

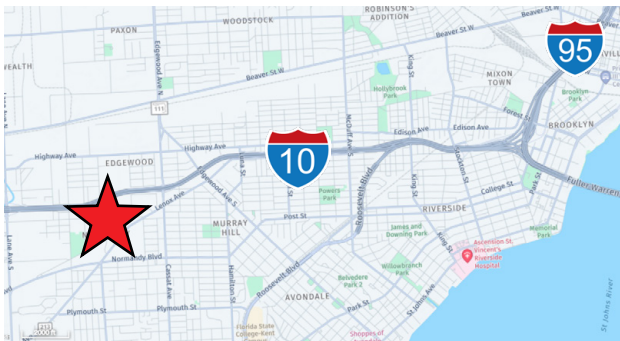
5335 RAMONA BOULEVARD

JACKSONVILLE, FL 32205



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±10,155 SF SITUATED ON ±1.87 ACRES - AVAILABLE FOR SALE



For more information please contact our exclusive agent:

Colby Sims Vice President
csims@phoenixrealty.net

John Richardson, SIOR President/Principal
jrichardson@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

NEWMARK
PHOENIX REALTY GROUP

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Property

- ±1.87 AC
- Redevelopment Opportunity
- Zoning: IL (Industrial Light)
- Premium Location: Close Proximity to I-10 And Connecting Interstates 295 And 95
- Roof: Updated 2022
- Power: 3 Phase/ 600A
- Utilities To Site With Main Connection At Ramona Blvd
- Cleared Land
- Ample Parking

Building 1

- Size: ±3,081 SF
- Year Built: 1944

Building 2

- Size: ±7,074 SF
- Year Built: 1953

Asking Price:
\$800,000

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5335 Ramona Boulevard Jacksonville, FL 32205

LEGAL DESCRIPTION:

ONE HUNDRED FEET (100) SQUARE IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION NINETEEN (19) TOWNSHIP TWO (2) SOUTH, RANGE TWENTY-SIX (26) EAST, DUAL COUNTY, FLORIDA.

[illegible][illegible]

(A)=P.O.B. 1 & 2
THE NE CORNER OF INTERSECTION OF RAMONA
BOULEVARD AND STEVENS STREET
BLOCK CORNER
FOUND 11/2" IRON PIPE IN ASPHALT

SYMBOL DESCRIPTIONS:

 = CATCH BASIN
 = CENTURINE ROAD
 = COVERED AREA
 = EXISTING ELEVATION
 = HYDRANT
 = MANHOLE
 = MISC. FENCE
 = PROPERTY CORNER
 = UTILITY BOX
 = UTILITY POLE
 = WATER METER
 = WELL
 = WOOD FENCE

ABBREVIATION DESCRIPTION:
A/C AIR CONDITIONER

CENTRELINE
 CENTRAL/DIET/ANGLE
 CEN
 IDENTIFICATION
 LEASING BUSINESS
 NORTH AMERICAN/VERTICAL DATUM
 NATIONAL GEOGRAPHIC/VERTICAL DATUM
 OVERHEAD UTILITIES
 POINT OF CURVATURE
 POINT OF CORNER/ROUND CURVE
 P.C.
 P.C.
 PROFESSIONAL SURVEYOR MAPPER
 PSM
 POINT OF TANGENCY
 RADIAL/ROADS
 ROW

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED
3) ENCUMBRANCES NOT SHOWN ON THE PLAT.
4) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
5) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
6) ALL VISIBLE ENCUMBRANCES ARE LOCATED.

- 6) DIMENSIONS WITHIN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- 7) FENCE OWNERSHIP NOT DETERMINED
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN ENLARGED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS AS SET FORTH POSITIONS.

REVISIONS:

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415



LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY

PAGE 1 OF 1

PROPERTY ADDRESS
5335 RAMONA BOULEVARD,
JACKSONVILLE, FL. 32205

FLOOD ZONE: X
UNIT NUMBER: 120077
PANEL: 0353
SLEEVE: H

REMAINDER OF
SECTION 19
TOWNSHIP 28
RANGE 26E
(NOT INCLUDED)

CERTIFIED TO:
UNKNOWN; CLOSING BEAR, LLC;
TITLE RESOURCES GUARANTY
COMPANY;

