



4680 BLANDING BLVD | FOR LEASE

4680 Blanding Blvd
Jacksonville, FL 32210

KAYLA DEGUZMAN
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PROPERTY OVERVIEW

Cantrell & Morgan is pleased to present this **8,756 SF freestanding flex building** along the highly traveled **Blanding Boulevard corridor**. Offering a versatile combination of retail, office, and warehouse space, this property is ideal for a wide range of business uses.

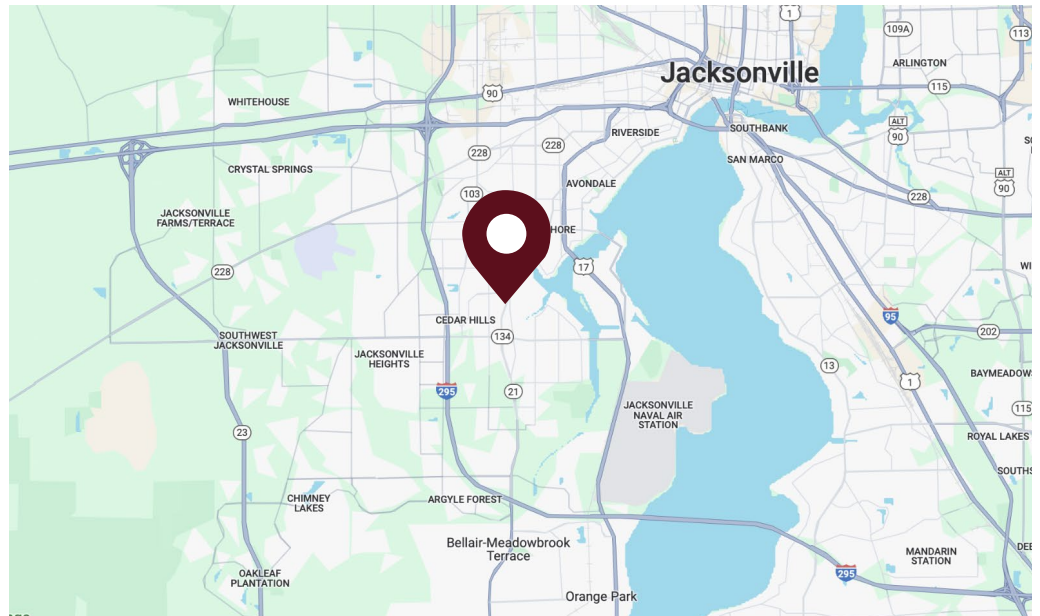
Property Highlights:

- **Total Building Size:** 8,756 SF (5,156 SF retail/office + 3,600 SF warehouse)
- **Warehouse Features:** 2 roll-up doors, 3-phase power
- **Zoning:** CCG-2, allowing diverse commercial uses
- **Visibility & Signage:** High-traffic frontage with double-faced illuminated pylon sign
- **Parking & Access:** Ample on-site parking, fenced storage, and truck court
- **Flexible Layout:** Supports showroom, office, and warehouse operations
- **Location:** Conveniently positioned near Amazon and other major employers

This property offers **excellent exposure, functionality, and flexibility**, making it a prime opportunity for businesses seeking a combination of retail, office, and warehouse space in a highly visible location.

PROPERTY DETAILS

Address:	4680 Blanding Blvd
Lease Rate:	\$12/SF - \$16.50/SF Modified Gross
Size:	8,756 SF
Zoning:	CCG-2
Parking:	7 paved spaces
Frontage:	98' on Blanding Blvd
Tenancy:	Multi-Tenant Bldg
Year Built:	1975
Ceiling Height:	15

