



2815 MERCURY ROAD, JACKSONVILLE, FL 32207

Colliers International Northeast Florida is pleased to present a 2001 constructed 8,400-square-foot stand-alone warehouse/office available for sale or lease in the San Marco submarket in Jacksonville, Florida.

PROPERTY HIGHLIGHTS

- 8,400± SF total building square feet
- Warehouse: 7,168± SF
- Office: 1,232± SF (with bonus mezzanine space above)
- Building was built in 2001
- Two (2) restrooms, break room, and two (2) offices all in immaculate condition, essentially move-in ready
- Well maintained stand-alone building
- Zoned IL (Industrial Light)
- Quick access to I-95
- Power: 3-phase, 200A service
- Parcel ID: 147543-0000
- Available for sale or lease

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7277

FLEX SPACE > FOR SALE/LEASE

Asking Sale Price:
\$695,000

Lease Rate:
**\$8.00/SF +
\$1.05/SF NNN**

Colliers International Northeast Florida

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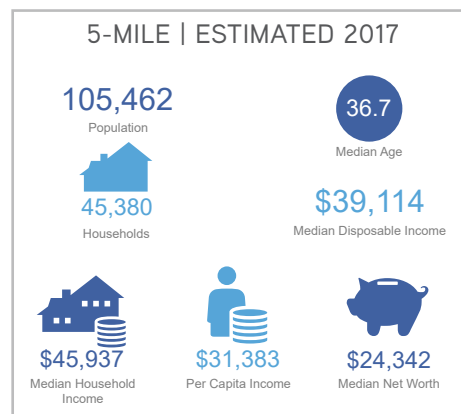
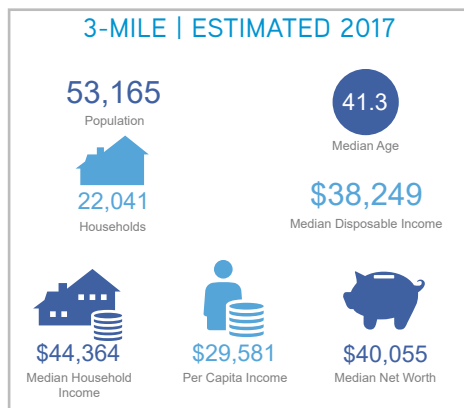
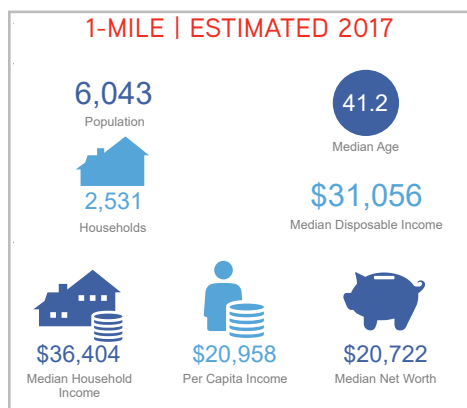


