

BAKER DISTRIBUTING WAREHOUSE

2121 EDISON AVENUE
JACKSONVILLE, FL 32204



OFFERING MEMORANDUM | 100% LEASED NNN INDUSTRIAL WAREHOUSE

EXCLUSIVELY MARKETING BY:

ALEX EVANS
OWNER/BROKER

☎ | 904.210.9878
✉ | alex@creprojax.com



EVANS COMMERCIAL
PROPERTIES, INC.

THE OFFERING

BAKER DISTRIBUTING WAREHOUSE



Address:	2121 Edison Avenue Jacksonville, FL 32204
County:	Duval
Market:	Jacksonville, FL
Submarket:	Downtown, Brooklyn, Riverside
Net Rentable Area:	27,021 SF (9,213 SF show)
Land SF:	49,658 SF
Year Built:	1967
Docking (4 Bays Total):	2 Grade Level / 2 Dock High
Zoning:	IL (Industrial Light)
Clear Height (Showroom/Warehouse):	10' / 18'

PROPOSED FINANCING

Loan Type:	Fully Amortized
Down Payment:	\$360,000
Loan Amount:	\$1,440,000
Interest Rate:	4.3%
Annual Debt Service:	\$106,114
Loan to Value:	80%

FINANCIAL SUMMARY

Offering Price:	\$1,800,000
Price PSF:	\$66.61
Occupancy:	100%
NOI:	\$139,158
Going-In-Cap Rate:	7.73%
Ave Cap Rate (7 years):	8.46%

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Population	10,541	85,400	182,758
2019 Median HH Income	\$38,874	\$35,675	\$36,235
2019 Average HH Income	\$59,039	\$56,013	\$55,391

EXCLUSIVELY MARKETED BY:

ALEX EVANS
OWNER/BROKER

📞 | 904.210.9878
✉ | alex@creprojax.com



EVANS COMMERCIAL
PROPERTIES, INC.



BAKER DISTRIBUTING COMPANY - 100% OWNED BY WATSCO, INC.

BAKER DISTRIBUTING COMPANY, LLC (WWW.BAKERDIST.COM) – HVAC/R SUPPLIER. THE COMPANY IS A WHOLLY OWNED SUBSIDIARY OF FORTUNE 1000 COMPANY WATSCO, INC. (WWW.WATSCO.COM) – NYSE: WSO, 2018 SALES \$3.134 BILLION. BAKER DISTRIBUTING IS A LEADING NATIONAL WHOLESALE DISTRIBUTOR OF HEATING, VENTILATION AND AIR CONDITIONING EQUIPMENT. EXTENSIVE PRODUCT LINES FROM MORE THAN 500 SUPPLIERS MAKE THEM THE SUPERIOR LEADER IN THE INDUSTRY. THEY SPECIALIZE IN EVERYTHING HVAC INCLUDING RESIDENTIAL HVAC, COMMERCIAL HVAC, DUCTLESS HVAC, MULTI-FAMILY HVAC AND WALL HUNG HVAC. FOUNDED IN JACKSONVILLE, FL IN 1945, BAKER DISTRIBUTING COMPANY IS ENGAGED IN THE SALES AND DISTRIBUTION OF HVAC, REFRIGERATION, FOOD SERVICE EQUIPMENT, PARTS AND SUPPLIES FOR RESIDENTIAL, COMMERCIAL AND MARINE APPLICATIONS. BAKER DISTRIBUTING OFFERS CUSTOMERS A WIDE RANGE OF PRODUCT LINES, COMPETITIVE PRICING, SUPERIOR CUSTOMER SERVICE AND VALUABLE, TIMESAVING SERVICES THAT POSITION THEM AS AN INDUSTRY LEADER, WITH OVER 200 LOCATIONS IN 22 STATES.



5,200
EMPLOYEES



\$3.1B
REVENUE



+200
LOCATIONS



1945
YEAR FOUNDED

EXCLUSIVELY MARKETING BY:

ALEX EVANS
OWNER/BROKER

☎ | 904.210.9878
✉ | alex@creprojax.com



EVANS COMMERCIAL
PROPERTIES, INC.

