

SALE CLASS A FLEX BUILDING IN SOUTHSIDE JACKSONVILLE

10393 Fortune Parkway, Jacksonville, FL 32256



PROPERTY DESCRIPTION

Presenting a premier Class A NNN investment opportunity in the highly desirable Southside Jacksonville market. This 11,248 SF flex office/warehouse, situated on 2.32 acres, features a 26'8" clear height and is equipped with both dock-high and grade-level doors for maximum efficiency. Fully leased to a national tenant with over 700 employees and annual revenues surpassing \$439 million, this property ensures a secure and stable investment. Don't miss this exceptional opportunity to own a premium asset in a thriving industrial market.

LOCATION DESCRIPTION

Nestled in the heart of Southside Jacksonville, this Class A Flex Building is surrounded by a dynamic district brimming with business and leisure opportunities. The area boasts a vibrant culinary scene, proximity to upscale shopping destinations such as St. Johns Town Center, and easy access to major highways, making it an ideal location for tenants and visitors alike.

PROPERTY HIGHLIGHTS

- 11,248 SF Flex Building with Elevator, Built in 2019!
- Dock Height and Grade Level Access Warehouse!
- 7.5% Cap Rate!
- Four Years remaining on Five Year Lease!
- Highly Desirable Southside Jax Location!

OFFERING SUMMARY

Sale Price:	\$3,200,000
Building Size:	11,248 SF
Lot Size:	2.32 Acres
NOI:	\$240,000.00
Cap Rate:	7.5%

