

Office/Industrial Space Available

50,000 SF Atlantic Beach Professional Office Park

Office Condos for Sale

2000 Blk Mayport Road (AIA)



- Great Location in the Northern Section of the Beaches Area
- Office Suites from 612 SF to 14,000 SF
- Shell or Finished Suites Available
- Sales Price: \$181/ SF to \$242/ SF
- **Contact: Jason K. Hinson or Fran Pepis**

71,588 SF Downtown Distribution Space Industrial Cold Storage For Sale or Lease

1505 Dennis Street



- Freezer and Cold Storage Distribution Facility with Tractor Trailer Storage Yard
- Ceiling Height: 20-32 FT; 21 Dock Doors, Zoning IL
- Lease Rate: \$29,800/Month NNN (3 yr. Min)
- Sale Price: \$4,500,000
- **Contact: Hobart Joost or John Lining**

Northside Industrial Build To Suit or Lease

Alta Lakes Industrial Park; Alta Road



- Excellent Location near 9-A, Jaxport, Blount Island, I-95
- Up to 800,000 SF Space in 3 buildings or design build option; 72+ Acres
- Frontage on I-295 at Alta Road;
- Zoned IH; City Water & Sewer
- To be built 2007; Build to Suit
- **Contact: John Lining or Hobart Joost**

St. Johns Industrial Park Industrial Warehouse For Lease

3745 St. Johns Industrial Parkway



- Ideally Located, just off Beach Blvd. at St. Johns Bluff
- 7,000 Total SF; 2+ Acres
- 5,113 SF Warehouse; 1,887 SF Office
- Lease Rate: \$8.95
- **Contact: Clay Dyer or Phillip Parsons**

Northside Industrial Buildings For Sale or Lease Just north of Jacksonville Port Complex Blount Island

Jax Port Industrial Park - Alta Road



- Spec Buildings and Design Build Opportunities for up to 10 freestanding 10,000-14,000 SF Buildings on 1+ Acre Parcels.
- Fee Simple Ownership
- Zoned IH; 24 Ceiling Height; 10% Office Buildout
- Delivery 1st Quarter 2007
- Sales Price: \$115.00/SF
- **Contact: Bob Selton or Bart Hinson**

St. Mary's Bulk Distribution Space For Lease

2431 Osborne Road, St. Mary's GA



- Located 5 minutes from I-95
- Great Amenities (restaurants, shopping, etc.)
- Current Tenants include Georgia Pacific and Bocks Board
- 130,000+ SF Warehouse; 3,600+ SF Separate Office
- Lease Rate: \$3.25/SF Modified Gross for Warehouse; \$6.00/ SF Modified Gross for Office
- **Contact: Bob Selton or Matt Entriken**

Sales

Leasing

Tenant Representation

Landlord Representation

Asset Management

Disposition

Acquisition

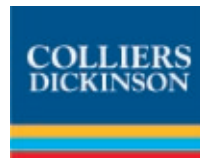
Site Selection

Corporate Services

Valuation

Consulting Services

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