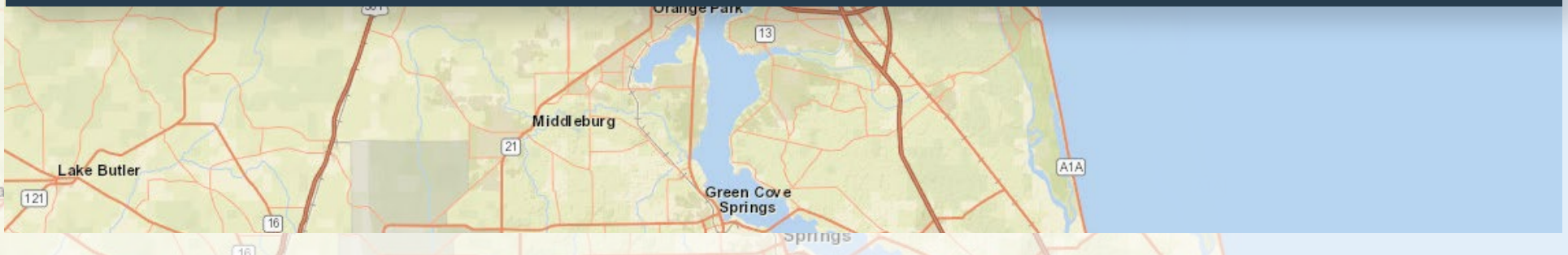
This property is located adjacent to two prominent Jacksonville areas, Riverside and Brooklyn, with immediate access to the recently enhanced I-95 & I-10 interchange.

FDOT tackled a massive project to reconstruct the interstate 10/Interstate 95 interchange, which consists of 17 bridges, 12 ramps, and 25 lane miles built over and around traffic moving through one of the busiest interchanges in the state. The interchange was originally built in the 1950s and desperately needed upgrading. Over 250,000 vehicles pass through the I-95/I-10 interchange each day and that number is expected to increase to 290,000 vehicles per day by 2040.

The Brooklyn area is located along the St. Johns River, south of Lavilla and the Downtown core, and immediately north of Riverside. It is roughly bounded by McCoy's Creek and the CSX railroad lines to the north, the river to the east, and interstate 95 to the south and west. Brooklyn has come to be considered part of Jacksonville's greater Downtown.

The Riverside and Avondale areas are located to the southwest of Downtown Jacksonville along the St. Johns River. The neighborhood's boundaries are roughly interstate 10 to the north, the St. Johns River to the east, Fishweir Creek to the south, and Roosevelt Boulevard and the CSX railroad line to the west. It borders the Brooklyn and North Riverside neighborhoods to the north, Murray Hill to the west, and Lakeshore and Fairfax to the south. The boundary between Riverside and Avondale.

This area is rich in diversity and culture. There are countless businesses, restaurants, schools, religious centers, parks, and other amenities. More recent projects have aimed at bringing even more commercial development and public amenities to the area.