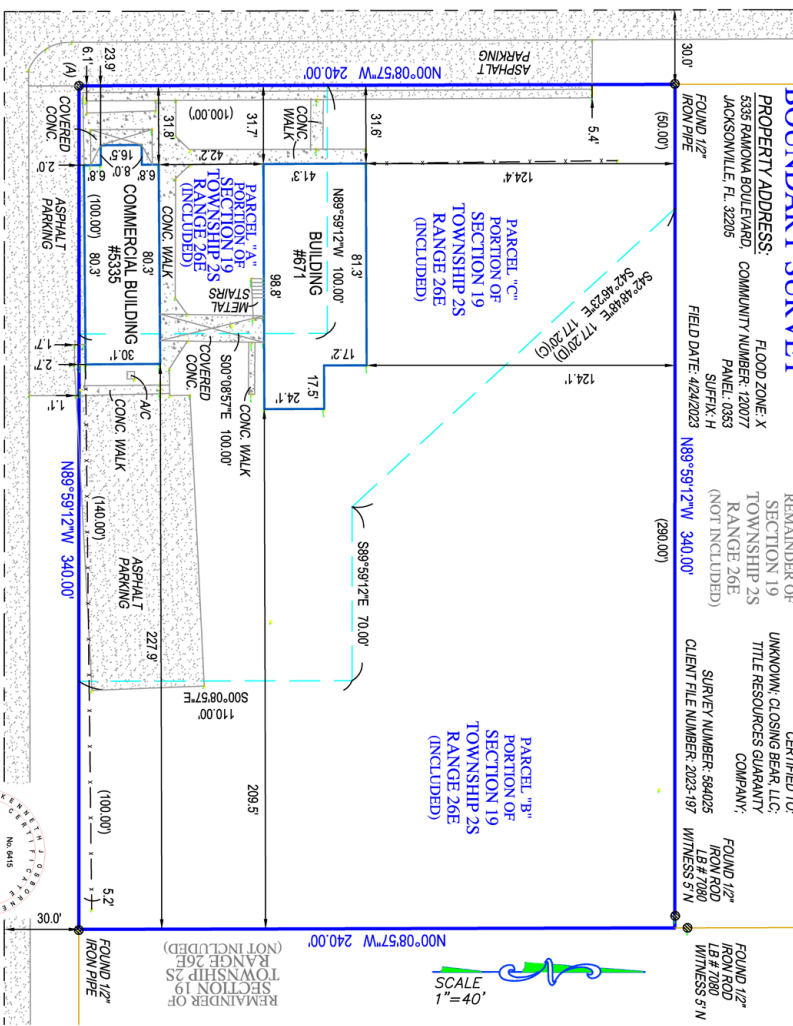
FOUND 1/2
IRON ROLL

IRON ROD
LB # 7080
WITNESS 5' N

ASPHALT PARKING CROSSES THE BOUNDARY LINES ON WESTERLY AND SOUTHERLY SIDES OF LOT.
ASPHALT SURFACE AND CONCRETE WALK CROSS THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT.
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

RAMONA BOULEVARD
601 B.M. (IMPROVED)

PROFESSOR



SCALE
1"=40'

