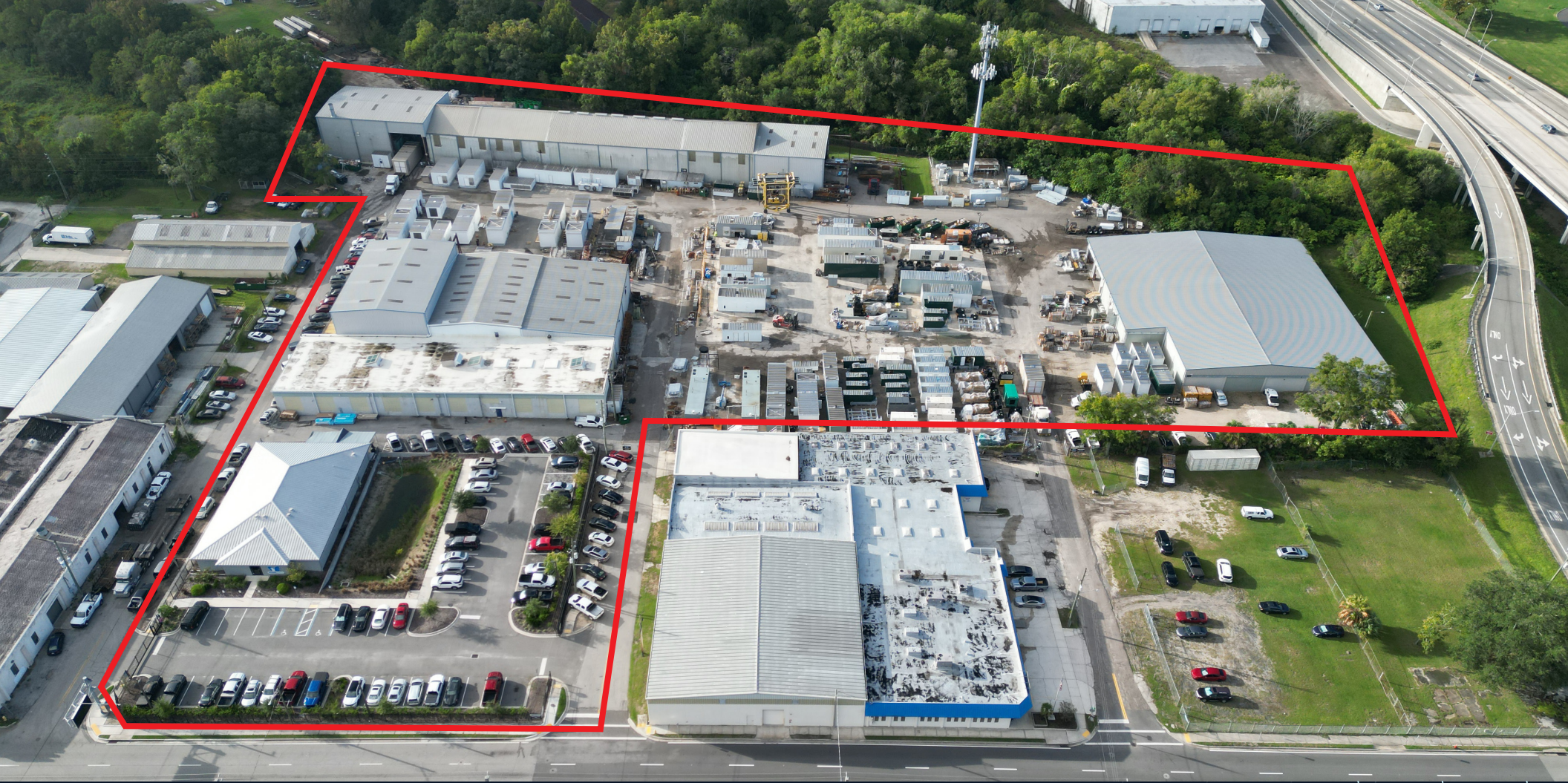




For sale

1544 E. 8th St. Jacksonville, FL 32206

 **JLL** SEE A BRIGHTER WAY
Jones Lang LaSalle Brokerage, Inc. A licensed real estate broker.

1544 E. 8th St. / Jacksonville, FL

For sale

This multi-building industrial facility is the current home to Phoenix Products and is located less than a mile from JaxPort’s Talleyrand Terminal. It features five buildings totaling 89,096 square feet, with a 5,708 square foot office building constructed in 2021. The heavy industrial zoned property encompasses 7.32 paved acres, with over 2 acres accommodating outside storage, and features six ceiling mounted cranes, plasma table and paint booth.



5 single story buildings



Zoned HI



7.32 ac.



Flood Zone X



Built from 1926-2021



232' of frontage on 8th St.