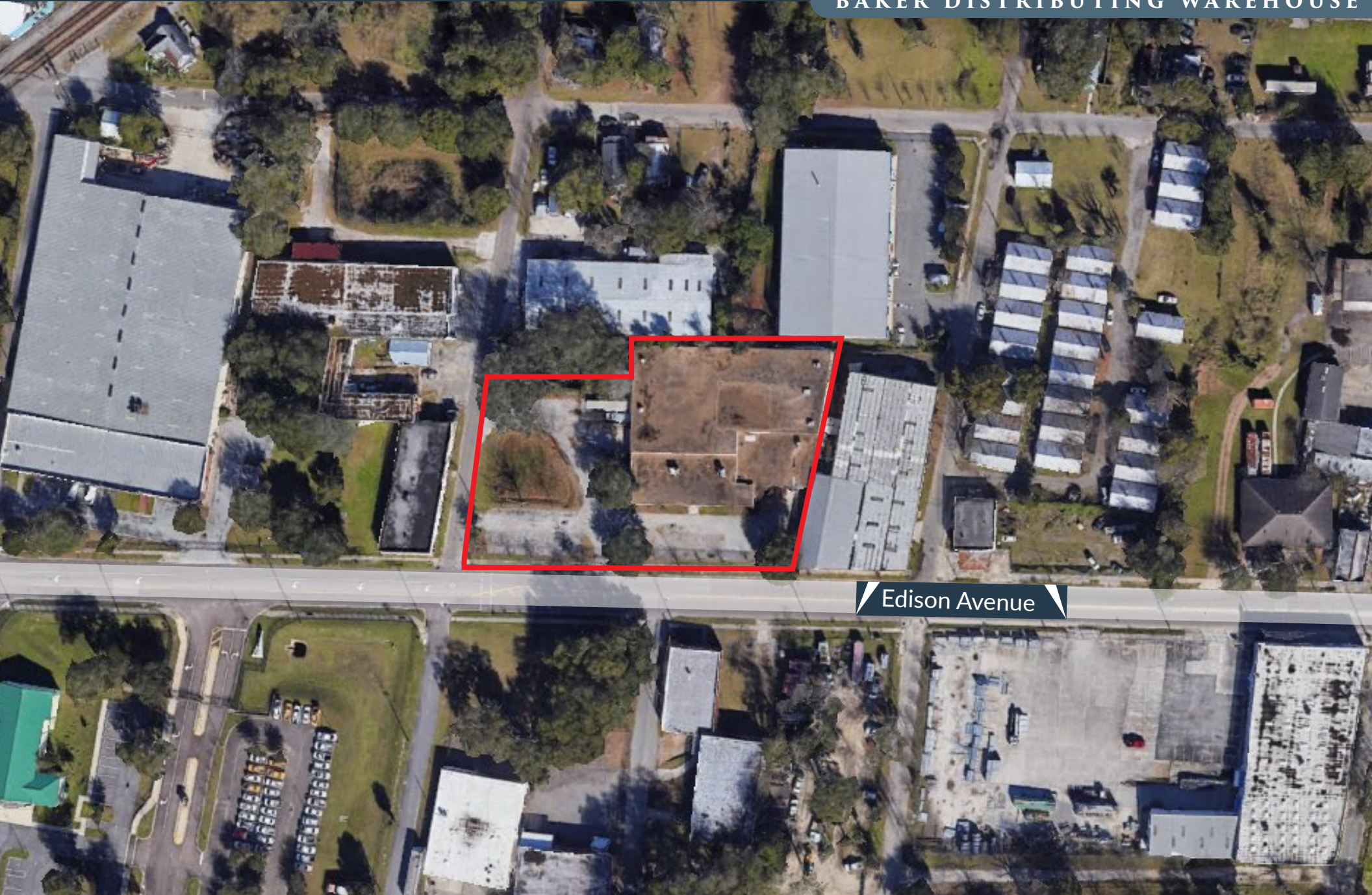




AMENITY MAP

BAKER DISTRIBUTING WAREHOUSE





Edison Avenue

EXCLUSIVELY MARKETING BY:

ALEX EVANS
OWNER/BROKER

☎ | 904.210.9878
✉ | alex@creprojax.com



EVANS COMMERCIAL
PROPERTIES, INC.

LOCATION OVERVIEW

BAKER DISTRIBUTING WAREHOUSE

Jacksonville, the largest city in area in the continental United States, is a rapidly growing metropolitan city in Northeast Florida, with approximately 850,000 residents. Under its strong mayor form of government, residents elect a mayor and a 19-member City Council, with five at-large members and 14 members elected by district. Lenny Curry is Jacksonville's 8th mayor since the consolidation of Duval County and City of Jacksonville governments in 1968.

Due to its convenient location, mild climate, reasonable cost of living, high quality of life and a business-friendly government, Jacksonville is a popular location for corporate expansions and relocations. Its status as an intermodal transportation hub is another incentive, and the city is also a leading distribution center, with a transportation network embracing port and air cargo facilities, rail and trucking routes. Millions of tons of raw materials and manufactured goods move through the city annually.

This momentum continues to boost Jacksonville's stature in the national and international marketplace. In fact, Jacksonville is consistently rated one of the 'Hottest Cities in America' for business expansions and relocations in an annual poll featured in Expansion Management magazine. The U.S. Chamber of Commerce released a study ranking Florida's Workforce and Training programs number one in the country (Enterprising States Report-2011), and Jacksonville was named the nation's third least expensive city to launch a corporate headquarters (BizCosts.com - 2011). Jacksonville has garnered an impressive list of top rankings.



