

Jacksonville International Airport (JAX)



SOUTHEASTERN METALS  
MANUFACTURING CO

PACKAGING  
CORPORATION  
OF AMERICA

SRM CONCRETE

QUIKRETE

PAC-VAN

GEMEX

TRANSPORTATION  
EQUIPMENT SPECIALISTS

**SUBJECT  
SITE**

0.5 miles to I-295

SOUTHERN TANK SERVICES

## INDUSTRIAL INVESTMENT FOR SALE

11400 BOOTE BLVD, JACKSONVILLE, FL 32218

 **JAX**  
(7.5 MILES)

 **11400 BOOTE BLVD**





 **JAXPORT**  
(8.7 MILES)

**DOWNTOWN  
JACKSONVILLE**  
(9.7 MILES)

**PIEDMONT PROPERTIES**  
CORFAC INTERNATIONAL

± 20.69 acre lot | 4 Tenants | ± 4 acres available for lease



# SUMMARY

## Offering Summary

<b>ASKING PRICE</b>	\$4,500,000
<b>CAP RATE</b>	6.48% going in
<b>OWNERSHIP INTEREST</b>	Fee Simple Absolute
<b>ADDRESS</b>	11400 Boote Blvd, 11506 Boote Blvd, 0 Boote Blvd
<b>BUILDINGS</b>	Two modular offices: 2,100 + 2,275 SF

## Property Summary

<b>COUNTY</b>	Duval
<b>TAX PARCEL #</b>	1096170110, 1096270030 1096170000, 1096170150
<b>ZONING</b>	IL - Light Industrial
<b>ACREAGE</b>	± 20.69
<b>LOCATION</b>	± 0.5 mi to I-295 ± 1 mi to I-95 ± 7.5 mi to JAX ± 8.7 mi to JAXPORT

## Tenant & Lease Summary

TENANT	TERM	RENTAL
<b>World Logistics Group</b>	Expires 3-1-2024	\$7,000/mo
<b>Patriot Logistics</b>	Expires 8-31-2021	\$10,000/mo
<b>Altec Crane</b>	MTM	\$2,900/mo
<b>Mile High</b>	MTM	\$1,500/mo
<b>Vacant</b>	-	\$10,000/mo *Estimated
<b>Energy Company</b>	MTM	\$2,900/mo





# LEASE AVAILABLE

11400 BOOTE BLVD

\$2,000 per acre per month | 4 acres for lease

**INTERMODAL YARD | DROP YARD | OUTDOOR STORAGE**





# AERIAL PHOTO

11400 BOOTE BLVD

JAXPORT

Downtown Jacksonville



## CONTACT

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**PIEDMONT PROPERTIES**  
**CORFAC INTERNATIONAL**

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