

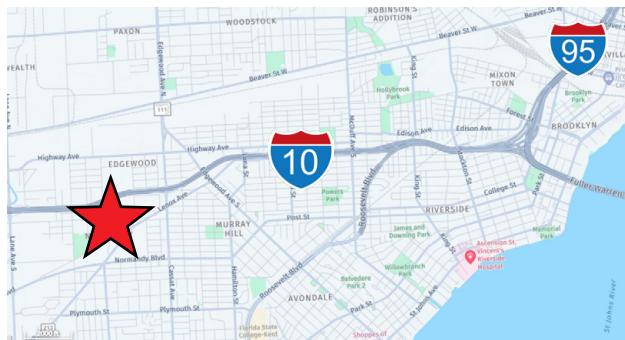
5335 RAMONA BOULEVARD

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:

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csims@phoenixrealty.net

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

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**

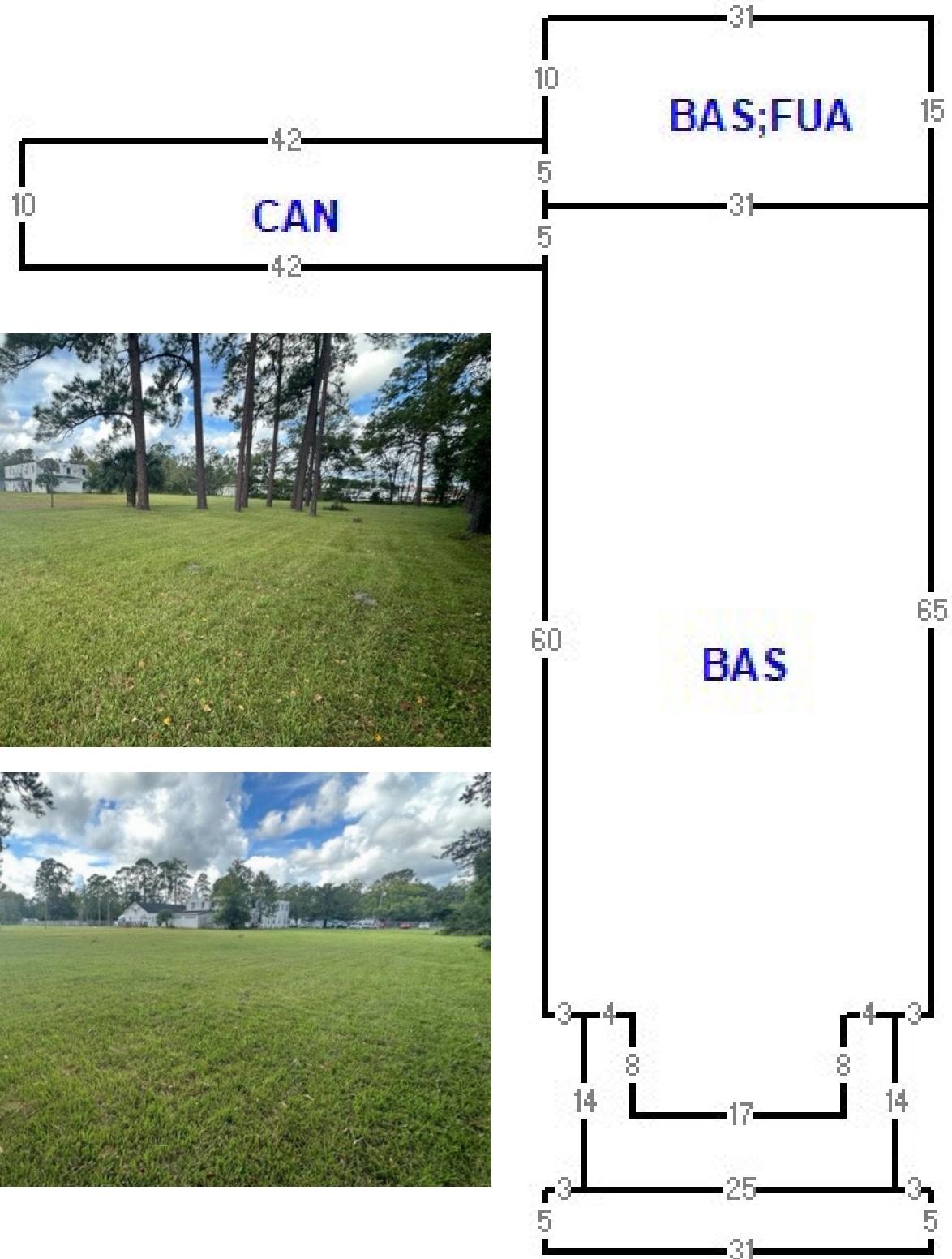
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth 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.

