

for lease

5245 commonwealth ave



±50,000 SF - ±317,054 SF AVAILABLE

- 28 Acre Site
- 20' - 30' Clear Height
- Abundant Auto and Trailer Parking
- Short and Long Term Deal Options (3+ Years)
- Great Westside Location, 1.5 miles from I-10 & I-295
- Multiple Configurations for Divisibility
- No State or Local Personal Income Tax
- No Inventory Tax
- Strong Area Labor Base
- Located in FTZ #64

property highlights



±50,000 SF - 317,054 SF AVAILABLE

Available SF:	±317,054 SF	Utilities:	City Water & Sewer JEA
Suite 3:	±116,224 SF	Year Built:	1960 / 1990
Suite 4:	±86,164 SF	Column Spacing:	28' x 56' and 56' x 40'
Suite 5:	±114,666 SF	Construction:	Concrete Tilt Wall & Precast Panel
Building Size:	±560,688 SF	Sprinkler:	Wet Pipe
Office Area:	To-suit	Roof:	TPO Roof Completed in 2015
Mezzanine & Common Area:	±4,704 SF	Lighting:	LED & Fluorescent
Clear Height:	20' - 30'	Power:	6,000 Amp, 277/480 v 3 phase
Dock Loading:	45 (Existing & Knock Outs)	Zoning:	IL (Industrial Light)
		Frontage:	Commonwealth Ave

asking rates

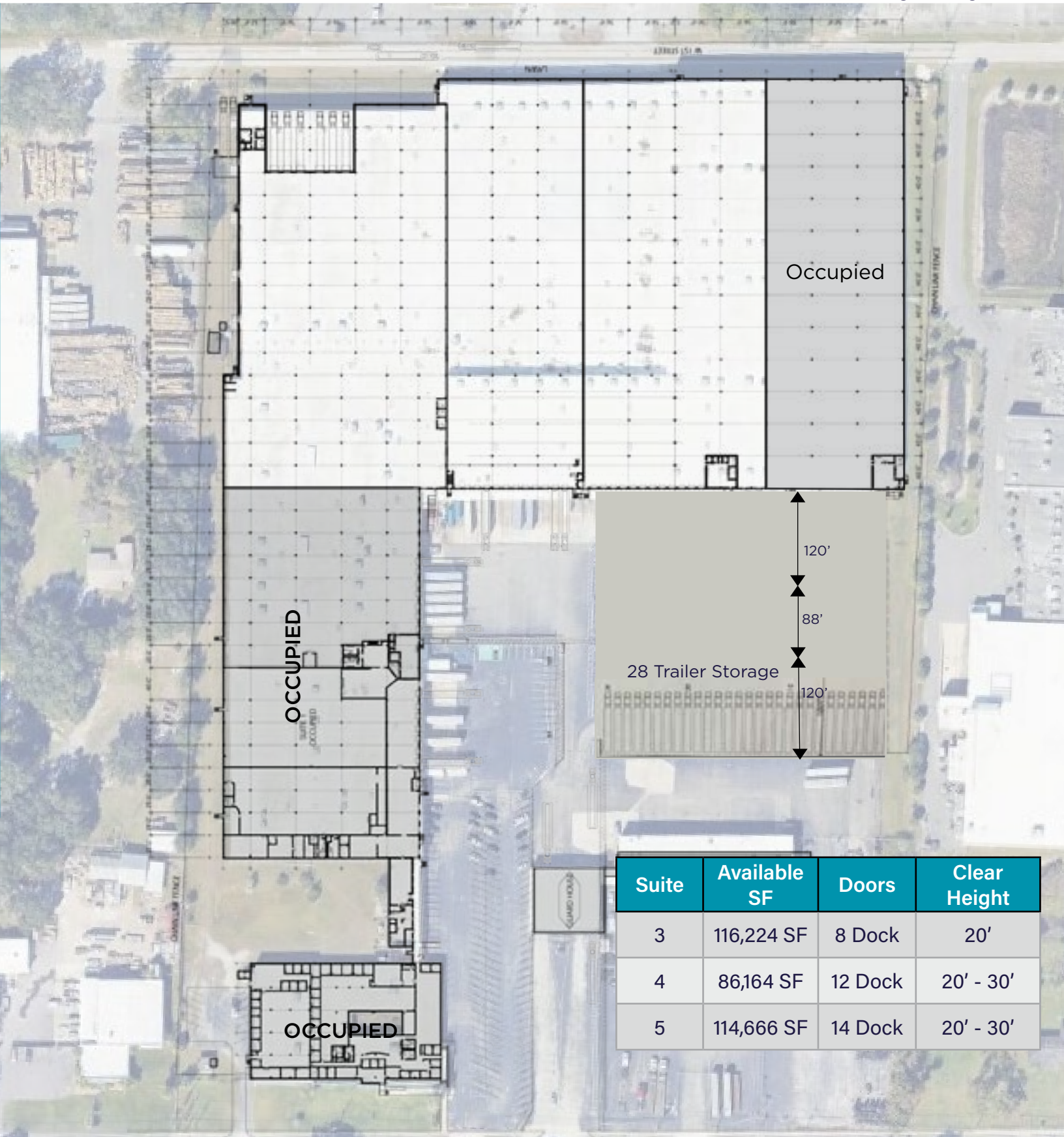
- Suite 3:** \$5.50 / SF
- Suite 4:** \$5.75 / SF
- Suite 5:** \$6.00 / SF



