



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

520 Cynthia Street
Jacksonville, FL 32207

INDUSTRIAL WAREHOUSE FOR SALE



FOR SALE

- + **Asking Price:** \$895,000
- + **Building Size:** 6,000 SF
 - Warehouse: 4,700 SF
 - Office: 1,300 SF
- + **Lot Size:** 37,800 SF (.87 AC)
- + **Zoning:** IL (Light Industrial)

Highlights

- (1) Reception Area
- (4) Offices
- (2) 12'-0" Drive-In doors
- 16'-0" Ceiling Height
- Heavy Power (3-Phase/240v)
- Fully fenced/secured yard
- Ample parking
- Retention pond
- Septic sewer
- The current lease in place expires in July of 2024, with a (1) 1-year renewal option, with rental increases. The present lease rate is below market rate, providing upside to an investor.



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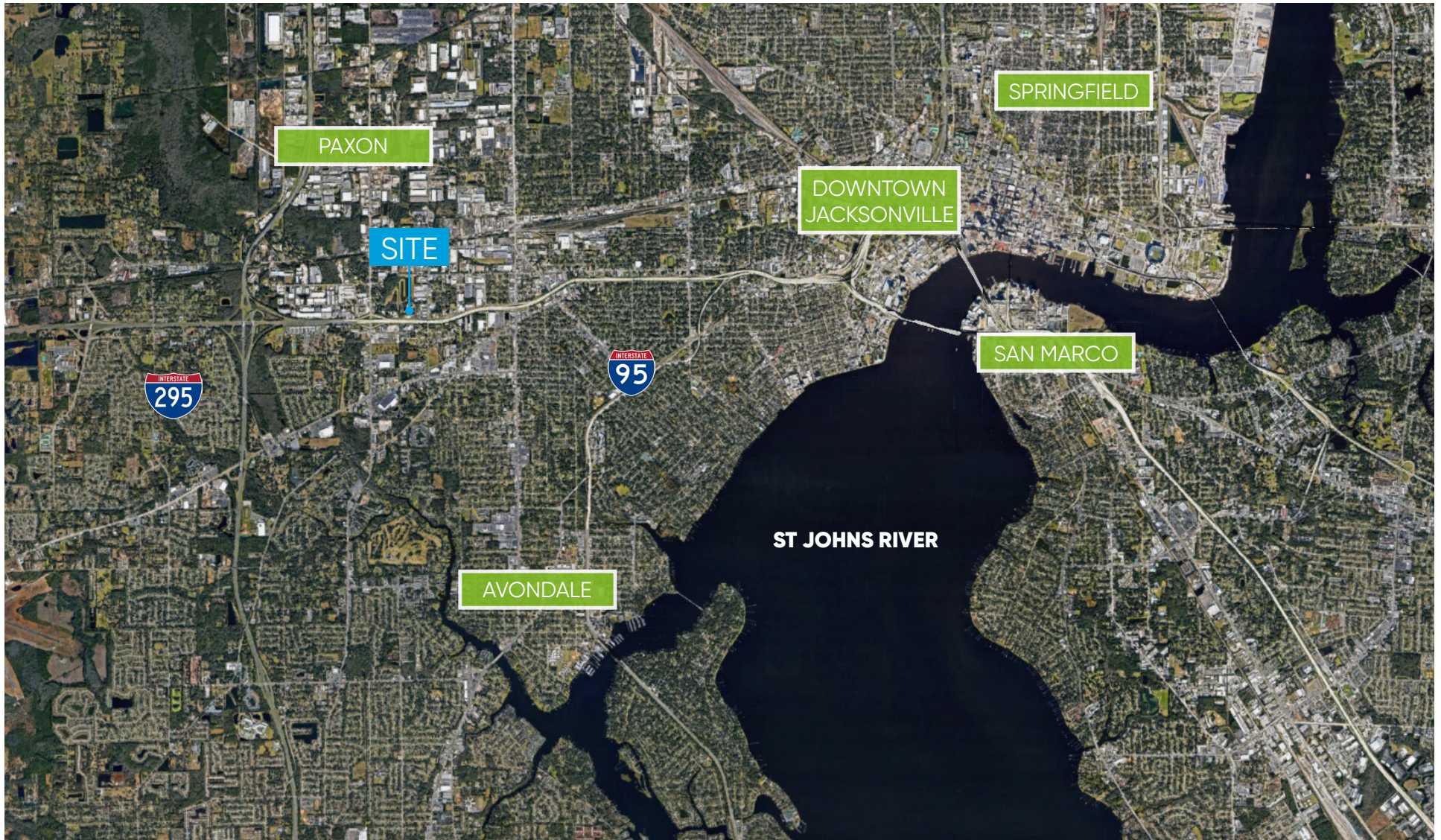
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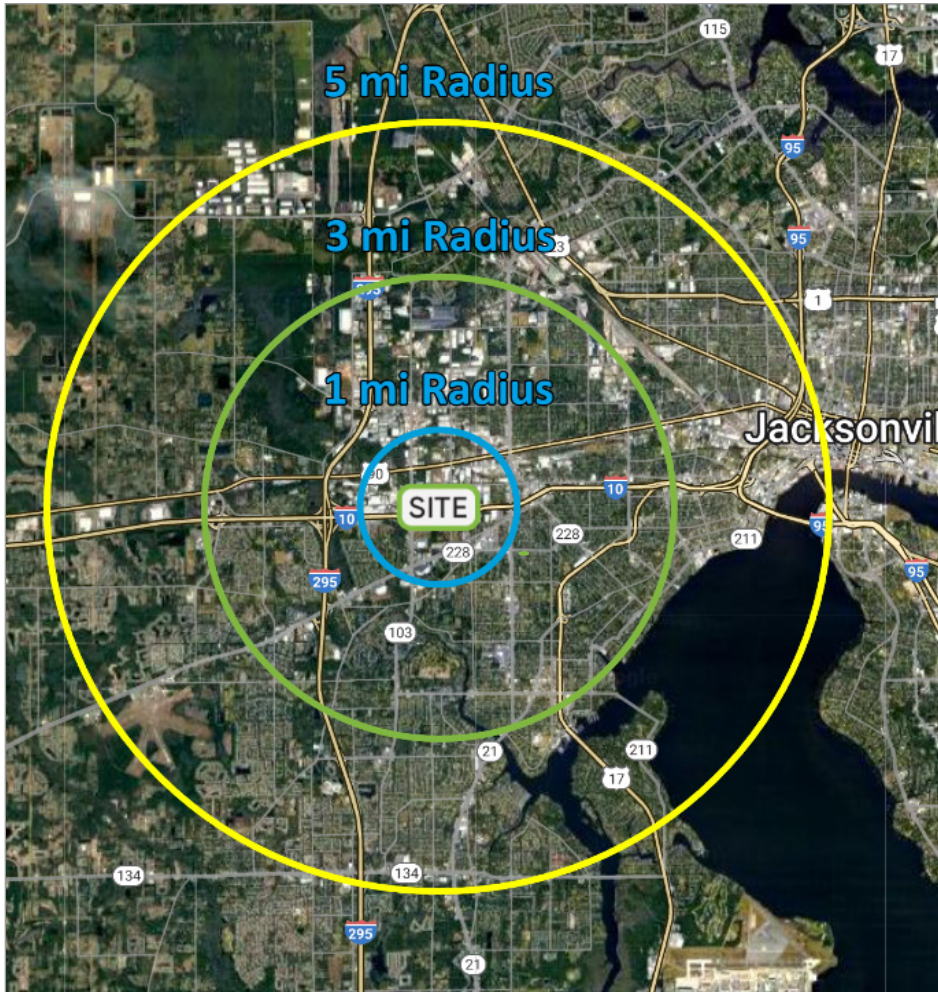
Site Images



