



CUSHMAN &
WAKEFIELD

±85,259 Square Feet Available

11902 CENTRAL PKWY

Jacksonville, FL 32224



BUILDING OVERVIEW

Located in the **SOUTHSIDE** Submarket, 11902 Central Parkway has **DIRECT ACCESS** to **BEACH BLVD**, which connects to **I-295** and **JTB** making it a perfect **CENTRAL LOCATION**. Almost **ONE MILLION CONSUMERS** can be reached in a **30 MINUTE DRIVE**.



BUILDING SIZE
±85,259 SF



YEAR BUILT
1997



SITE AREA
4.9 ACRES



OFFICE AREA
±18,500 SF
(LANDLORD CAN
REDUCE OFFICE
SIZE)



CLEAR HEIGHT
24'



LOADING
9 DOCKS
1 GRADE



PARKING
106 AUTO



CONSTRUCTION
CONCRETE
TILT-UP



DIMENSIONS
340' X 250'



SPRINKLER
.215 GPM /
2,000 SF



POWER
800 AMPS,
277/480 VOLT,
3-PHASE

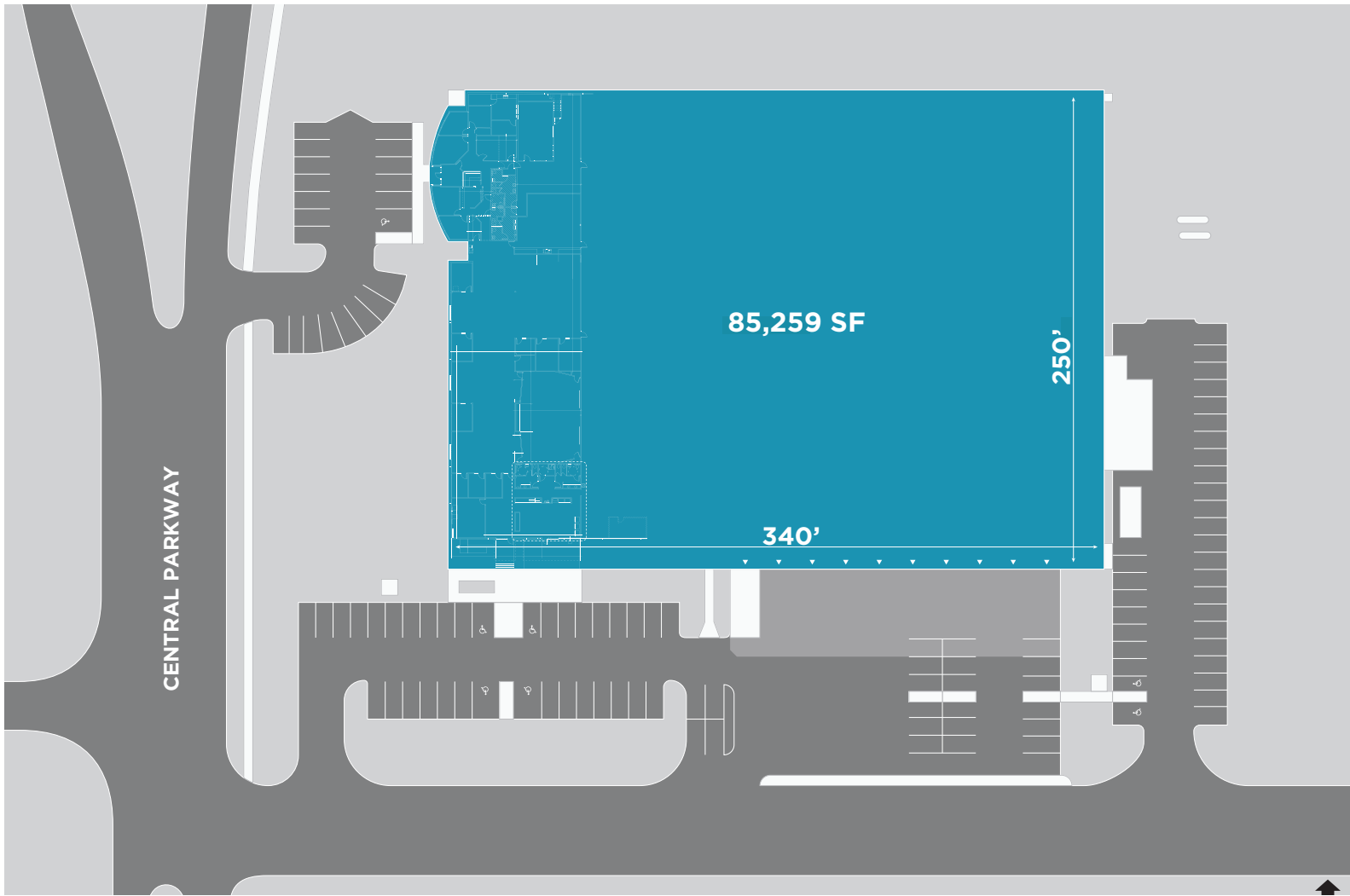


ZONING
IBP-1

BUILDING HIGHLIGHTS

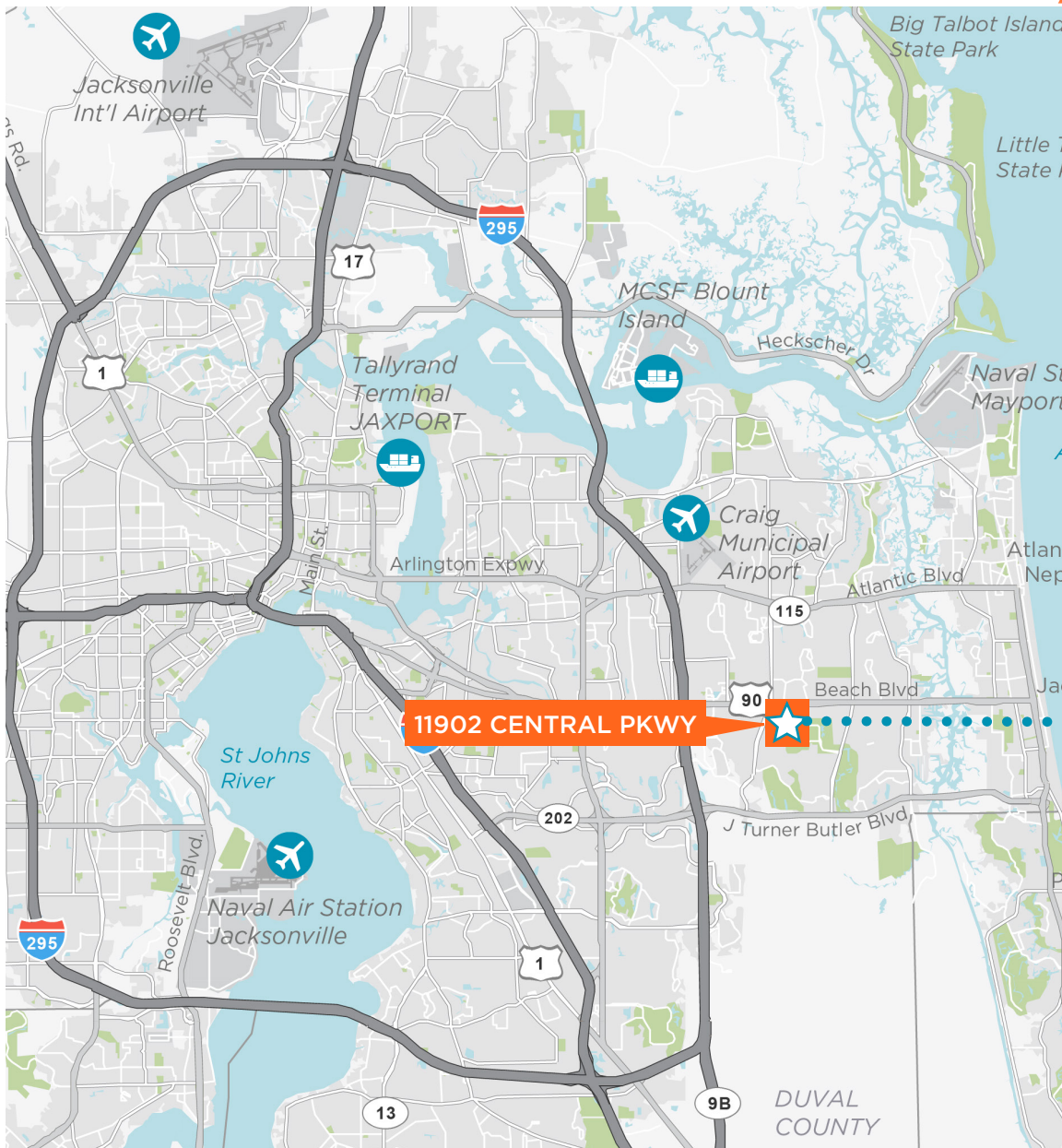
11902 CENTRAL PKWY

SITE PLAN










“CONVENIENT SOUTHSIDE LOCATION”

LOCATION



DISTANCE TO:

-  **I-295**
1.2 Miles
-  **Butler Blvd**
3.1 Miles
-  **I-95**
8.5 Miles
-  **Blount Island**
11.9 Miles
-  **I-10**
18.7 Miles
-  **Nocatee/
St. John's County**
18.7 Miles
-  **Jacksonville International Airport**
20.6 Miles

CONTACT

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