

# FOR SALE



## Central Park East

Industrial Multi-Tenant Investment

### Summary

<b>List Price</b>	\$7,200,000
<b>Class</b>	B
<b>Built</b>	1996/1962
<b>Zoning</b>	CCG-2
<b>Occupancy</b>	87%
<b>Building Size</b>	±68,169 RSF

4051 & 4073 Philips Hwy  
Jacksonville, FL 32207

### Property Highlights

- Great Philips Hwy Visibility
- Quick Access to I-95
- Located in Southside Sub-market
- Additional Land for Build-to-suit
- 5/1,000 SF Parking Ratio

### For More Information

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Jacksonville, FL 32256

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## Property Overview – Central Park East

Addison Commercial is proud to present Central Park East. An investment property comprised of two (2) buildings with a combined 68,169 square feet centrally located within Jacksonville near Emerson and I-95.

The project was built in 1962 & 1996. The tenant mix is a blend of national, regional and local tenants. Zoning allows for a broad range of uses for retail, office, and warehouse.

4051 Philips has dock high doors in the rear with the glass entrances facing Philips Hwy. Land in the back of the parcel allows enough room for an additional 20,000 SF building.

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### **4051 & 4073 Philips Hwy, Jacksonville, FL 32207**

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Tax Real Estate Number:	126005-0005
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Total Building Size:	68,169 RSF
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4051:	48,581 RSF
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4073:	19,588 RSF
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Land Area:	5.68 AC
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Building Height:	Single Story
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Zoning:	CCG-2
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Parking Ratio:	5/1,000 SF
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Current Occupancy:	87%
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Actual NOI:	\$469,541
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Actual CAP Rate:	6.5%
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## Additional Photos – Central Park East



4051 Philips Hwy



4073 Philips Hwy



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## Maps – Central Park East



# About ACREI

54+ Years of  
Commercial Real  
Estate Experience

Jacksonville  
Based Firm

725+  
Transactions

Transaction  
Experience Across  
the US

\$610 million in  
Sales & Leasing

6.3 million SF in  
Sales & Leasing



**ADDISON**  
*Commercial*  
REAL ESTATE

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# Disclaimer

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