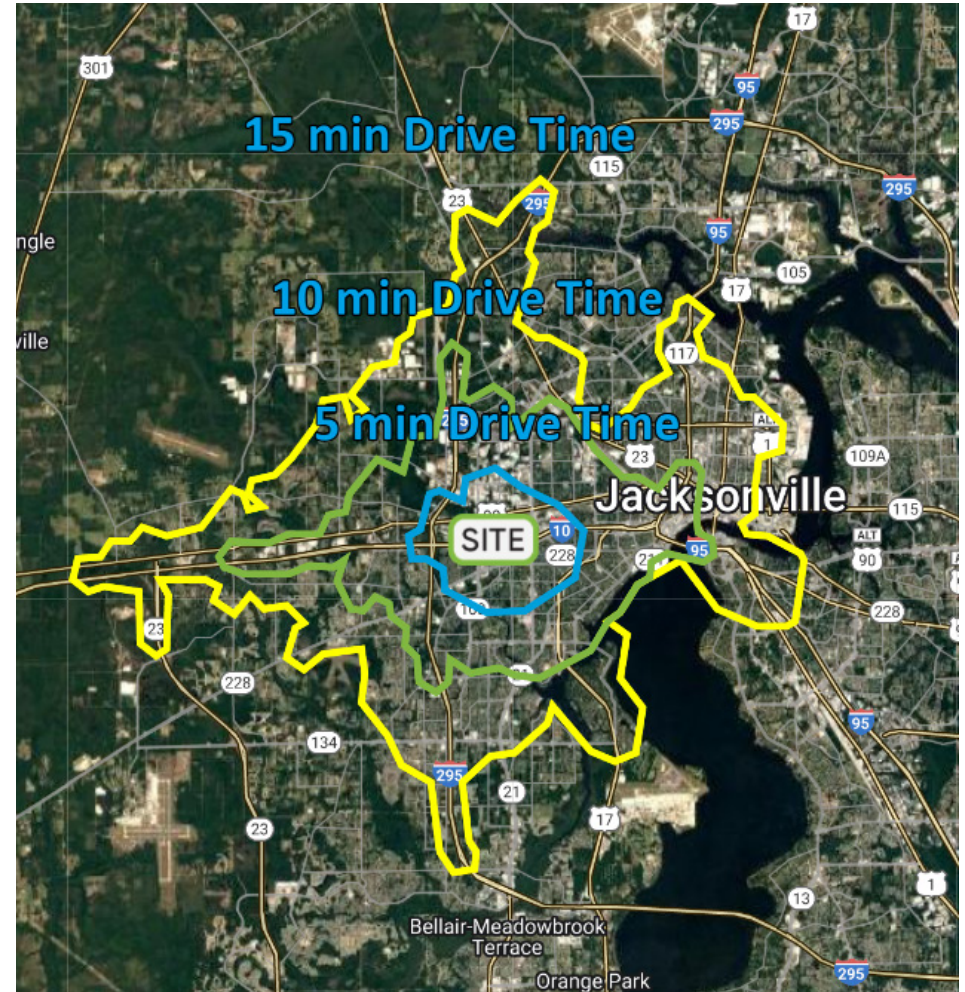
Site Location



Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	2,864	\$74,218	733	8,851
3-Mile	67,666	\$67,533	4,838	41,187
5-Mile	168,738	\$64,924	10,822	96,193



Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	20,453	\$60,697	1,891	18,683
10-Minutes	87,221	\$68,999	7,733	73,081
15-Minutes	226,367	\$64,364	16,848	159,391