

## 6005 Powers Avenue

Jacksonville, FL 32217

### Property Features

- ◆ **Layout:** 1,045 Warehouse / 1,430 Office
- ◆ **Ceiling Height:** 18' Clear
- ◆ **Loading:** Two (2) grade-level bay (14h X 10w)
- ◆ **Power:** 3-phase 120 / 208
- ◆ **Zoning:** IL
- ◆ **Signage:** Building Fascia
- ◆ **Free Mezzanine:** +/-245 SF (not calculated in rentable square footage area)
- ◆ **Traffic Count:** 18,100 average daily
- ◆ **Visibility:** 50 feet of frontage on Powers Avenue
- ◆ **Access:** 1 block South of University Boulevard and .5 miles West of I-95



**Lease Rate:** \$9.00 + \$1.70  
**Suite 105:** 2,475 SF  
**Building Size:** 16,243

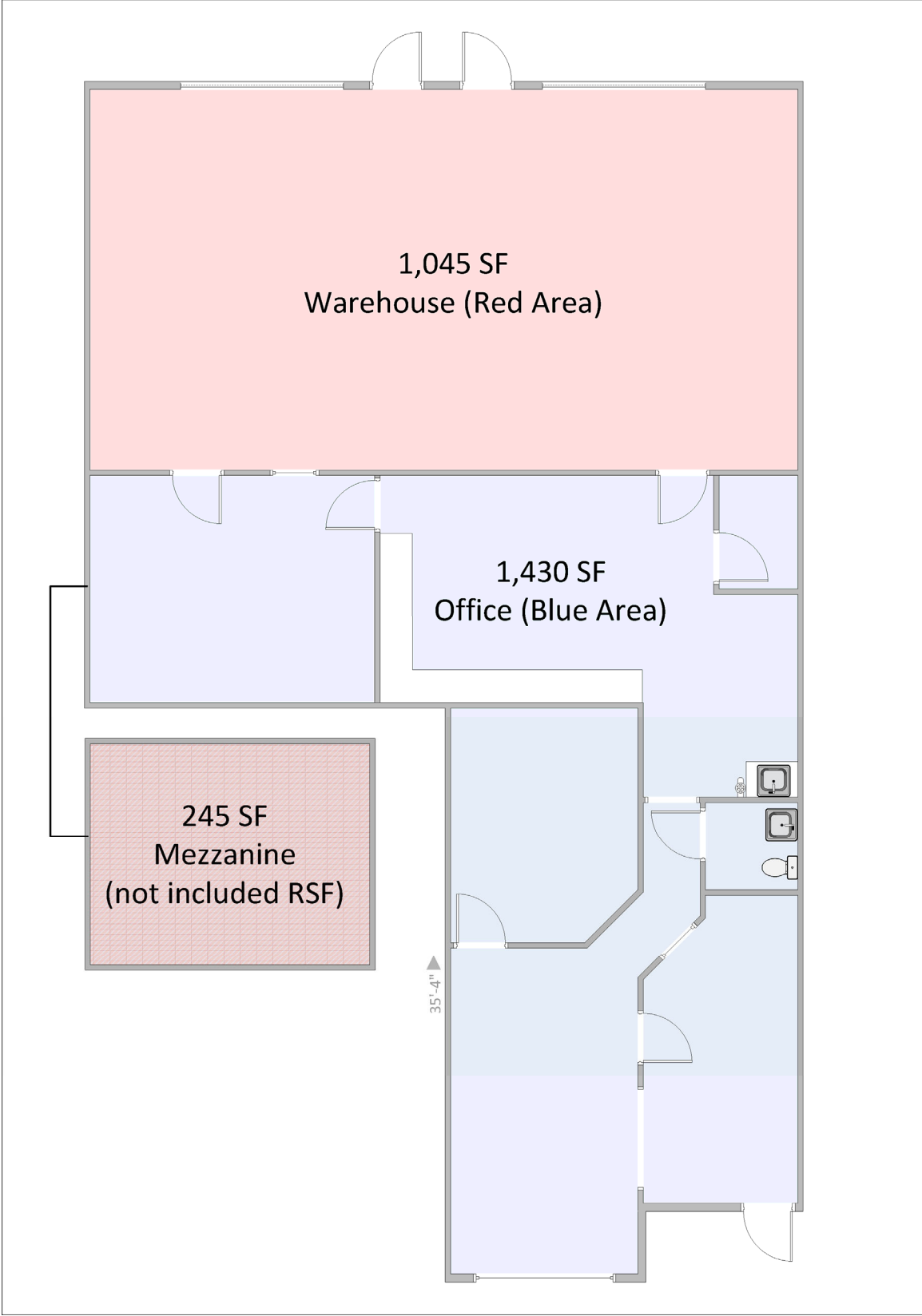
For more information:



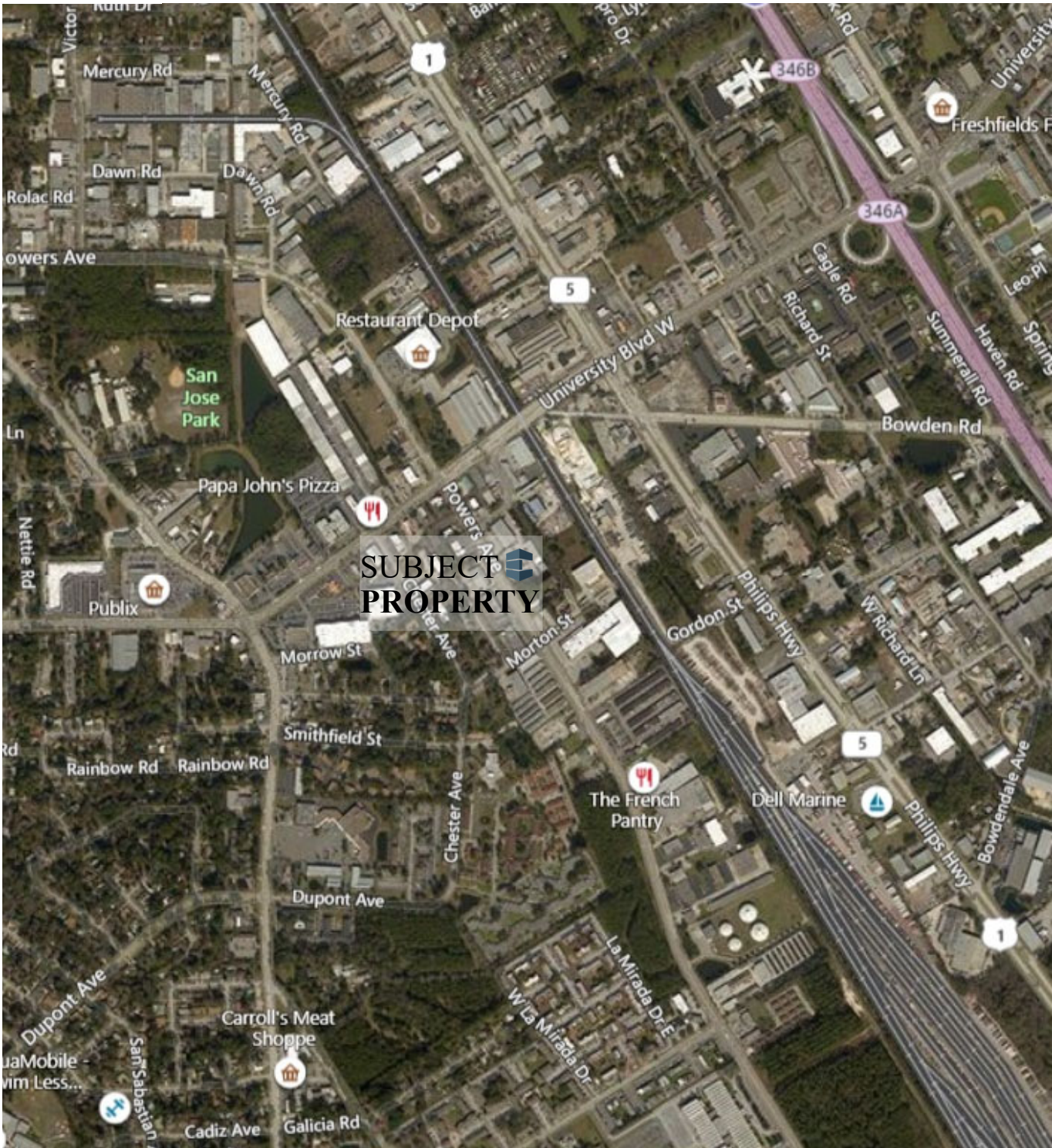
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# FLOOR PLAN

## SUITE 105



# AREA MAP



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