Floor Plans Bldg 1: ±3,081 SF

5335 Ramona Boulevard Jacksonville, FL 32205



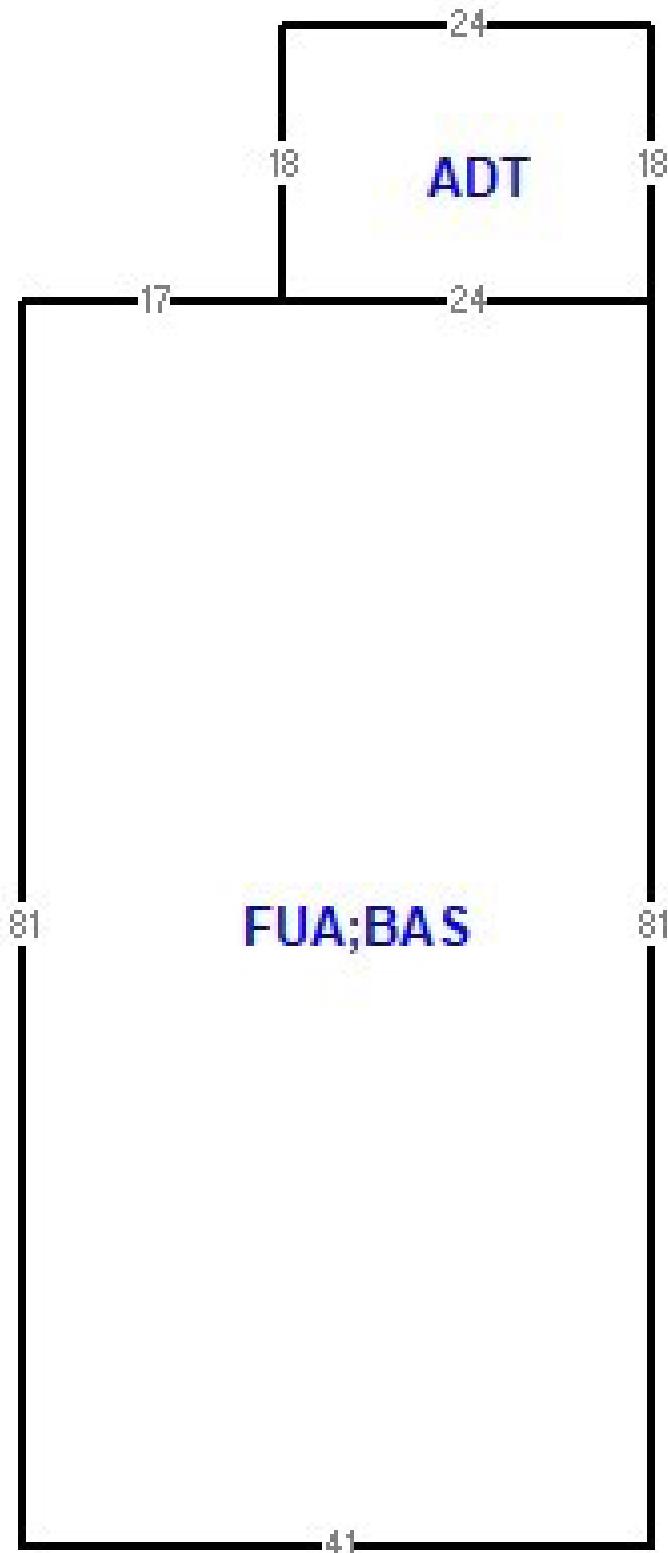
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Floor Plans Building 2: ±7,074 SF

