



1000 Square Ft;  
\$1000.00 per month

**LOCATION:** Located at the intersection of Halsema Road and Beaver St. on Jacksonville’s Westside. From I-10 Exit 350 (Cecil Field) take the Beaver St exit. 12205 Beaver Street, 32220

**AVAILABLE SPACE:** 8700 +/- Square Ft Available; 1000 Sq Ft unit, 2000 Sq Ft section, 4700 Sq Ft section; 10500 Sq Ft Gross Building Area;      **LOT SIZE:** 1 acre.

**ZONING:** CCG-1 allows for Retail use; Professional and business offices, buildings trades contractors, day care centers, Vocational trade schools,

**COMMENTS:** Air handlers/ separate entrances/Water and Sewer stubs are allocated for each 1000 square ft retail/office shell.

**PRICE:** \$7.75 per Sq. Ft. for empty Shell space: \$650 per month per 1000 Sq Ft shell; Tenant builds out their own improvements.

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