PROPERTY PHOTOS



DEMOGRAPHIC SUMMARY

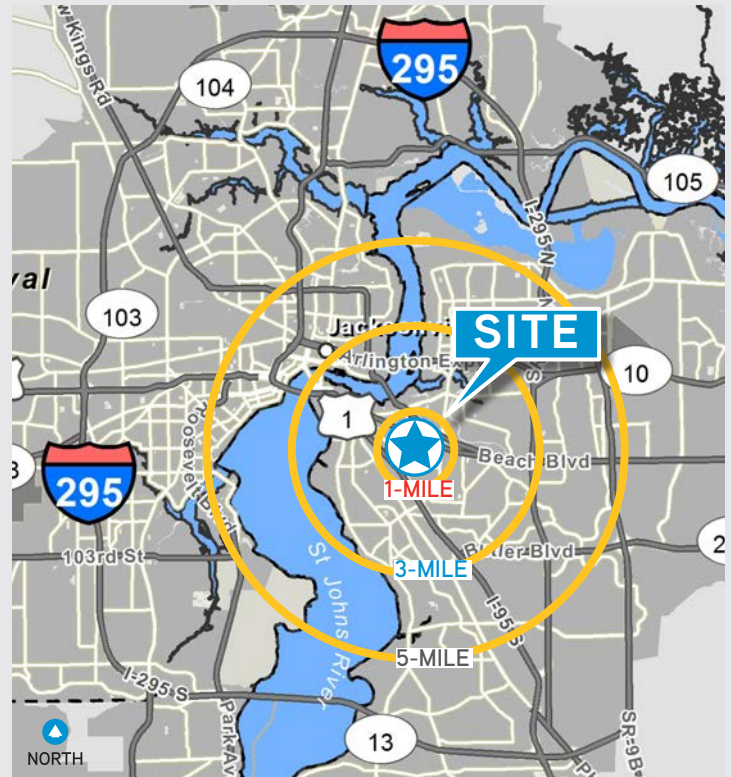
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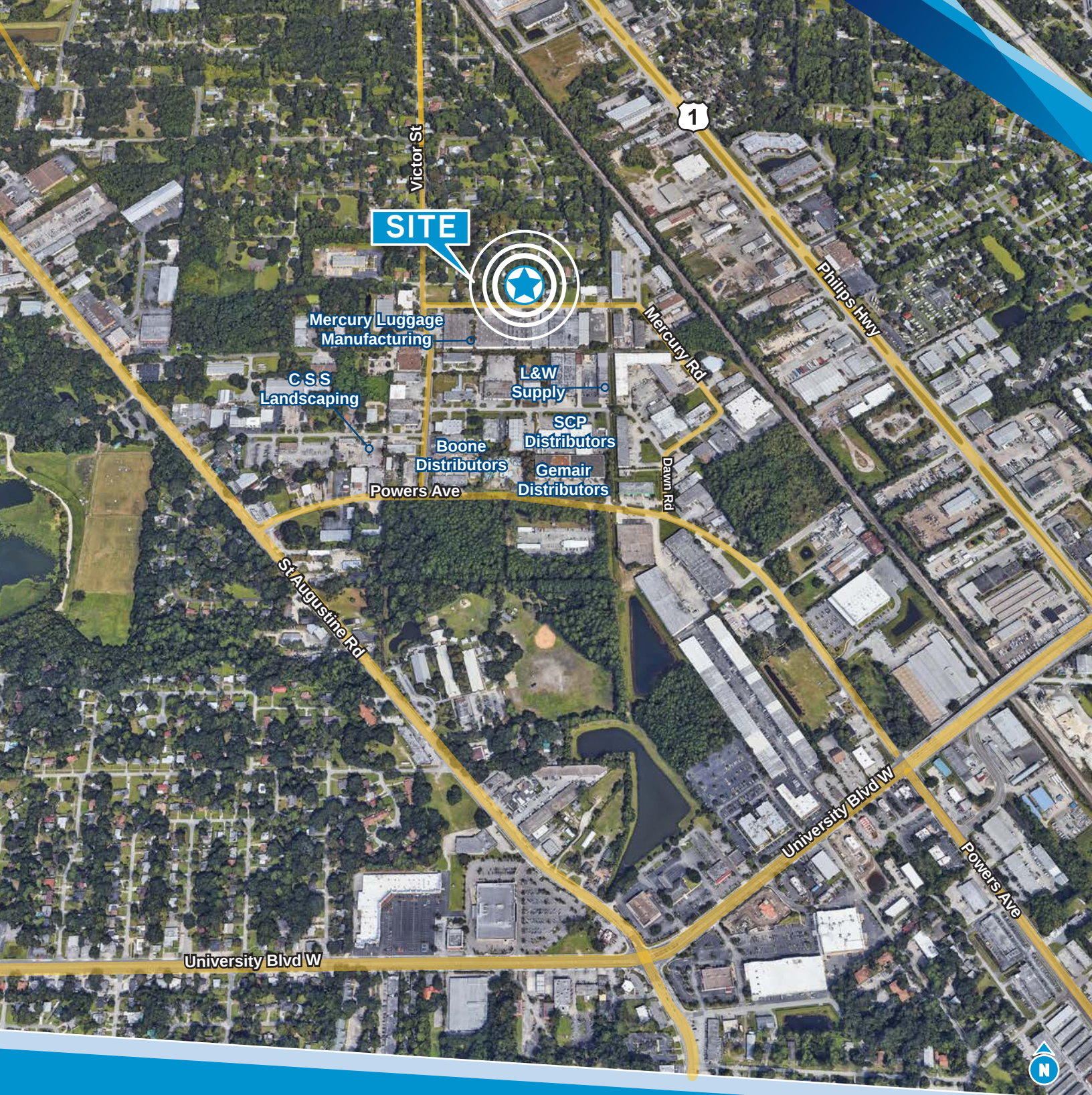