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Excellent Connectivity

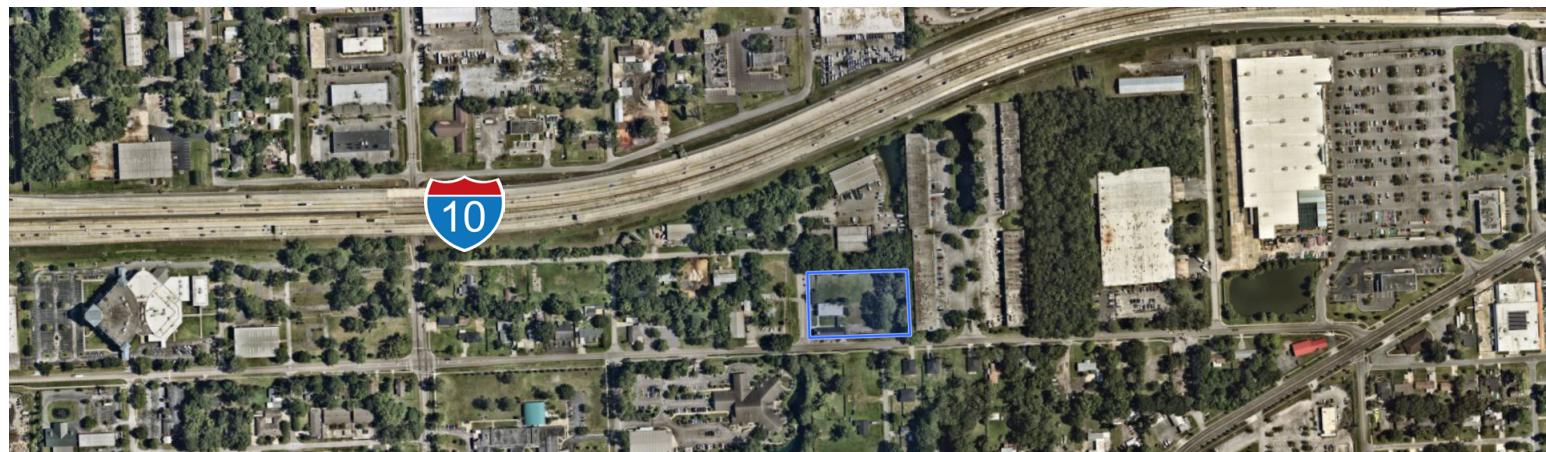
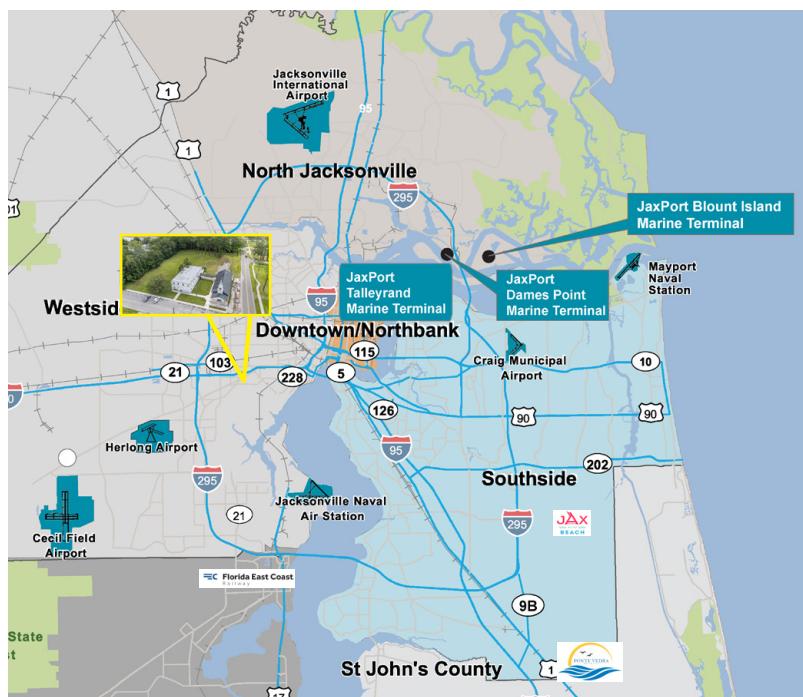
5335 Ramona Boulevard Jacksonville, FL 32205



- ✓ 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

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.



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