60 parking spaces



Renovated and well maintained

1544 E. 8th St. / Jacksonville, FL

Building 1



Building 2



Building 3



Building 4



Building 5



Address:	1544 E. 8th St.	1727 Bennett St.	1727 Bennett St.	1725 Bennett St.	1714 Egner St.
Year built:	2021	1929	1966	1966	1954
Construction:	Masonry	Masonry	Steel frame & metal skin	Steel frame & metal skin	Steel frame & metal skin
Size:	5,708 s.f.	12,000 s.f.	16,800 s.f.	29,146 s.f.	25,442 s.f.
Building mix:	100% office	320 s.f. office 11,680 s.f. warehouse	1,200 s.f. office 15,600 s.f. warehouse	710 s.f. office 28,436 s.f. warehouse	466 s.f. office 24,976 s.f. warehouse
Clear height:	15'	22'	30'	34'	16'



In-place equipment



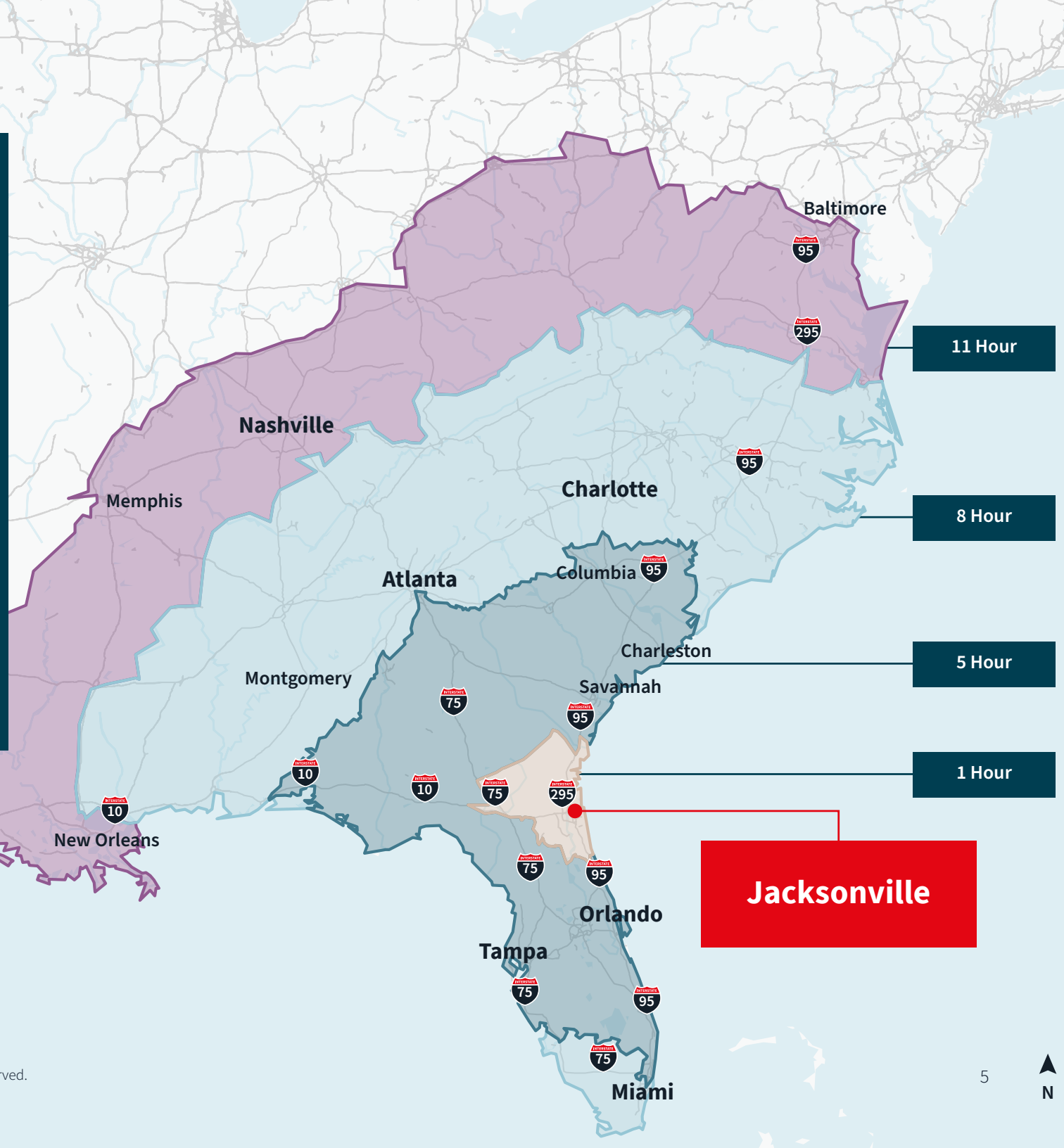
The property features significant equipment and infrastructure that will remain in place and provide immediate operation value.

Operational assets that will remain at the facility

Ceiling mounted cranes:	Three (3) 2 ton One (1) 5 ton Two (2) 20 ton
Crane Hoist with Trolleys:	One (1) 5 ton
Other equipment/infrastructure :	Plasma Table and Paint Booth.

Gateway to the Southeast

Jacksonville serves as a premier logistics hub strategically positioned within a day's drive of over 8 million people across Florida and the broader Southeast region. The city's exceptional connectivity—featuring one of the busiest ports on the East Coast, extensive rail networks, and major interstate highways—makes it an ideal distribution center for reaching the entire southern United States market efficiently. This strategic location, combined with Jacksonville's robust transportation infrastructure, positions the metro area as a critical gateway for companies seeking to optimize their supply chain operations and serve the rapidly growing Southeast consumer base.



Location



Distances	
	1 mile - Jaxport Tallyrand
	2.6 miles
	4.2 miles
	8.2 miles
	11.3 miles Jaxport Blount Island
	12.4 miles Jaxport Blount Island
	13.6 miles Jacksonville International Airport

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