



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

3029 Mercury Road  
Jacksonville, FL 32207

**IN DEMAND INDUSTRIAL WAREHOUSE INVESTMENT**



## FOR SALE

- + Asking Price: \$925,000
- + CAP Rate: 6%
- + Building Size: 9,897 SF
- + Lot Size: 23,049 SF
- + Zoning: IL (Light Industrial)
- + Parking: 10 Spaces



## Highlights

- The property is centrally located just off of Philips Highway on Mercury Road.
- Lease expires in December 2023, with a three (3) year renewal option with escalations.
- Power: 3-Phase/240V
- Docks: Three (3)
- Roof Repaired: 2019
- Net Operating Income: \$55,557.33
- Property Taxes: \$3,583.15
- Year Built: 1978

### KYLE VANCAMP

Associate  
(904) 604.8189  
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This offer is subject to errors, omissions, prior sale or withdrawal without notice.



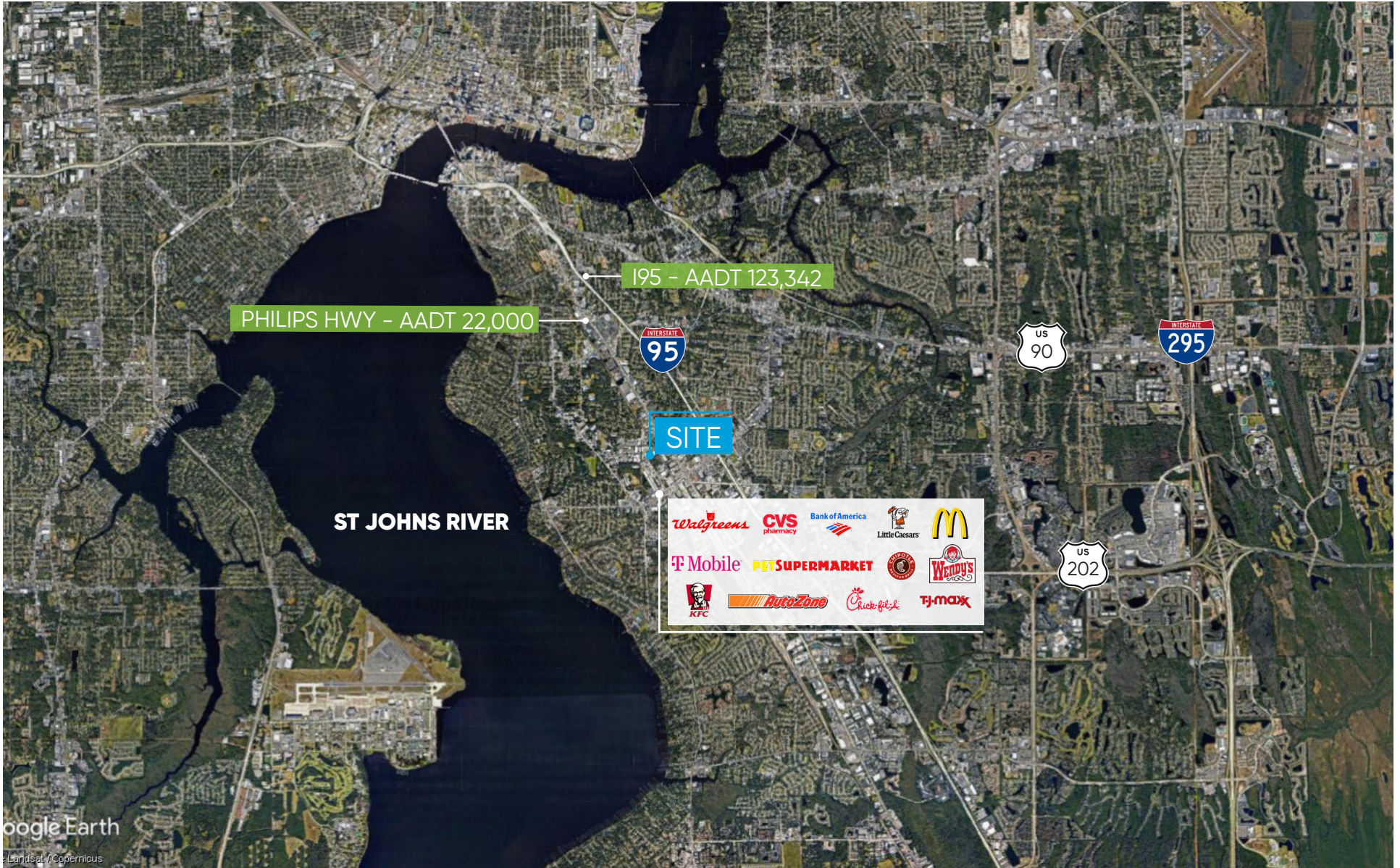
### BISHOP BEALE DUNCAN

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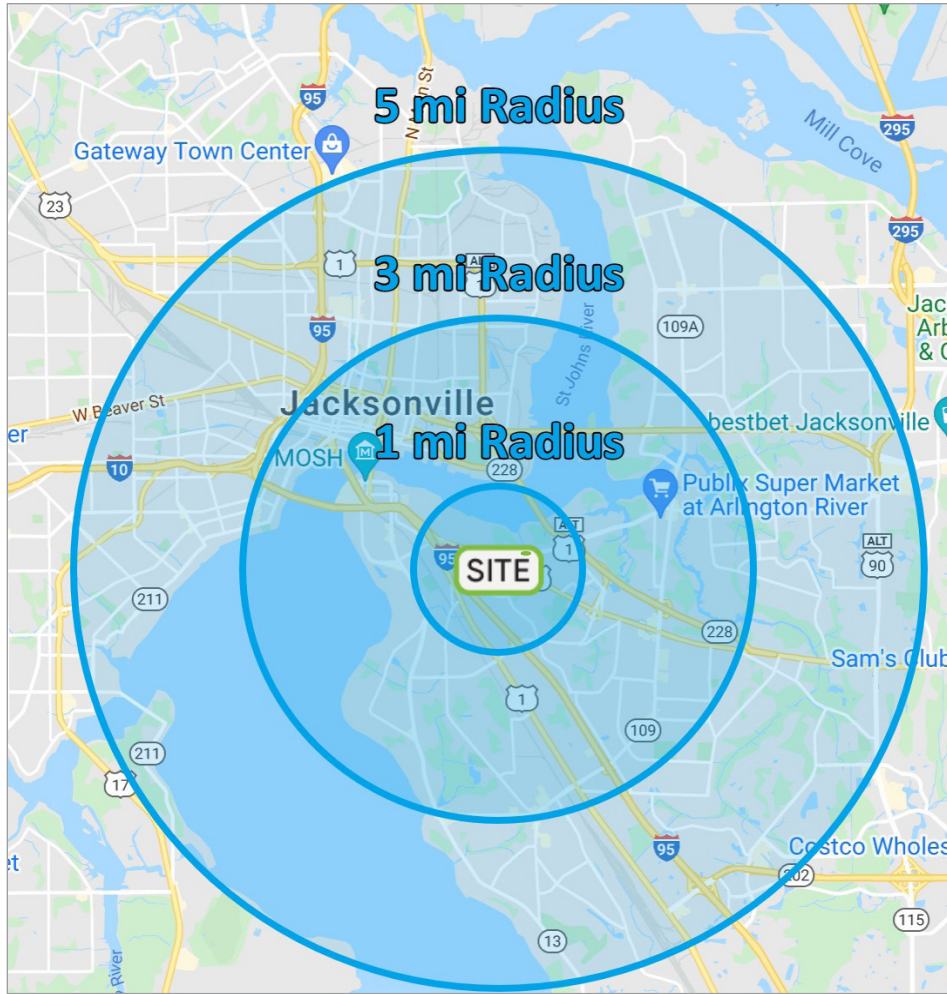


# Site Location

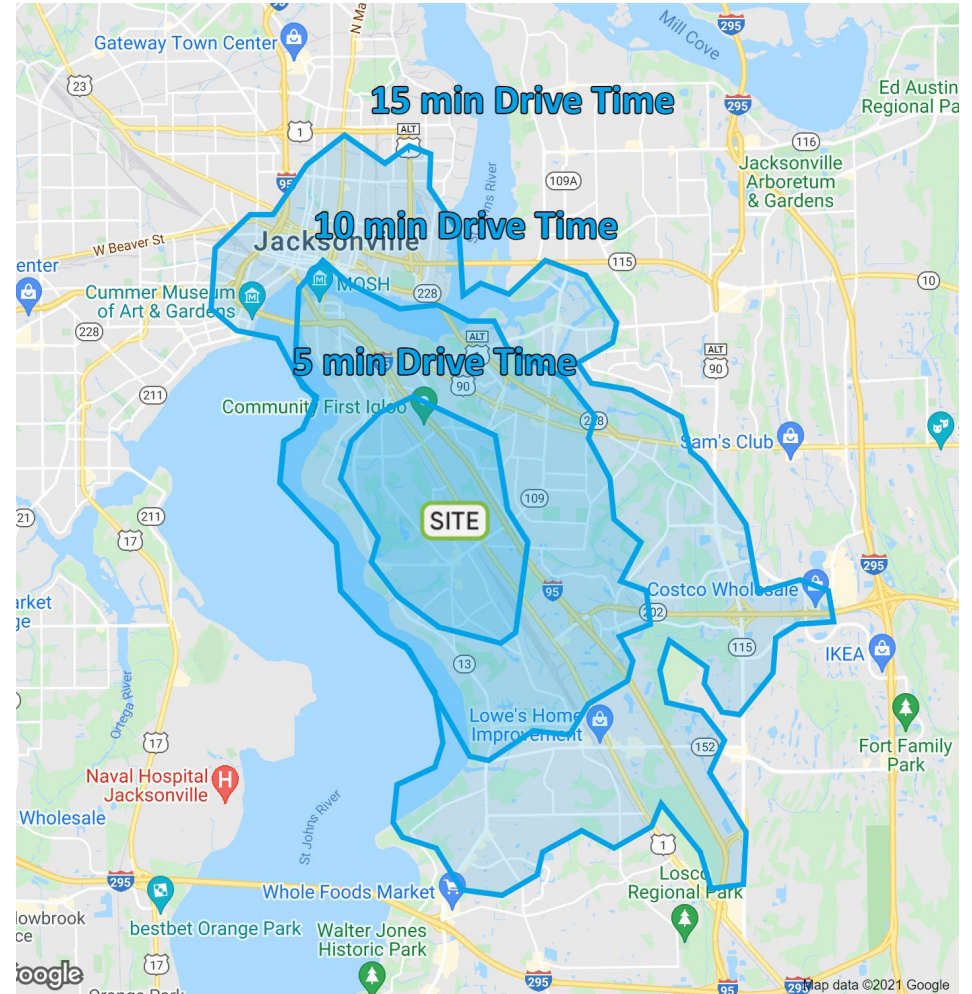




# Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	5,938	\$52,601	1,248	11,774
3-Mile	64,396	\$73,242	6,250	59,413
5-Mile	173,852	\$73,786	16,501	174,089



Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	20,336	\$55,456	2,190	17,812
10-Minutes	66,566	\$75,496	7,923	79,775
15-Minutes	147,037	\$71,636	15,602	174,409

