



5836 Richard Street

Jacksonville, Florida 32216

Property Highlights

- Solid, high-quality, 2-story, concrete block and masonry construction w/ elevator. Completely renovated in 2008 along w/recent carpet & paint.
- 1st & 2nd floors could be occupied separately for multiple tenants as an investment property. Each floor has its own restrooms & breakrooms.
- Light Industrial zoning allows for a variety of professional office, service, medical & light manufacturing uses.
- 0.84 acre parcel w/55 surface parking spaces or 4.77 per 1,000 SF.
- Backup continuous power with 35 kw Zabatt Generator.
- 360 SF detached storage building and screened patio.
- Located 350' from I-95 on-ramp & dozens of restaurants within 2-miles.

Property Description

Located at the boundary of the Southpointe office market and San Marco business district, 5836 Richard Street offers an excellent opportunity for owner-users or value add investors. The property offers 11,532 square feet of move-in ready office space with quick access to I-95 or Phillips Highway.

OFFERING SUMMARY

Sale Price	\$1,250,000
Lease Price	\$15.00/SF NNN
Lot Size	0.84 Acres
Building Size	11,532 SF
Year Built/Renovated	1987 / 2008
Zoning	IL (Light Industrial)

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,720	\$45,286
3 Miles	61,018	\$60,347
5 Miles	156,716	\$63,331

For more information



Christian Harden

O: 904 404 4449
ch@naihallmark.com



Patrick Carney

O: 904 404 4456
pc@naihallmark.com

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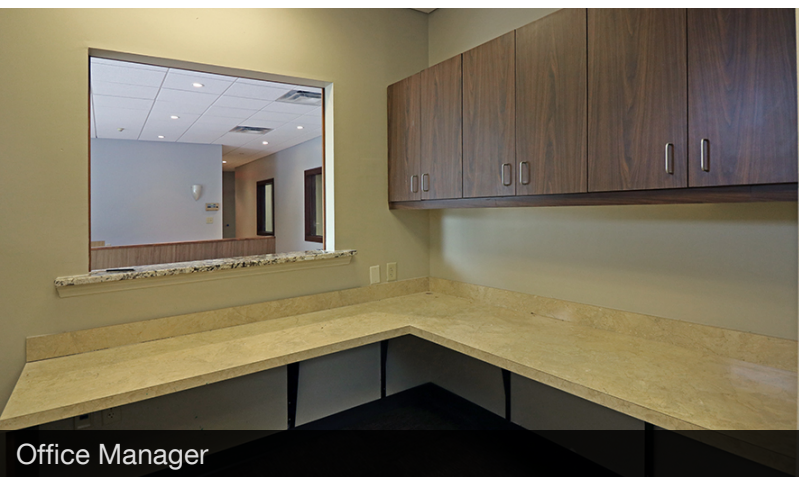
6675 Corporate Center Parkway
Jacksonville, FL 32216
904 363 9002 tel
<https://www.naihallmark.com>



