

# SOUTHSIDE OFFICE FOR LEASE

## Office For Lease 10221-B Beach Blvd., Jacksonville, FL

### Jacksonville, Florida

**\$1,475 / Month  
Total Monthly Rent**

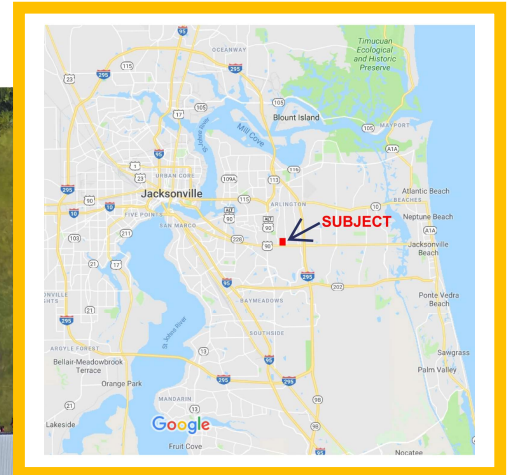
- Quest parking in front.  
Employee parking in rear.
- At traffic light on four-way intersection.
- Two entrance driveways from Beach Blvd.
- Two entrance driveways from Peach Dr.
- Available pylon signage on Beach Blvd.
- 52,500 Traffic Count

**200 SF OFFICE PLUS RESTROOM  
LARGE LIGHTED BEACH BLVD SIGN  
CO-TENANTS : G & H TIRE  
BLINGLE LIGHTING  
FLOORING DEPOT**

### Zoned CCG-2

**½ MILE EAST OF SOUTHSIDE BLVD**

**1½ MILE WEST OF I-295**



**CCG-2  
ZONING**

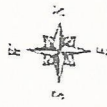
**J.R. McNeal**  
Commercial Real Estate  
Services



J R McNeal Company, Inc.  
Licensed Real Estate Broker  
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Jacksonville, FL 32225

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Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.



10221 BEACHES BLVD  
JACKSONVILLE, FL 32246

PARKING

UNIT 4  
4,000 Sq. Ft. + -

UNIT 3  
4,000 Sq. Ft. + -

UNIT 2  
4,000 SQ. FT. + -

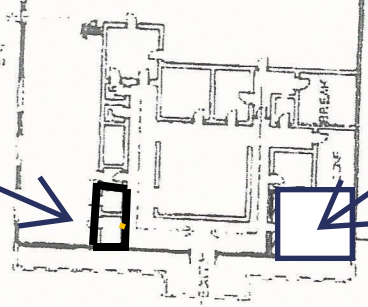
UNIT 1  
11,600 Sq. Ft. + -

Unit 10221-A  
100 SF

Unit 10221-B  
200 SF

PEACH DRIVE

- EYE WASH
- PARTS WASH
- HOT WATER
- SHOWER
- FLAMMABLE MATERIAL
- EVACUATION AREA
- FIRE EXTINGUISHER
- SPILL KIT
- EMERGENCY SHELTER
- YOU ARE HERE



BEACH BLVD.

BEACHES BLVD