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Brian McCaffrey

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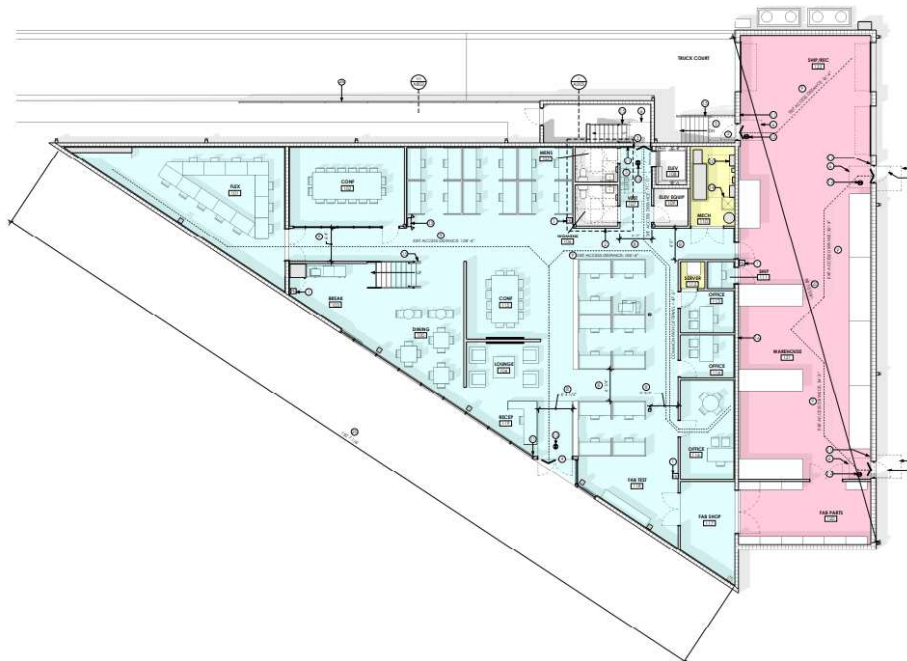
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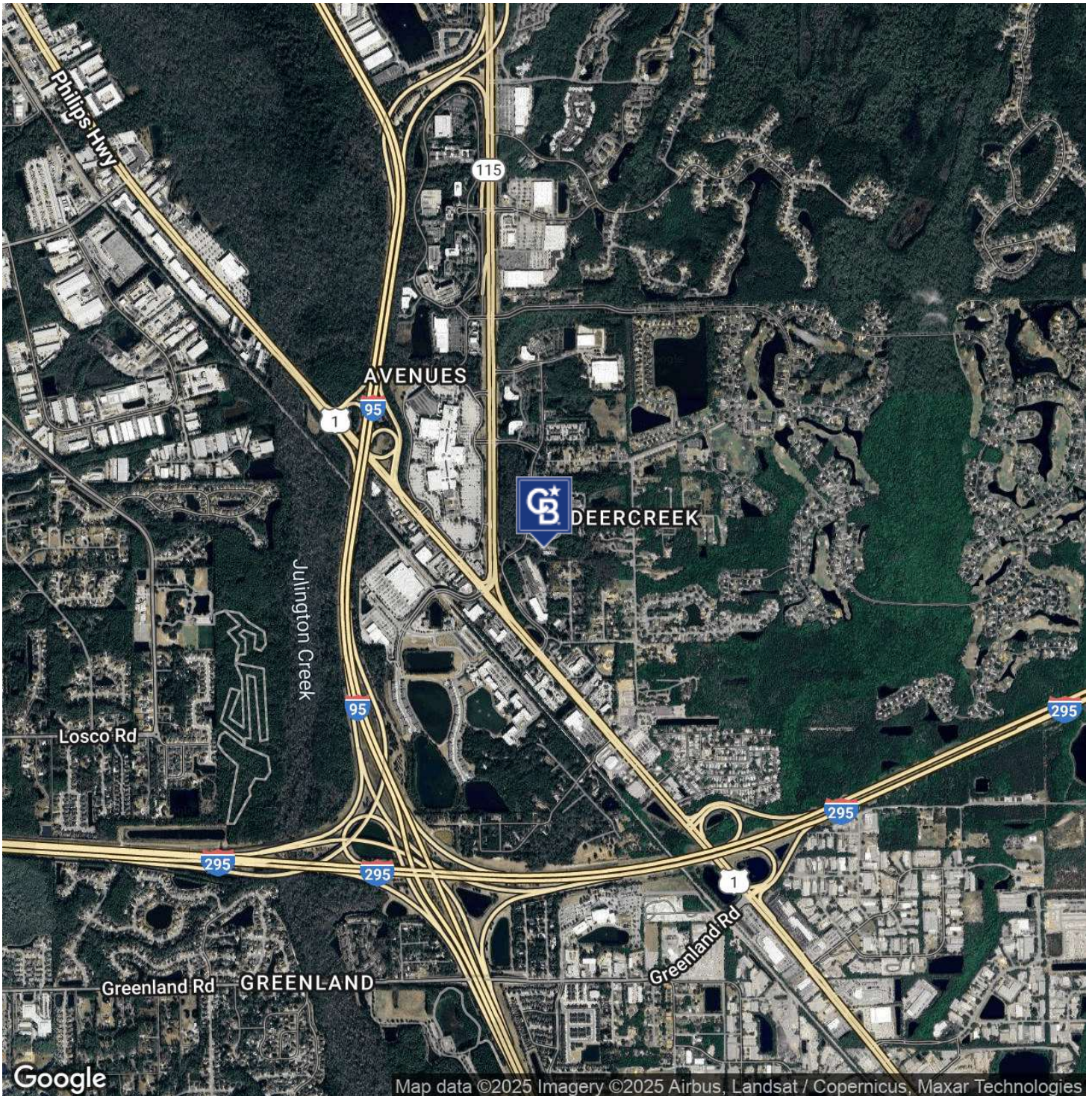
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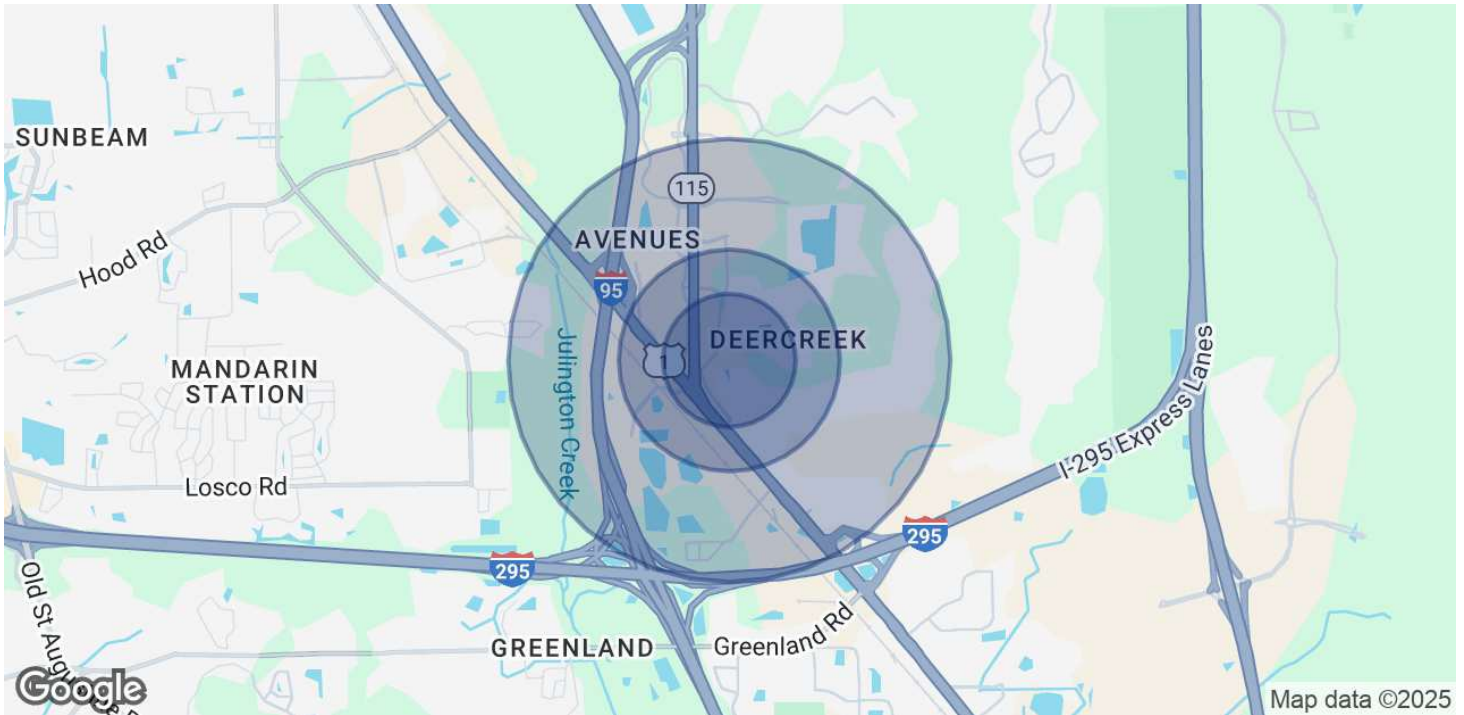
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	69	414	2,557
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	154	971
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$114,425	\$114,438	\$126,706
Average House Value	\$429,941	\$429,965	\$448,604