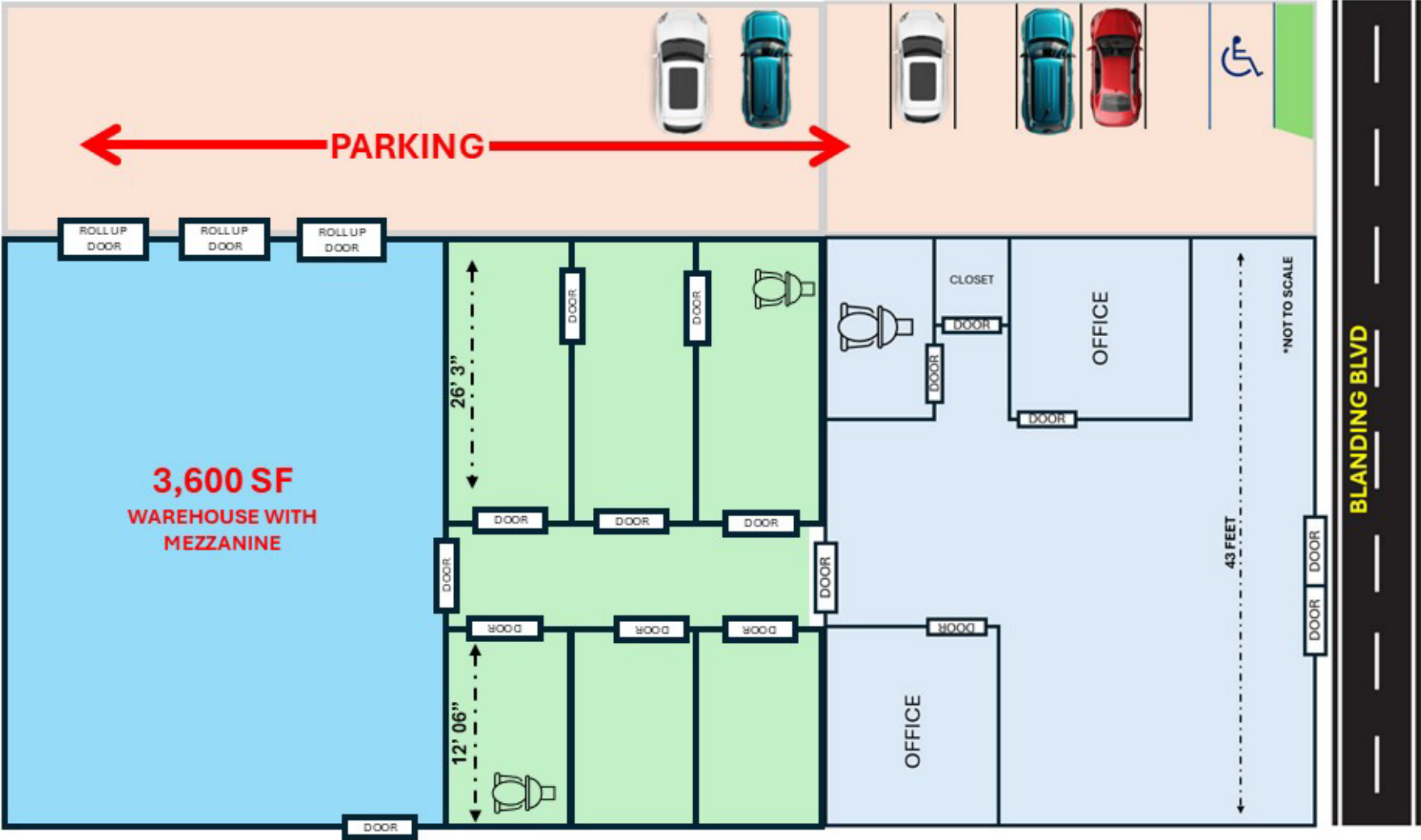


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FLOOR & SITE PLAN



INTERIOR PHOTOS



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PROPERTY PHOTOS

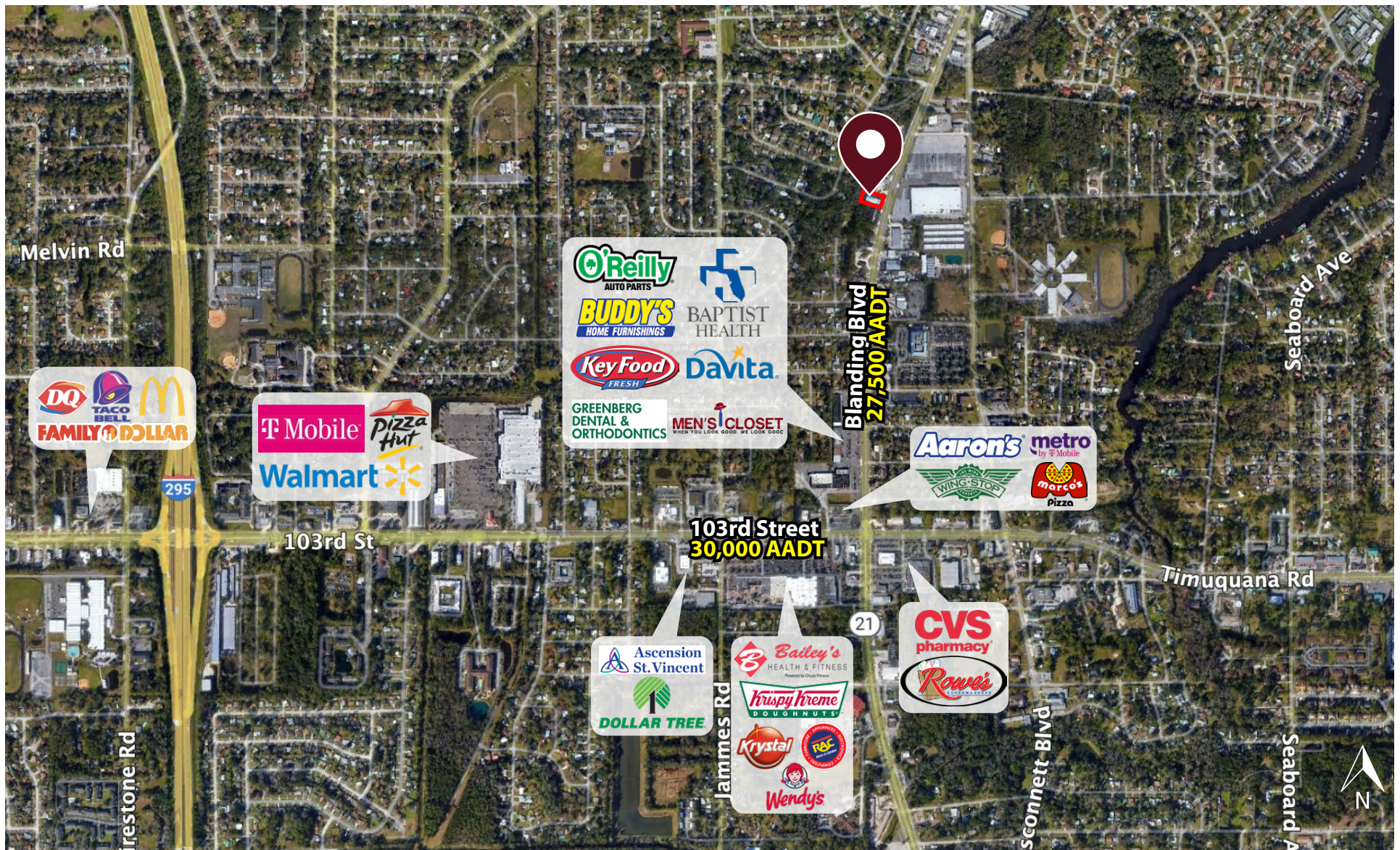


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SURROUNDING AREA



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