site plan



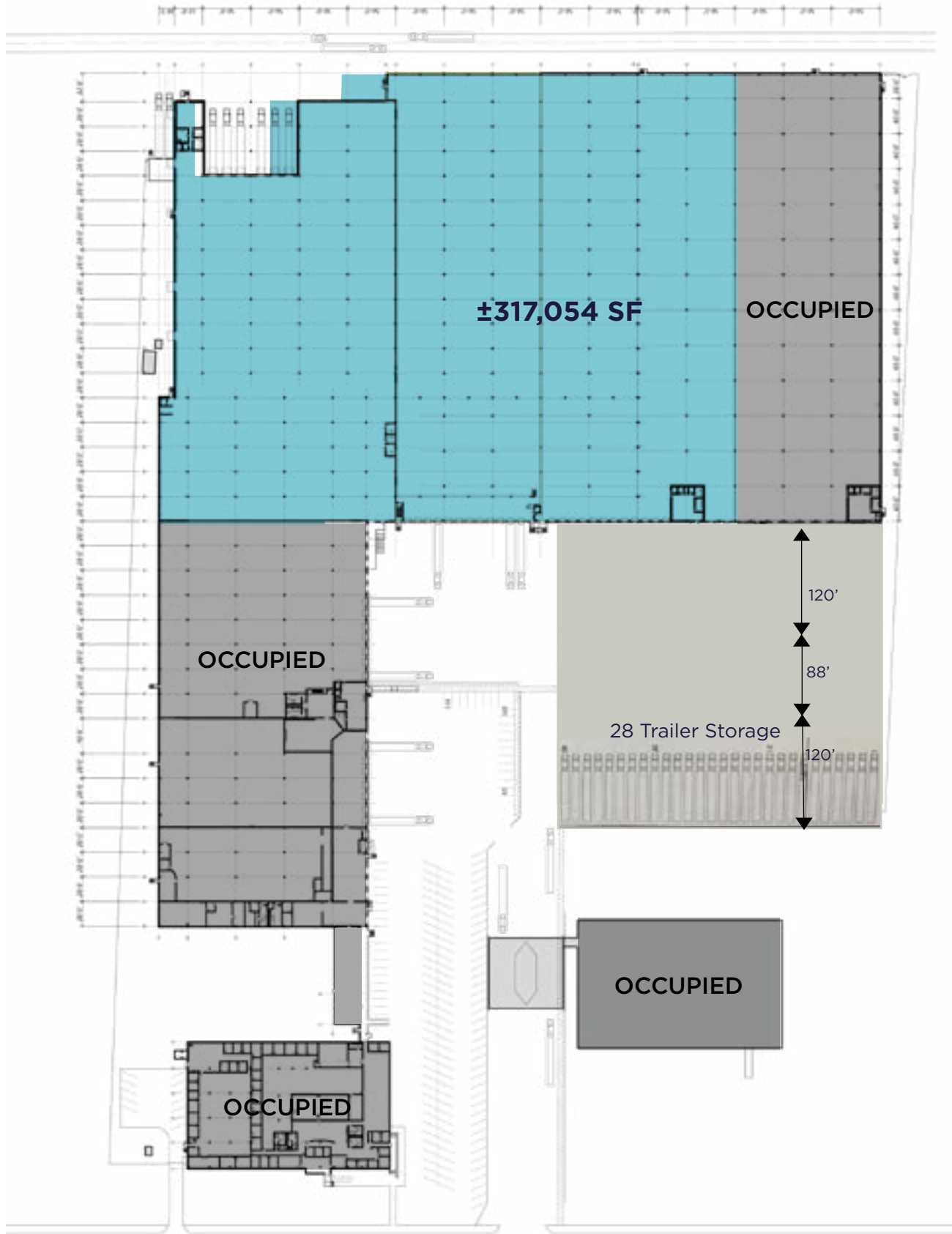
click on suite to see larger image



Suite	Available SF	Doors	Clear Height
3	116,224 SF	8 Dock	20'
4	86,164 SF	12 Dock	20' - 30'
5	114,666 SF	14 Dock	20' - 30'

