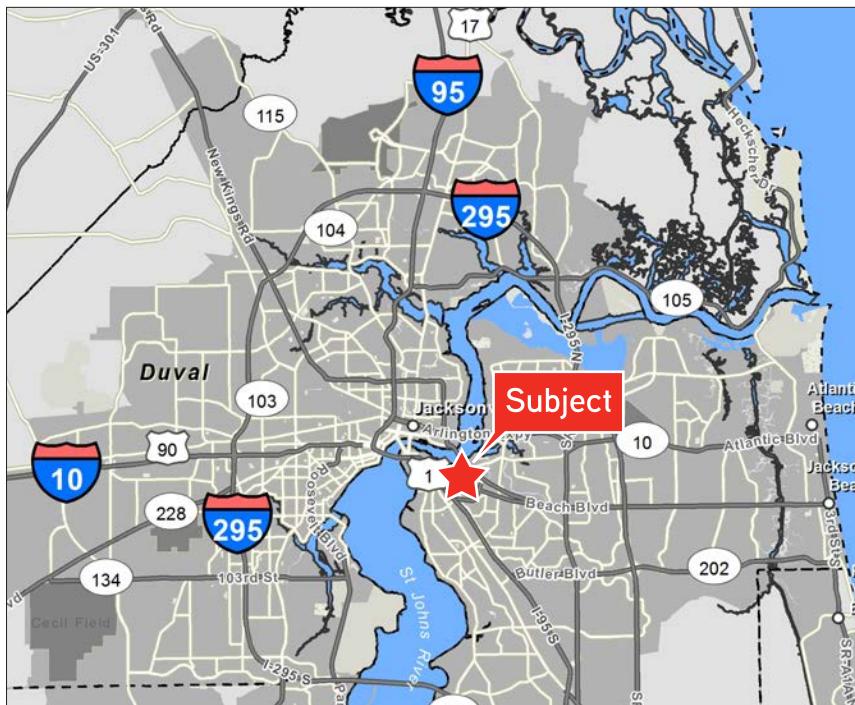
Storage Building with New Roof



Main Building and Rear Building



Filter Shop and Storage Building in Rear



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