Building Size:	8,400± SF
Warehouse Space:	7,168± SF
Office Space:	1,232± SF
Parking:	Surface parking front of the building
Amenities:	Two (2) restrooms, break room, and two (2) offices
Year Built:	2001
Construction Type:	Metal
Zoning:	IL (Industrial Light)
Clear Height:	16'
Lot Size:	.39± acres
Utilities:	City, water and sewer
Power:	3-phase, 200A service
Parcel ID:	147543-0000
Clear span:	Yes
2018 Estimated NNN:	\$1.05/SF



Minutes away from I-95





Contact us:

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Accelerating success.

Why would you like to work in this space or neighbourhood? Write that here.



4/1,000
Parking Spaces



6th Floor
of Building



Public Transit
Subway, Bus



Fibre-Optic
Enabled



Walk Score™
87



Fitness Facility
On-Site



Security
24-Hour, Key Card Access



Hwy. 401 & 400 Access



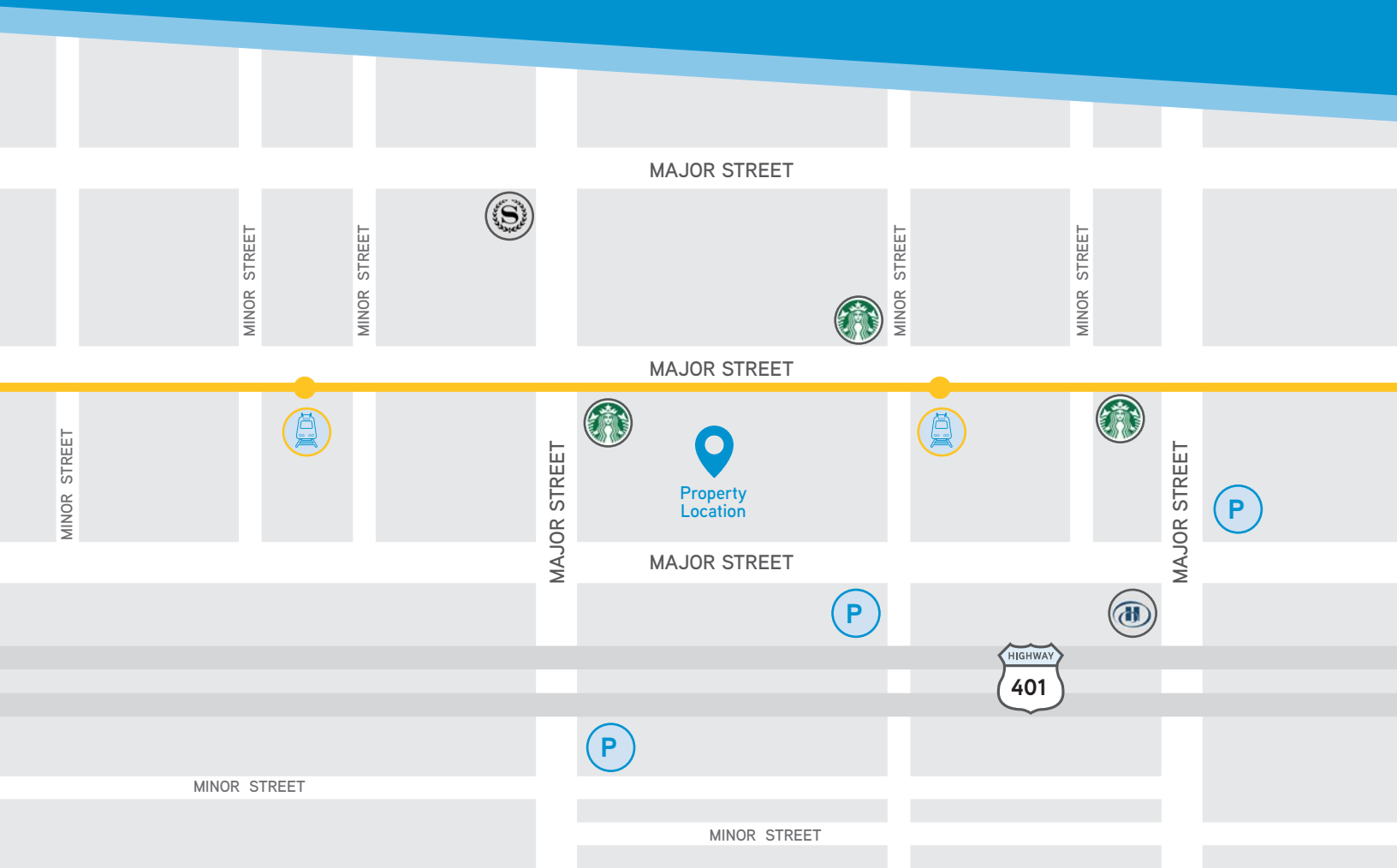
Wheelchair Accessible

THE AREA

You could include general information on the neighbourhood: nearby amenities; car, bike, foot, public transportation access; interesting attractions; companies already located in the area, etc. ur, qui as et repe vent aut officte ommolen.remque di voluptaquam quis doluptus moluptatior asitatur, qui as et repe vent aut officte ommolen

DISTANCE

Nearest Parking Garage	5 min. walk
Pearson Int'l Airport	20 min. drive
Highway 401 Access	20 min. drive
Nearest Subway Stop	2 min. walk



What’s the best thing this space has going for it? Write that here.



4.68
Acres



121,000
square feet



5 Grade-Level
4 Dock Doors



17’
Clear Height



600 Amps
600 Volts



T-5
Lighting



I-2
Gen. Industrial



Permitted
Outside Storage



Hwy. 401
5 Min. Drive

THE BUILDING

General information about the building such as year built, upgrades or renovations, previous tenants, zoning information and potential uses, outside storage etc. Hent et quam, et, officil lorepe nos as erem quiditiati doluptatur susae nia illaccus consedi volo blam

THE AREA

Is this building located in an industrial park or a well-known industrial corridor? What is the area known for? Why do people choose to locate here? Access? Industry cluster? Check regional websites to see how they promote the location/business park.

THE REGION

This could be general information about the region, such as population, quality of life, skill of workforce, government incentives, tax information, etc. Check regional websites to see how they promote the region. taquam quis doluptus moluptatior

The building is located directly on the Bloor Subway Line- the Queen Street stop is just steps away.



Why would you like to work in this space or neighbourhood? Write that here.



4/1,000
Parking Spaces



6th Floor
of Building



Public Transit
Subway, Bus



Fibre-Optic
Enabled



Walk Score™
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Fitness Facility
On-Site



Security
24-Hour, Key
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Hwy. 401 & 400 Access



