



Summary		
List Price	\$7,200,000	
Class	В	
Built	1996/1962	
Zoning	CCG-2	
Occupancy	87%	
Building Size	±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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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.

4051 & 4073 Philips Hwy, Jacksonville, FL 32207		
Tax Real Estate Number:	126005-0005	
Total Building Size:	68,169 RSF	
4051:	48,581 RSF	
4073:	19,588 RSF	
Land Area:	5.68 AC	
Building Height:	Single Story	
Zoning:	CCG-2	
Parking Ratio:	5/1,000 SF	
Current Occupancy:	87%	
Actual NOI:	\$469,541	
Actual CAP Rate:	6.5%	



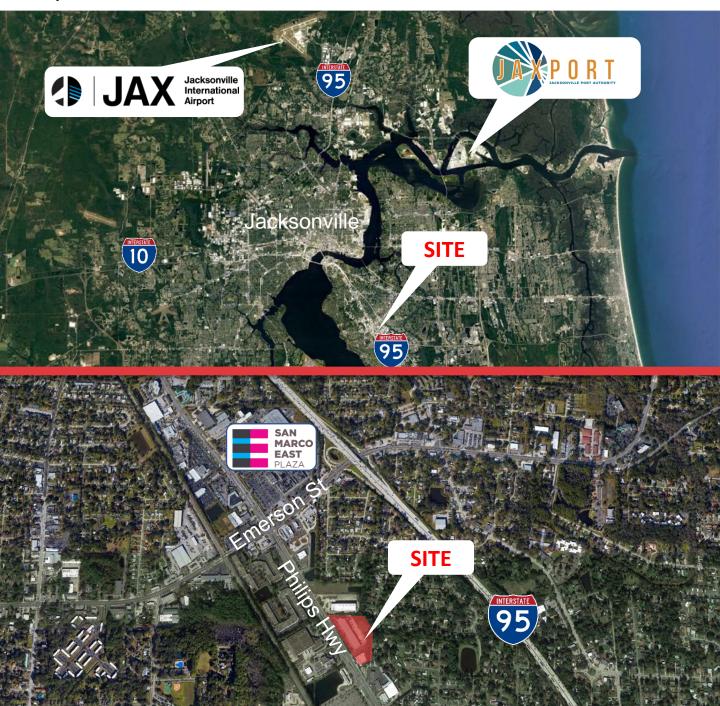
Additional Photos – Central Park East





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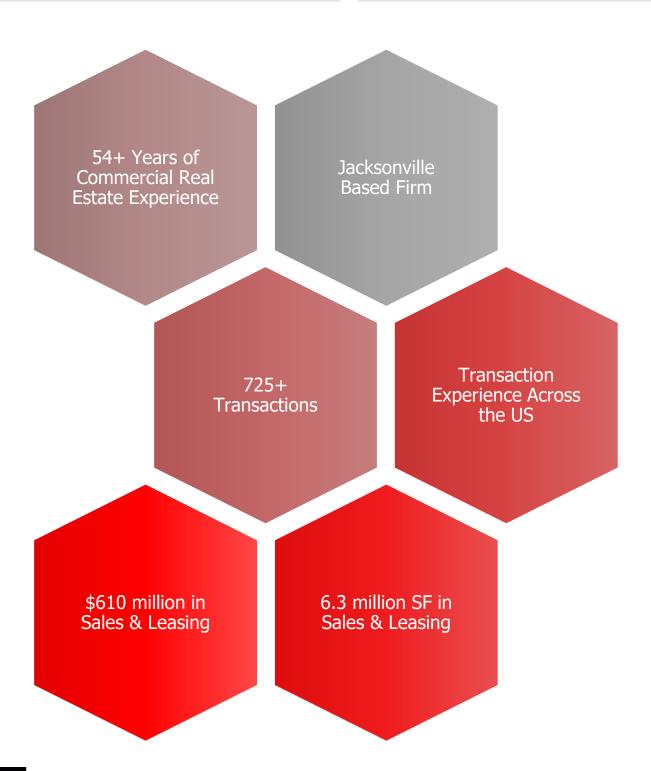
Maps – Central Park East





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About ACREI





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