

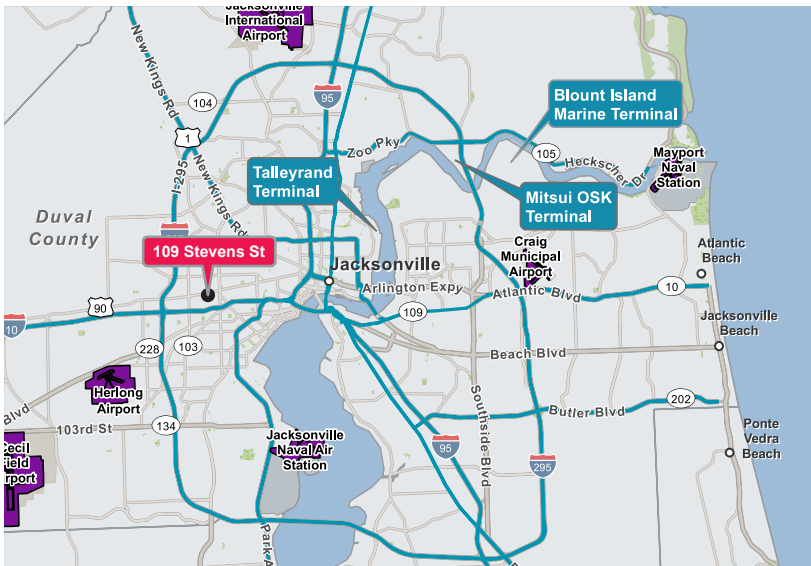
109 Stevens St

Jacksonville, FL | 32254



Rail Served Manufacturing Facility - For Sale or Lease

As exclusive agents, we are pleased to offer the following property for sale or lease:



- ◆ Available April 1, 2020
- ◆ Located in the heart of Jacksonville's manufacturing district
- ◆ Available: ±168,832 SF rail served manufacturing facility on ±7.96 AC
- ◆ Excellent Access to I-10, I-295, I-95 & US-1
- ◆ Close proximity to JAXPORT, Blount Island & Mitsui Terminals & Jacksonville International Airport
- ◆ Active CSX Rail Spur
- ◆ Zoned: Industrial Heavy (IH)
- ◆ Ample power
- ◆ Fenced outside storage
- ◆ **SALE PRICE:** \$4,500,000
- ◆ **LEASE RATE:** \$3.50 PSF NNN
- ◆ **CAM:** \$0.88 PSF

For further information, please contact our exclusive agent:

Bryan Bartlett SIOR Senior VP / Principal bbartlett@phoenixrealty.net

Newmark Grubb Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

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Phoenix Realty Group

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



www.phoenixrealty.net

Property Features & Overview

109 Stevens St | Jacksonville, FL



Size:

Total Building: ±168,832 SF

Office: ±4,500 SF

Total Site: ±7.96 AC

Features:

Zoning: Heavy Industrial (IH)

Clear Height: 18"

Dock Doors: 11 dock doors total

Rail: Active CSX spur w/ 6 loading doors

Electrical: 2,800 amps, 480 volt, 3 phase

Lighting: Metal halide, fluorescent

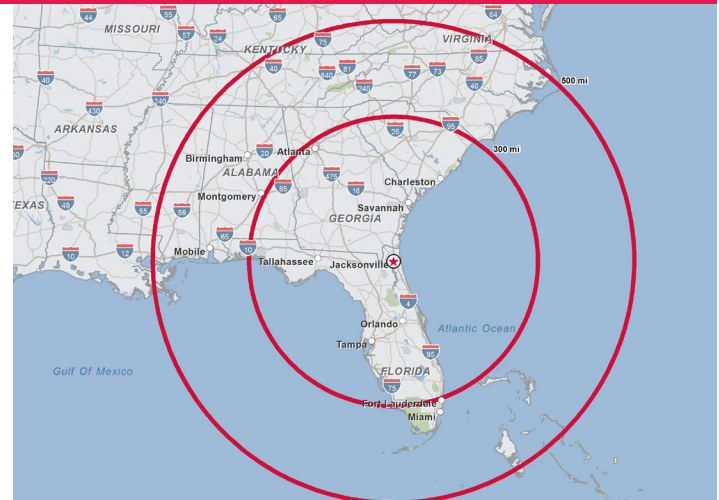
Utilities: City water & sewer

Fire Protection: Wet pipe 0.6 gpm/3000 SF

Construction: Concrete block

Year Built: 1958 / 1969

Additional: All dock doors have pit levelers
16 roof-mounted exhaust fans
Roof access package HVAC systems for climate controlled manufacturing