EXCLUSIVELY MARKETING BY:

ALEX EVANS
OWNER/BROKER

☎ | 904.210.9878
✉ | alex@creprojax.com



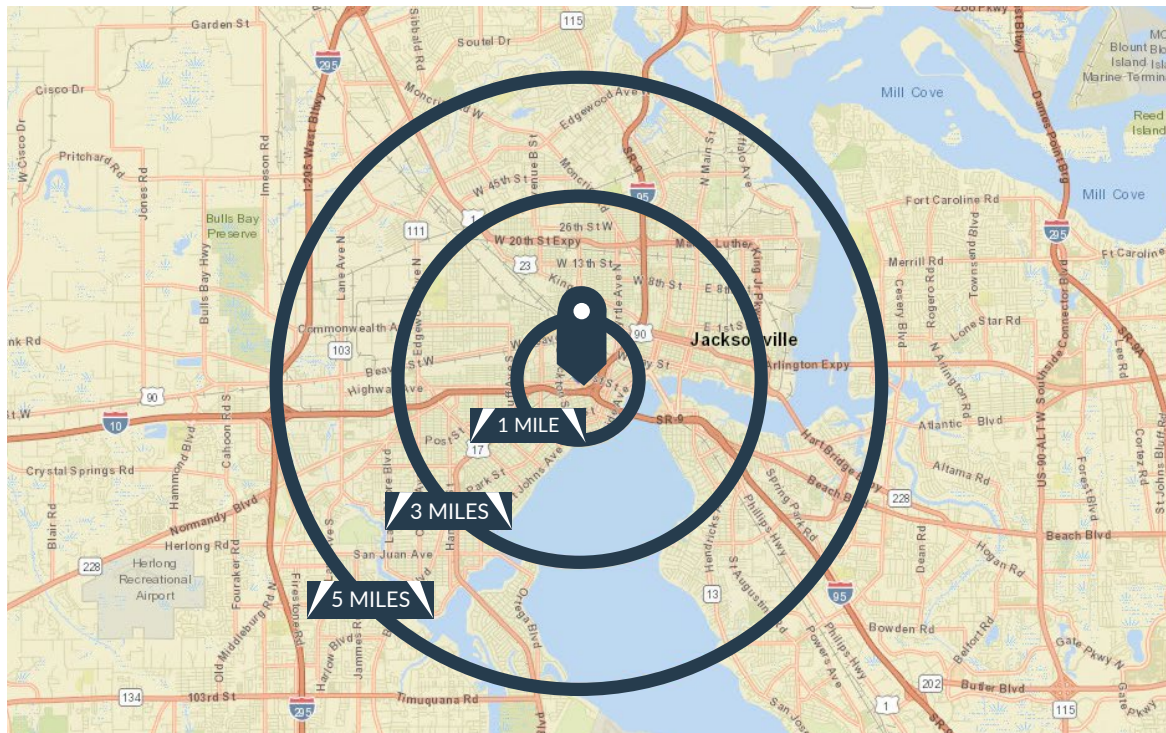
EVANS COMMERCIAL
PROPERTIES, INC.

DEMOGRAPHICS

BAKER DISTRIBUTING WAREHOUSE

2019 Summary	1 Mile	3 Miles	5 Miles
Population	9,810	85,400	182,758
Households	5,043	35,789	75,697
Families	1,888	17,594	41,363
Average Household Size	1.88	2.20	2.32
Owner Occupied Housing Units	1,350	13,657	32,792
Renter Occupied Housing Units	3,693	22,132	42,906
Median Age	40.8	39.1	39.0
Median Household Income	\$38,874	\$35,675	\$36,235
Average Household Income	\$59,039	\$56,013	\$55,391

2024 Summary	1 Mile	3 Miles	5 Miles
Population	10,541	89,083	189,872
Households	5,490	37,544	78,775
Families	2,020	18,222	42,666
Average Household Size	1.86	2.20	2.32
Owner Occupied Housing Units	1,479	14,346	34,409
Renter Occupied Housing Units	4,011	23,198	44,366
Median Age	43.4	40.3	39.8
Median Household Income	\$43,594	\$40,042	\$40,477
Average Household Income	\$67,022	\$64,536	\$63,348



KEY FACTS

9,810
Population

1.9
Average
Household Size

40.8

Median Age
\$38,874
Median Household
Income

BUSINESS

1,252
Total Businesses

25,529
Total Employees

EXCLUSIVELY MARKETING BY:

ALEX EVANS
OWNER/BROKER

📞 | 904.210.9878
✉ | alex@creprojax.com



EVANS COMMERCIAL
PROPERTIES, INC.

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Evans Commercial Properties, Inc. and it should not be made available to any other person or entity without the written consent of Evans Commercial Properties, Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Evans Commercial Properties, Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Evans Commercial Properties, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Evans Commercial Properties, Inc. has not verified, and will not verify, any of the information contained herein, nor has Evans Commercial Properties, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.