

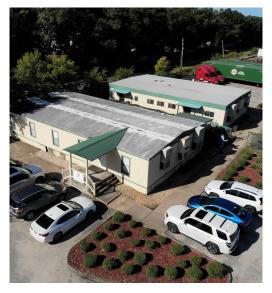
SUMMARY

Offering Summary		
ASKING PRICE	\$4,500,000	
CAP RATE	6.48% going in	
OWNERSHIP INTEREST	Fee Simple Absolute	
ADDRESS	11400 Boote Blvd, 11506 Boote Blvd, 0 Boote Blvd	
BUILDINGS	Two modular offices:	

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

Tenant & Lease Summarv

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



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