- ◆ A key factor to many operators is truck transit time. From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.
- ◆ Proximity from Jacksonville to the following U.S. cities:
 - Atlanta: 296 miles
 - New Orleans: 507 miles
 - Miami: 317 miles
 - Charlotte: 350 miles
 - Birmingham: 375 miles
 - Chattanooga: 397 miles
 - Charleston: 210 miles

Overview: The Jacksonville Industrial Market continues to benefit from the opening of international ocean carrier, Mitsui OSK. This port is located within miles of this facility. While Jacksonville ranks # 4 for highest volume on the East Coast, it is estimated by the year 2015, the city's current cargo traffic will place Jacksonville among the top ten ports in the entire nation. In addition to this tremendous growth, Jacksonville features a healthy employment market, stable economic growth, excellent intermodal transportation, outstanding quality of life for employees and easy access to all of the Southeast's major transportation arteries.

Companies that have a large presence or headquarters operation in Jacksonville include:

- ◆ CSX
- ◆ CEVA Logistics
- ◆ Samsonite
- ◆ Bridgestone
- ◆ Sears
- ◆ Toyota
- ◆ Publix
- ◆ Michaels Stores
- ◆ Winn Dixie
- ◆ GE
- ◆ Georgia Pacific
- ◆ BJ's Wholesale Club

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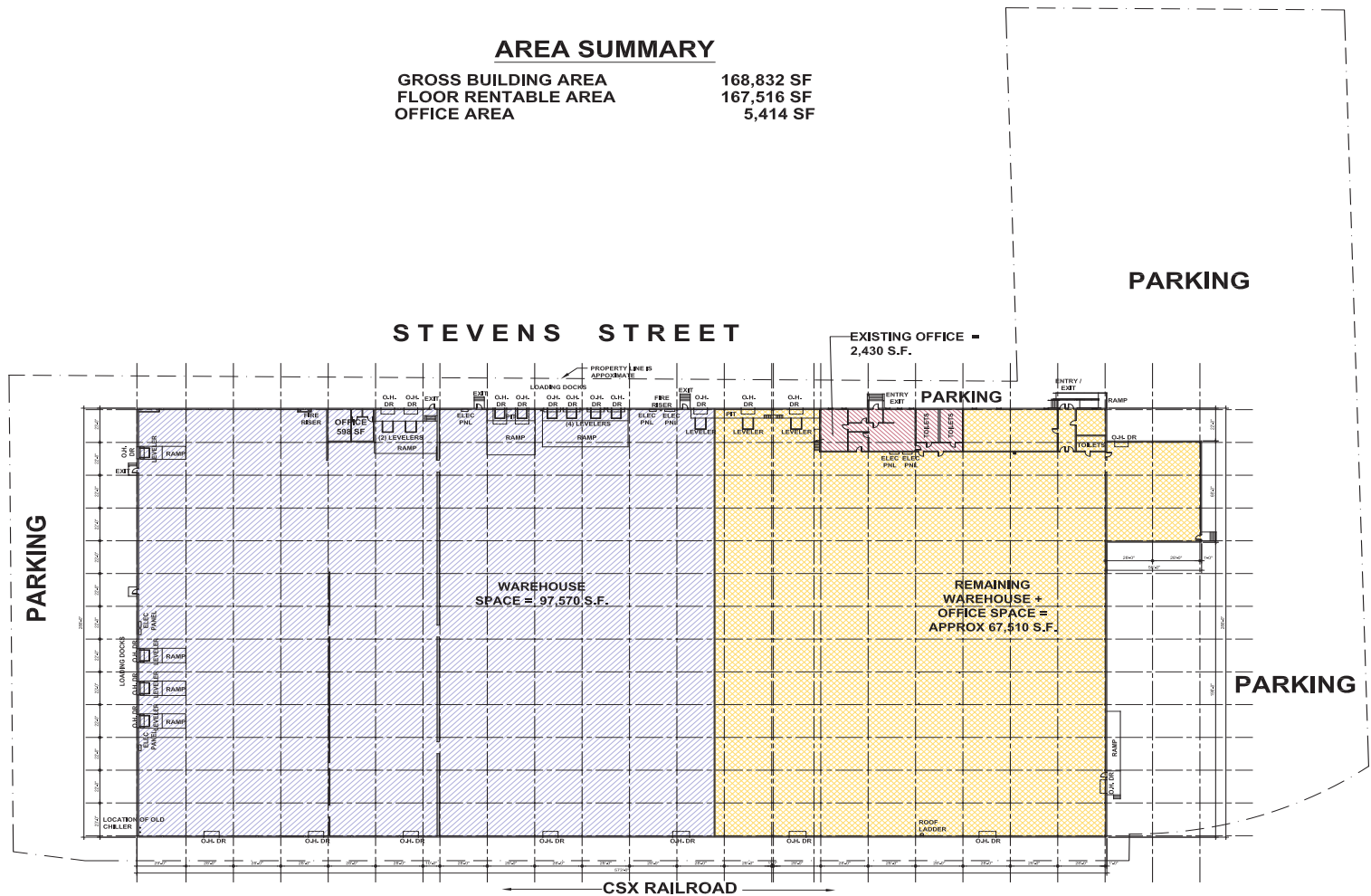
Floor Plan