Additional Photos



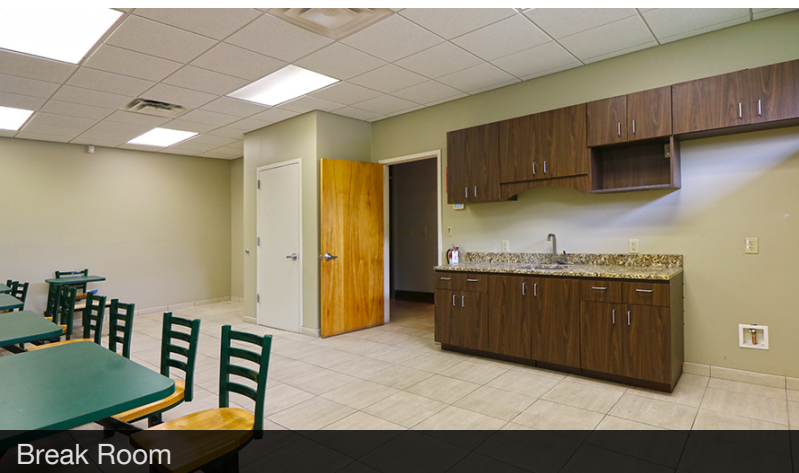
Lobby



Office Manager



Open Area for Work Stations

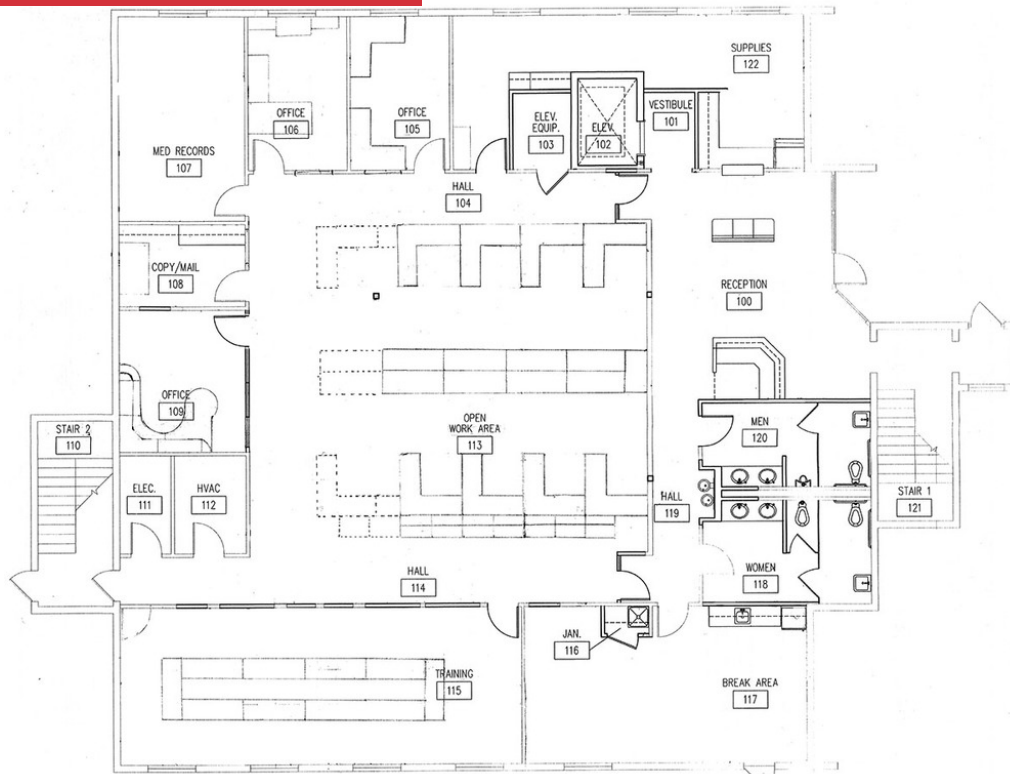


Break Room

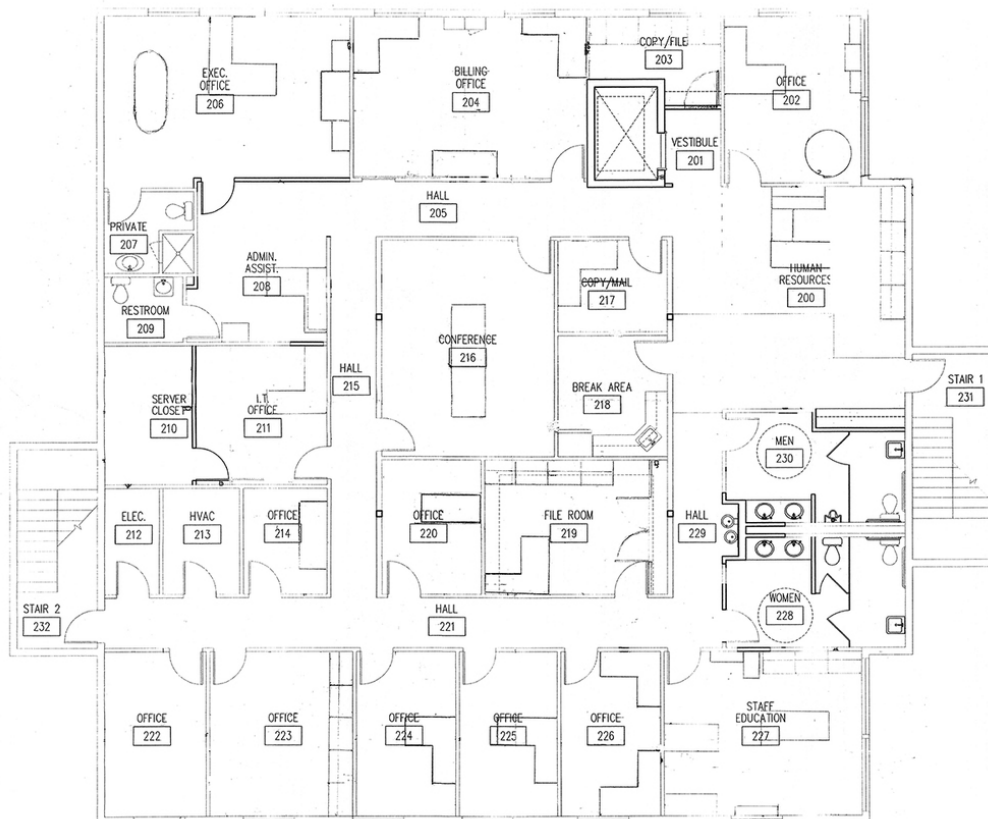


Rest Room

Floor Plans



First Floor



Second Floor

Location Maps

