# INDUSTRIAL PROPERTY FOR SALE

# 5262 LONGLEAF STREET

JACKSONVILLE, FL 32209







### For More Information:

### **Conrad Boylan**



### **Property Overview**



### **OFFERING SUMMARY**

Sale Price:	\$825,000
Building Size:	34,800 SF
Lot Size:	2.63 Acres
Price / SF:	\$23.71
Year Built:	1968
Zoning:	IL
Market:	Jacksonville
Submarket:	Northside
Power:	3 Phase, 240 Volt, 400 Amp Electric Service
Clear Height:	13 FT

### PROPERTY OVERVIEW

Prime Realty is excited to offer this 36, 570 SF industrial property which includes 8,970 SF of office space connected to a 21,600 SF Warehouse, a 4,000 SF warehouse, and a 2,000 SF Covered Area. This property features convenient accessibility to most major highways in the area and is an excellent opportunity for a wide variety of businesses.

Zoned Light Industrial, this versatile office and warehouse space can service many storage needs. The property is in an Opportunity Zone thereby providing tax incentives to companies looking to expand in the area. Part of the office area remains unfinished, making this location a great fit for businesses looking to design a space perfectly suited for their needs.

### PROPERTY HIGHLIGHTS

- Zoned Light Industrial
- (4) 13'W X 16'H Grade Level Sliding Doors
- 2,000 SF Covered Storage area
- 13' Clear Height with 20'Ceilings
- · Sprinkler System
- 3 Phase, 240 Volt, 400 Amp Electric Service

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### Additional Warehouse Photos







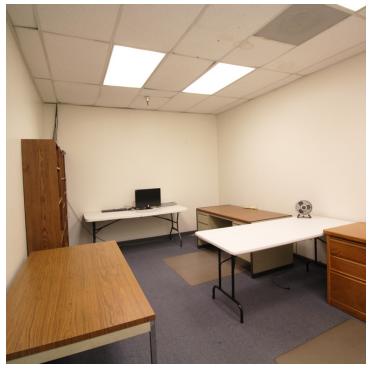
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## **Interior Office Photos**





