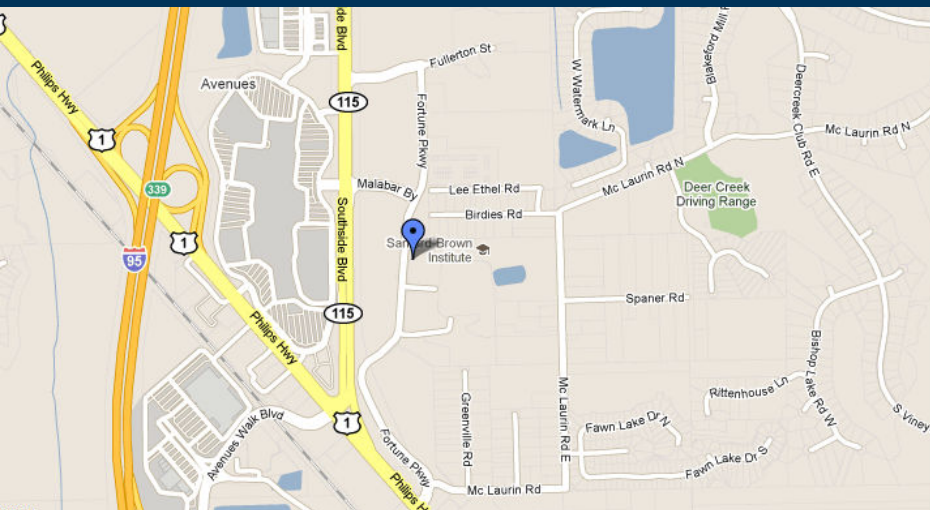


# DEVELOPMENT OPPORTUNITY

NEC of US-1 & Southside Blvd.



## AVENUES JACKSONVILLE, FL



Bounded by wetlands and enhanced by a beautifully landscaped natural setting, the award-winning Gran Park at The Avenues is located in the heart of Southeast Jacksonville. The eight buildings provide 715,000 square feet of office, industrial, and flex space. Gran Park at The Avenues is conveniently situated at the intersection of I-95 and U.S. 1. Nearby amenities include The Avenues mall, restaurants, lodgings, and residential communities. The property is entitled for an additional 46,000 square feet of office space development.

### PROPERTY HIGHLIGHTS

- › **Metro Area:** Jacksonville
- › **County:** Duval
- › **Submarket:** Butler/Baymeadows
- › **Location:** Southside Blvd. & Fullerton St.
- › **Gross Acres:** 13
- › **Net Acres:** 7
- › **Current Entitlements:**  
Industrial - 46,000 SF

#### FOR MORE INFORMATION, CONTACT:

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