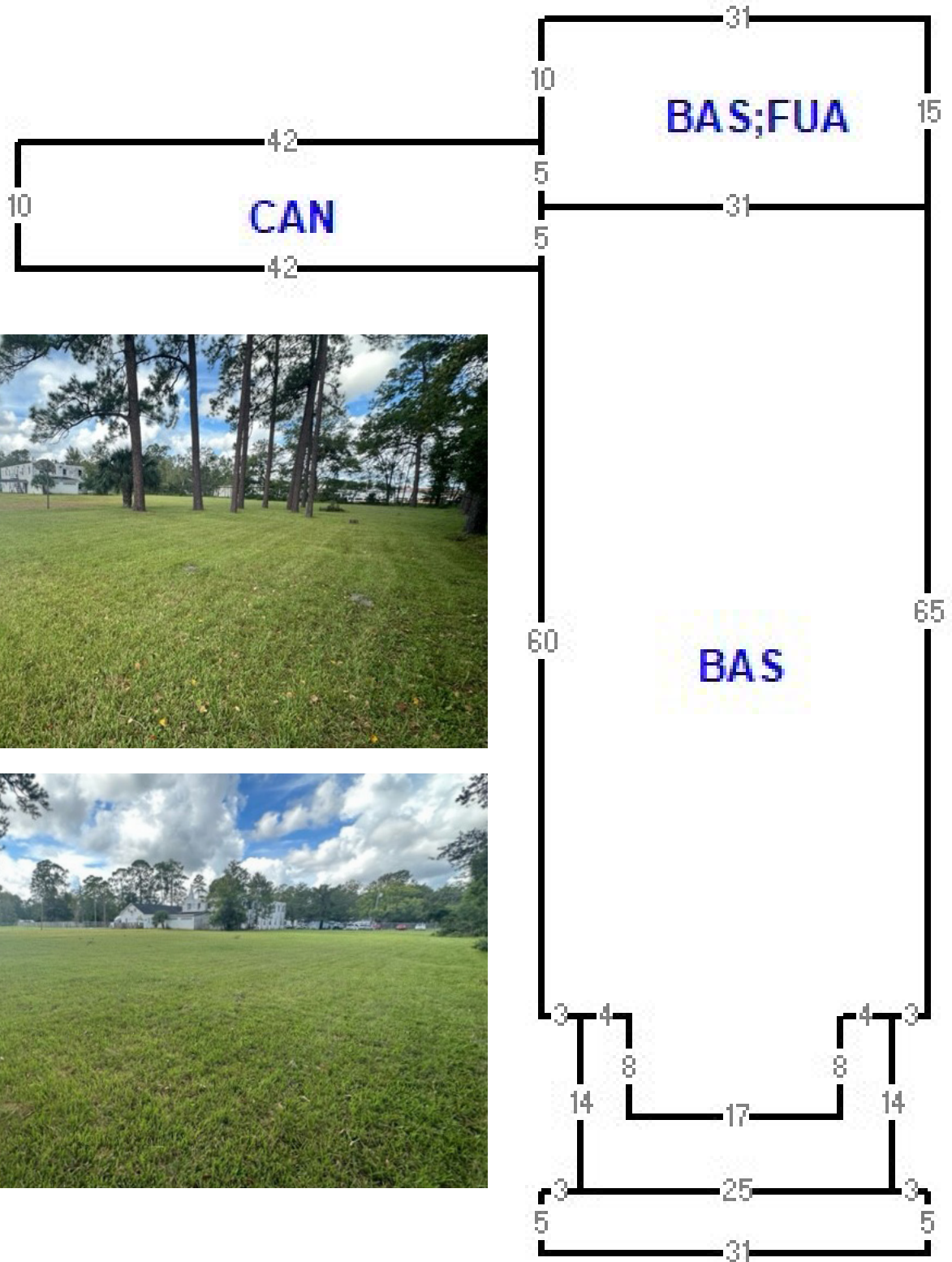
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Floor Plans Bldg 1: ±3,081 SF