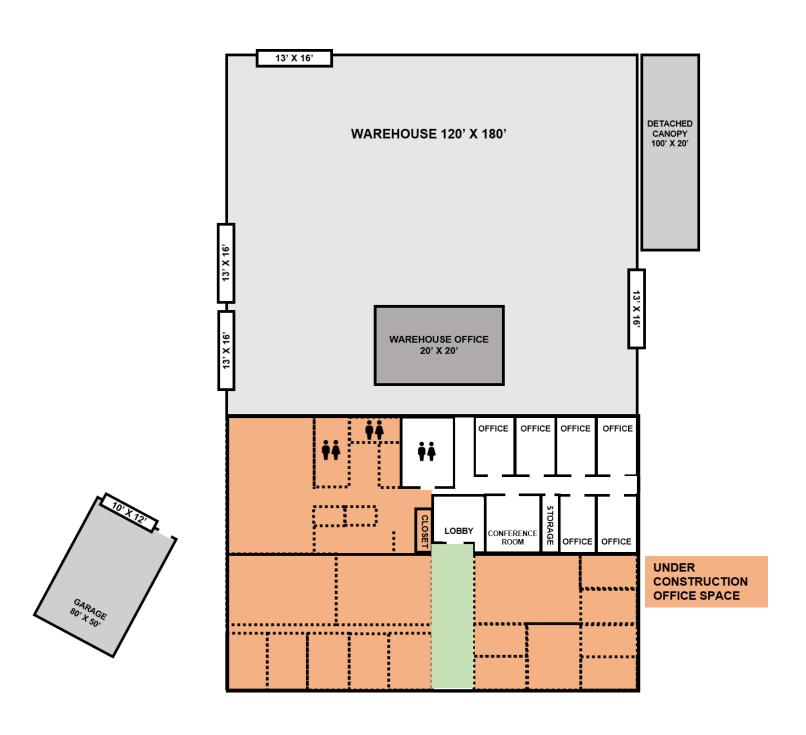




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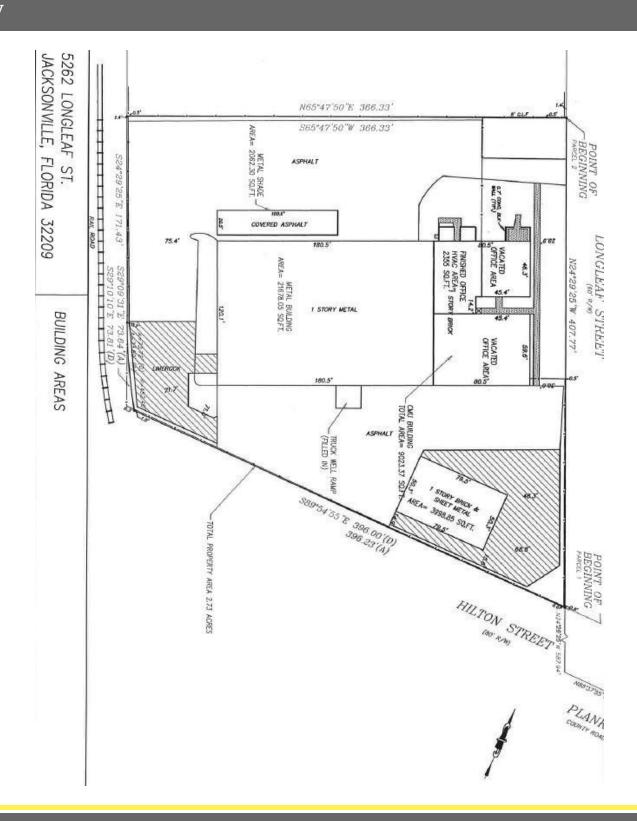


Floor Plan



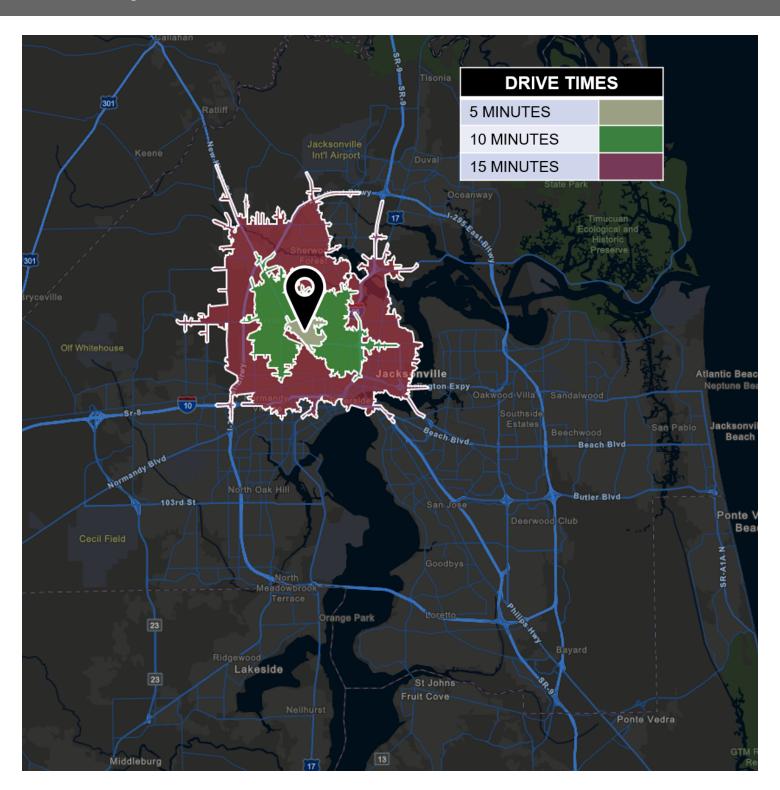


### Survey





### Drive Time Map



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Jacksonville, FL 32209



Established by the 2017 Tax Act, **Opportunity Zones** are comprised of selected, low-income census tracts designated by governors and certified by the U.S. Treasury. These geographies are also eligible for New Markets Tax Credits and frequently other incentive programs.

**Opportunity Zones** provide tax incentives to connect private investment capital with low-income communities. The strategy provides preferential tax treatment for those who invest unrealized capital gains in Opportunity Funds. The Opportunity Funds then invest the capital in Opportunity Zone businesses and real estate.

<u>Opportunity Zone:</u> A low-income census tract (LIC), as determined within New Markets Tax Credits legislation, is designated as an Opportunity Zone (OZ) by the governor of the of the state or territory in which it is located. Designations will stay in place for 10 years.

Up to 25% of LICs in a U.S. state or territory may be designated as Opportunity Zones.

Up to 5% of census tracts contiguous to LICs may be designated as **Opportunity Zones**, if the median family income of the census tract does not exceed 125% of the median family income of the LIC to which the tract is contiguous.

States or territories in which there are fewer than 100 LICs may designate up to 25 LICs as **Opportunity Zones**.

## **INVESTOR INCENTIVES INCLUDE:**

**Deferral of Taxes** on capital gains invested in qualified Opportunity Zone Funds, **Reduction of Taxes** on investments held in qualified Opportunity Zone Funds 5+ years, and **Cancelation of Taxes** on new gains made through qualified Opportunity Zone Fund investments held 10+ years.

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## Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,173	68,498	157,015
Median age	37.9	35.5	35.9
Median age (Male)	33.2	32.9	33.8
Median age (Female)	40.3	37.7	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,252	25,757	61,517
# of persons per HH	2.5	2.7	2.6
Average HH income	\$35,303	\$36,474	\$42,346
Average house value	\$137,939	\$106,146	\$146,908



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