*Conceptual Plan

site plan



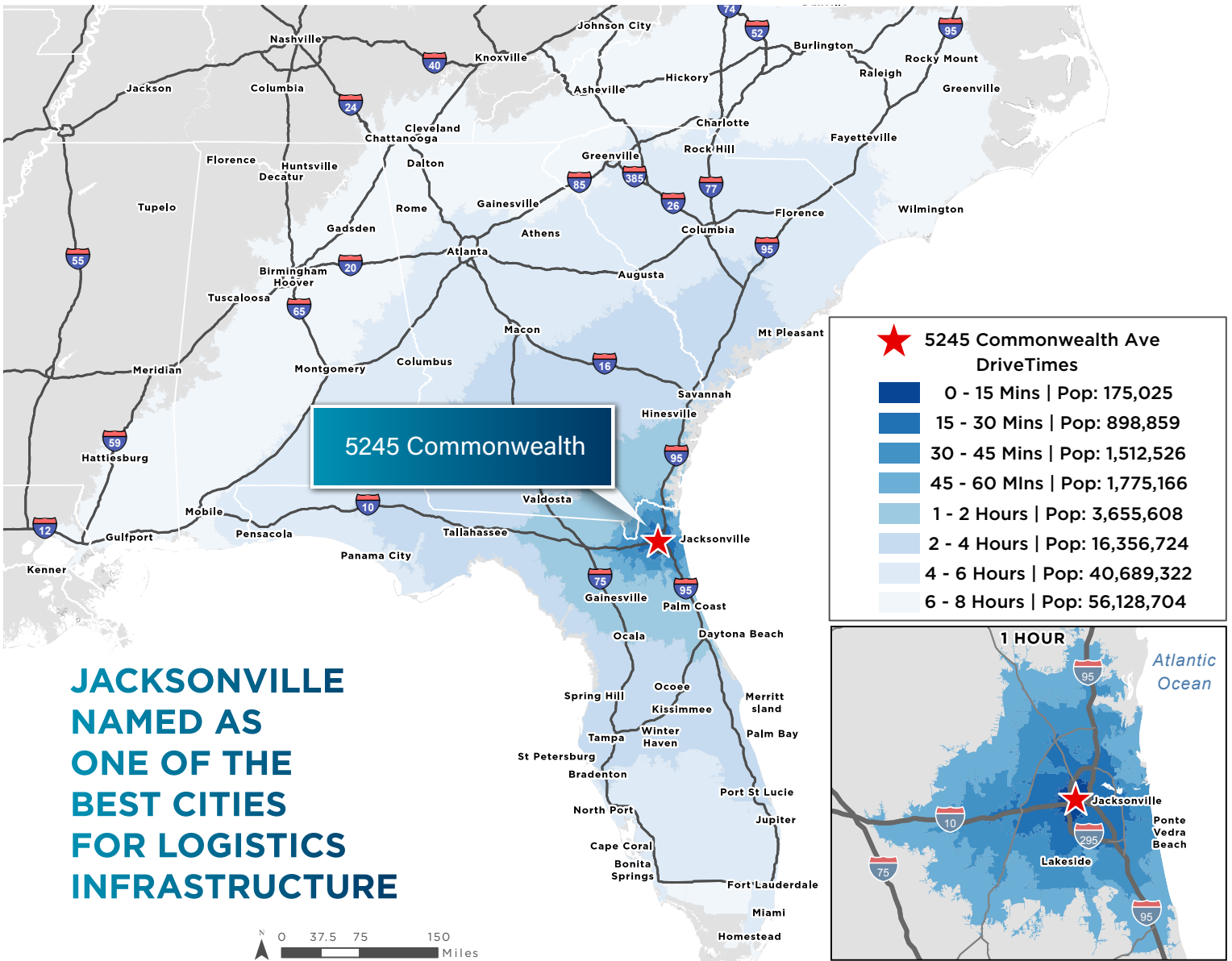
*Conceptual Plan

location highlights



strategic location

- Outstanding Westside Location
- Easy Access to I-10, I-295 and I-95
- Close to ports and airports
- 56+ Mil consumers in an 8 hour drive
- Minutes to downtown Jacksonville



1.5 MILES



4 MILES



1.5 MILES

JACKSONVILLE
CBD

4 MILES



15 MILES



15 MILES

property photos



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For more information, please contact:

TYLER NEWMAN

Executive Managing Director
tyler.newman@cushwake.com
(904) 380 8336

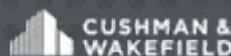
JACOB HORSLEY

Executive Managing Director
jacob.horsley@cushwake.com
(904) 380 8335

Cushman & Wakefield of Florida, LLC

121 West Forsyth Street, Suite 900
Jacksonville, FL 32202
cushmanwakefield.com

Property Website: www.5245commonwealth.com



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