



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

195 N. Ellis Road  
Jacksonville, FL 32254

**INDUSTRIAL OUTDOOR STORAGE AVAILABLE FOR LEASE**



## FOR LEASE

- + **Lease Rate:** \$3,300/mo + Utilities
- + **Lot Size:** 1.2 AC (52,272 SF)
- + **Zoning:** IL (Light Industrial)

## Highlights

- On-Site Utilities:
  - Electrical
  - Well Water
  - Sewer
- Secured Yard
- Electric Fence
- Road Base Installed
- Outside Storage Allowed
- This IOS Yard is centrally located between I-10 and I-295 providing great access for a contractor or trucking company



### KYLE VANCAMP

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### BISHOP BEALE DUNCAN

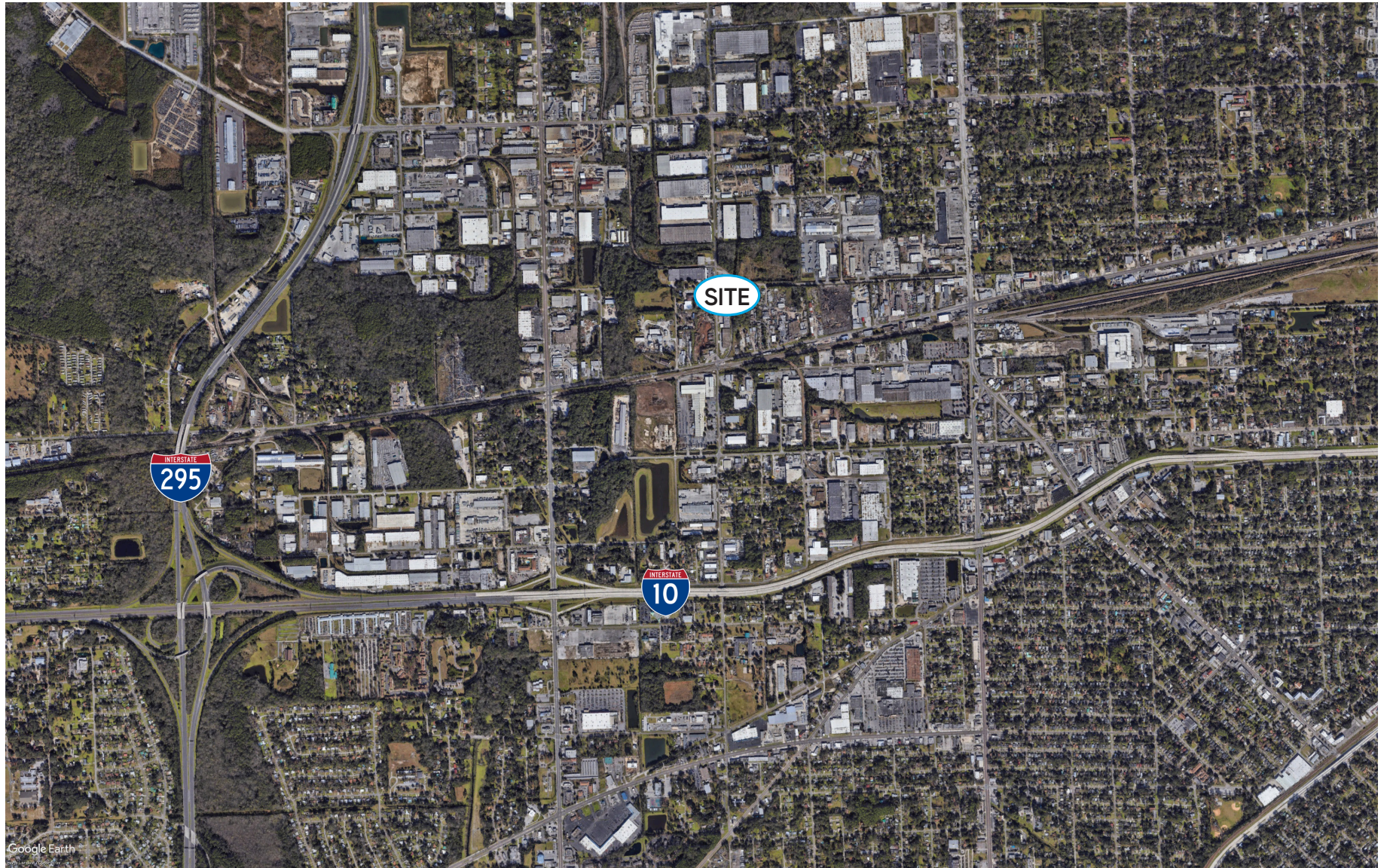
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# Site Aerial





# Site Location