109 Stevens St | Jacksonville, FL



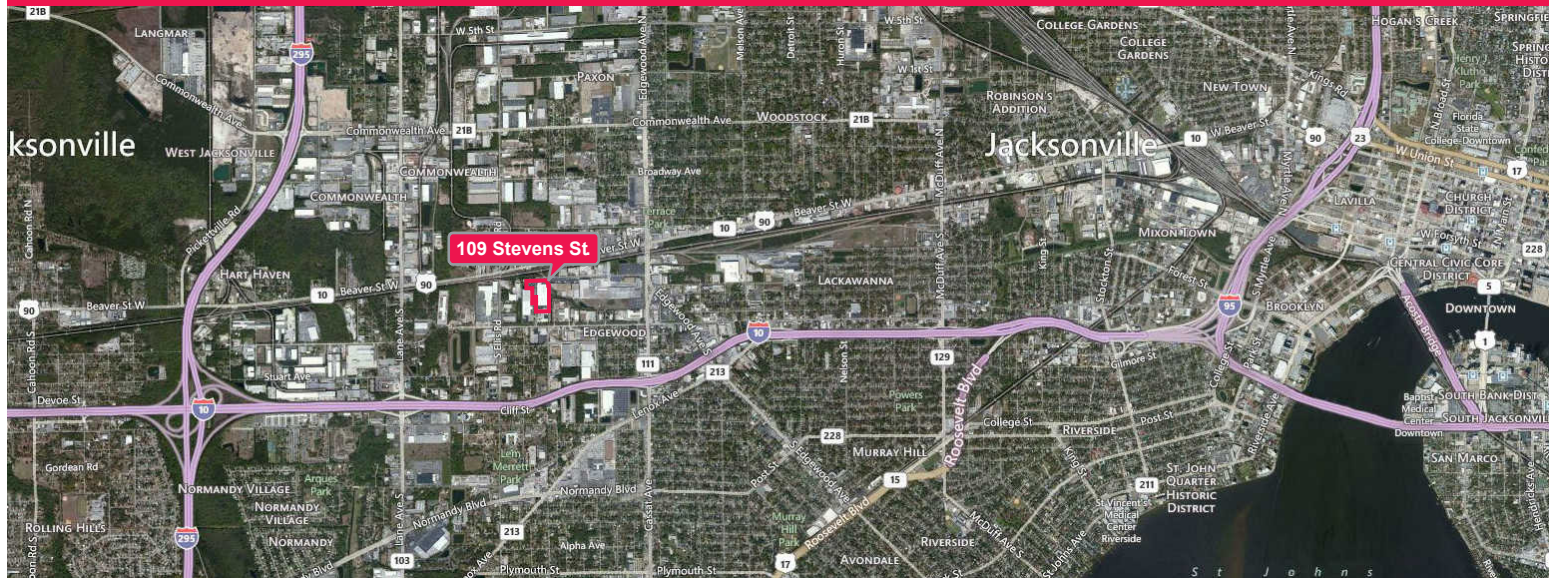
AREA SUMMARY

GROSS BUILDING AREA	168,832 SF
FLOOR RENTABLE AREA	167,516 SF
OFFICE AREA	5,414 SF



Aerial & Property Images

109 Stevens St | Jacksonville, FL



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Property Images

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