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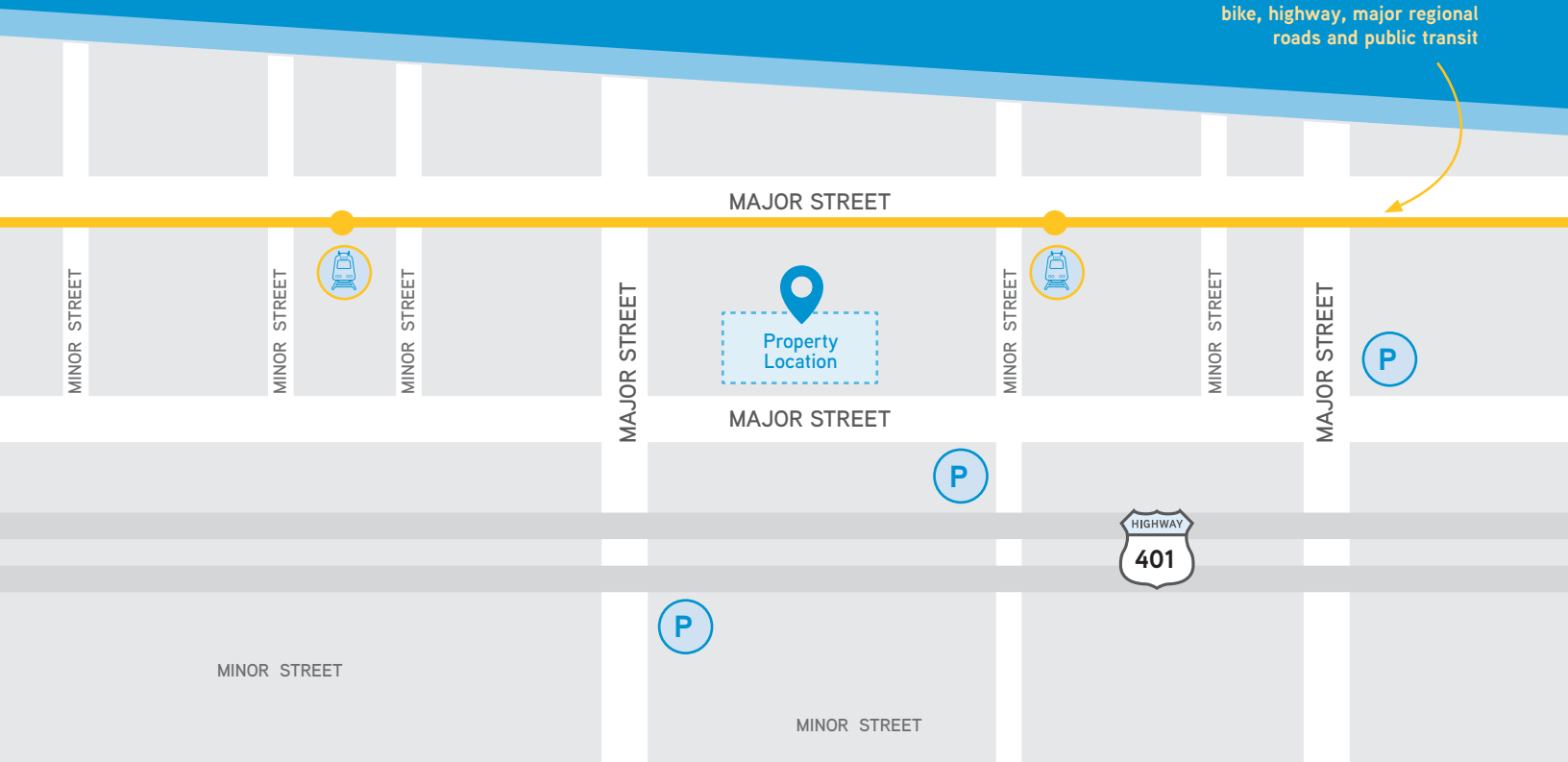
THE BUILDING

You could discuss building amenities, or summarize features such as an on-site gym, building retailers, security, outdoor spaces, etc. Entus eiust, optio earum quidelendis et fuga. Qui dolorem quist reptat restibus evernatur auteni quiam quiatii ssercias de

THE SPACE

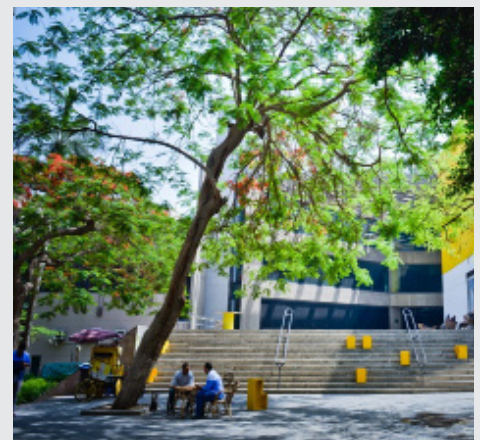
Summarize the general features of the space: natural light, views, floor plan layout (open-concept space?) Sume doleste rest magnihitem landend enihil incipictio. Orecabo. Nem fugiaec turiorecum et demodis dolores alibusdae plab ipsant vit esed

The building is accessible by bike, highway, major regional roads and public transit



FOR SALE | 1245 South Street, Toronto | ON

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TAKE A VIRTUAL TOUR

colliers.com/region

Available Space & Costs

Net Rent	From \$31.00/SF
Additional Rent	\$18.00/SF + Hydro & Janitorial
Term	2-Year Sublease
Available	July 2017
Tenant Improvement Allowance	\$65.00/SF
Unit A	1,500 SF
Unit B	2,500 SF
Unit C	6,000 SF
Unit D	3,000 SF