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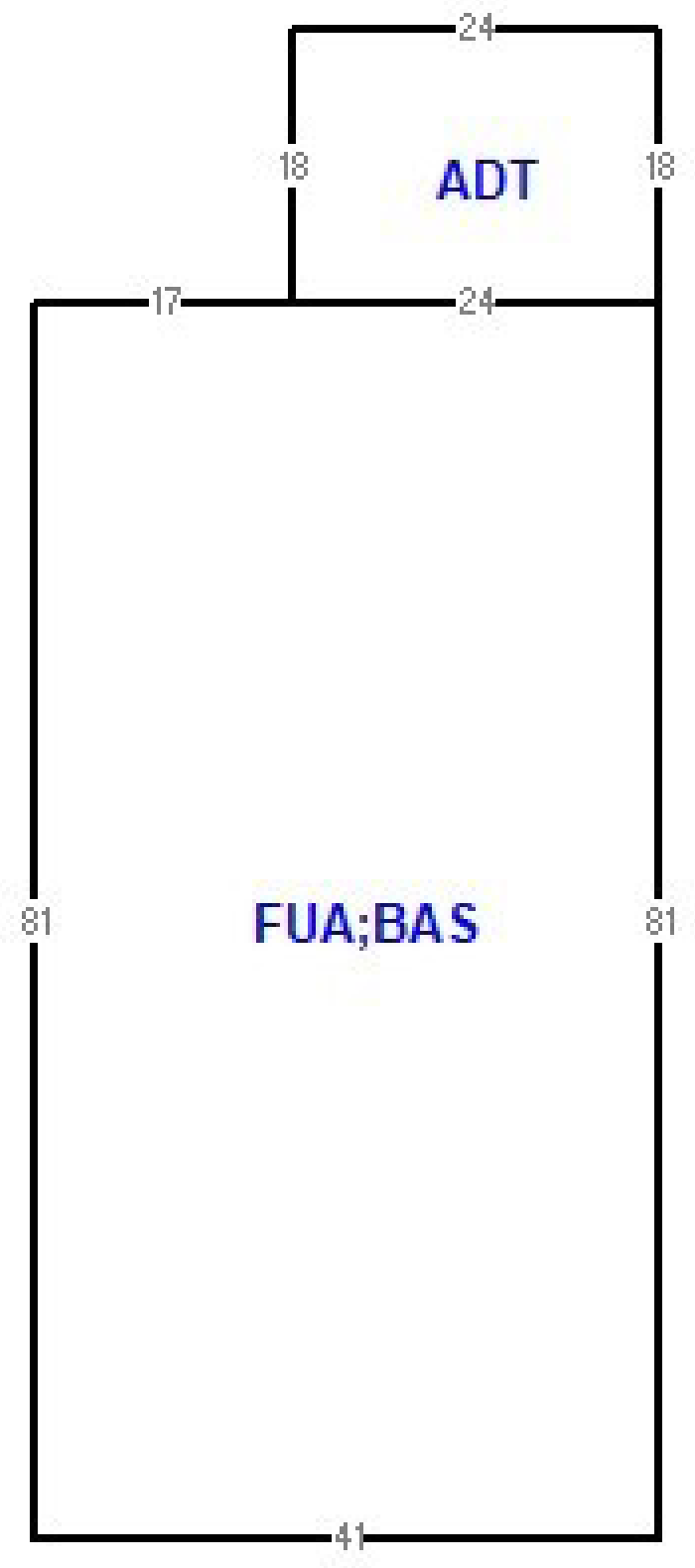
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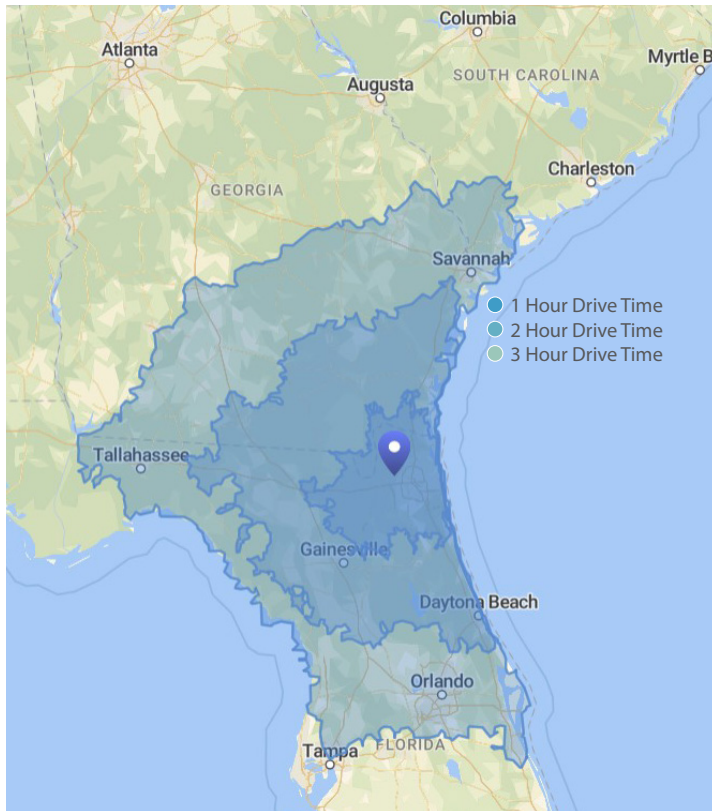
Floor Plans Building 2: ±7,074 SF

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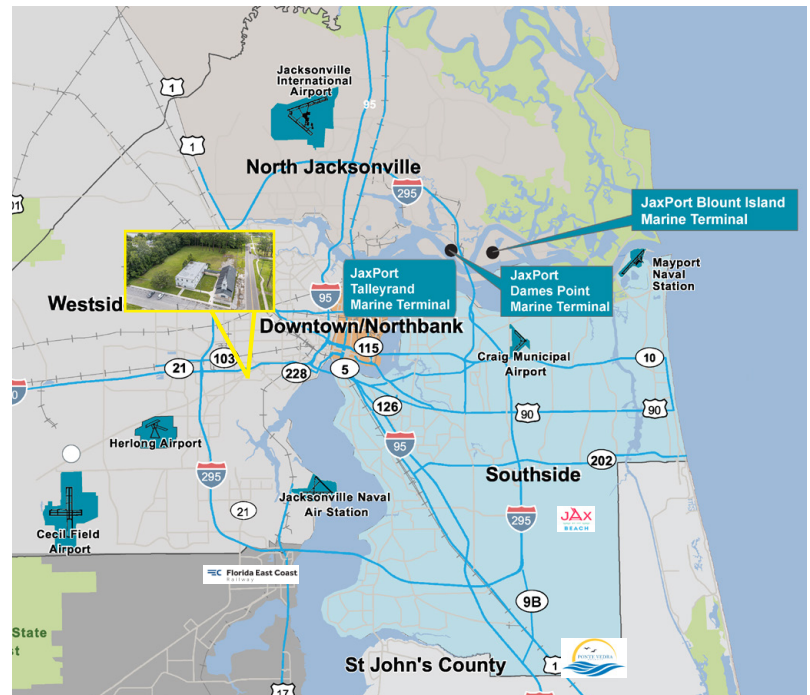
Excellent Connectivity

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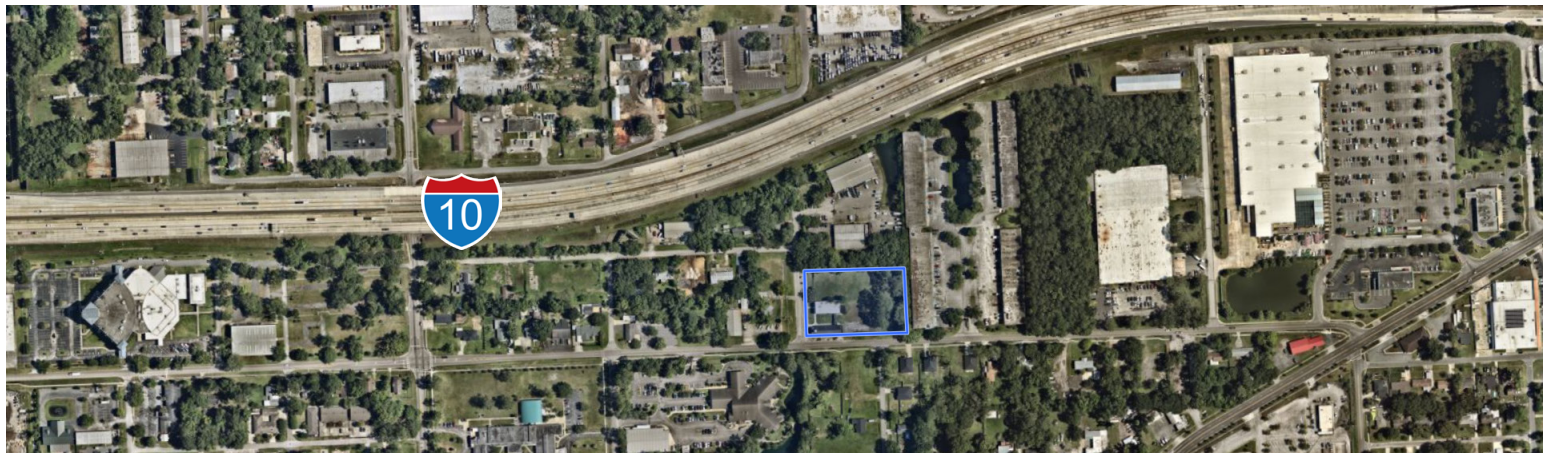


Point of Interest	Time	Miles
I-95	6 Min	3.7
I-10	3 Min	0.7
I-295	5 Min	1.9
Jax International Airport	21 Min	17.9
JaxPort	15 Min	9.1
CSX Intermodal Facility	12 min	5.4
Norfolk Southern Intermodal Facility	15 min	8.4

5335 Ramona Blvd is proximate to the region's major transportation infrastructure, providing direct access and serviceability to greater Jacksonville metro and neighboring regions.



- ✓ **Premier Jacksonville industrial location for regional and local distribution**
- ✓ **Strategically located with easy access to Interstates 10, 95 & 295**
- ✓ **Close proximity to extensive food industry presence in the high growth North Florida Region**



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