Demographics data derived from AlphaMap

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ERIC MAIMO

Senior Associate

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PROFESSIONAL BACKGROUND

Eric Maimo is a highly accomplished commercial real estate professional specializing in marketing and advertising industrial land and investment properties throughout Florida. With a commitment to delivering exceptional results, Eric is dedicated to helping property owners maximize their assets while assisting investors in expanding their portfolios and increasing their cash returns.

Eric's career is built on a foundation of strong client relationships, first developed during his eight years in the wireless retail industry. As a top-producing sales professional and manager at RadioShack Corporation, he earned national recognition, including the prestigious title of Top Sales Associate in the Nation for Wireless Sales (2004) and multiple accolades as Top Store Manager in the Southeast Division.

In 2012, Eric transitioned into commercial real estate, bringing his sales expertise, leadership skills, and results-driven mindset to the industry. Since 2016, he has consistently been recognized as a top lister, top sales agent, and top producer at Coldwell Banker Commercial. His most recent achievements include:

- 2022: Platinum Circle of Distinction – Top 2% Nationally (Coldwell Banker Commercial)
- 2023: Silver Circle of Distinction – International President's Elite, Chairman's Club
- 2024: Gold Circle of Distinction – International President's Elite, Chairman's Club

Eric's success is driven by his integrity, in-depth market knowledge, and unwavering commitment to his clients. His ability to generate a steady stream of referral business speaks to the trust and confidence he builds with every client. A proven leader in the industry, Eric is dedicated to exceeding expectations and delivering outstanding results in every transaction.

Premier Properties

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ADAM LANTEIGNE

Investment | Sales | Leasing Associate

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FL #SL3445753

PROFESSIONAL BACKGROUND

Adam Lanteigne serves as a licensed real estate agent for Coldwell Banker Commercial Premier Properties specializing in sales, investment and leasing. Lanteigne's background includes asset management overseeing 1.5 million square-foot-of-space (office, retail and industrial) in Arizona, New Mexico and Colorado. Lanteigne's experience includes working with the largest servicer of commercial loans to stabilize and increase value to their assets through leasing, improvements, and over-all business acumen. Before joining Coldwell Banker, Lanteigne managed a real estate investment firm overseeing offices in Phoenix, Denver and Las Vegas that acquired residential investment properties and underwriting deals for their investor portfolio. Lanteigne transitioned to real estate from sports and entertainment venue operations where he worked the MLB All-Star Game and legendary concerts for artists such as The Eagles, Dave Matthews Band and John Mayer.

EDUCATION

B.S. in Business Administration - W.P. Carey School of Business - Arizona State University

Arizona Real Estate Sales License

Florida Real Estate Sales License

MEMBERSHIPS

National Association of Realtors

Florida Association of Realtors

St Augustine & St Johns County Board of Realtors

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BRIAN MCCAFFREY

Sales Associate

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PROFESSIONAL BACKGROUND

Brian McCaffrey has been a resident of Northeast Florida for over 37 years. He graduated from Wittenberg University (Springfield, OH) and moved to Jacksonville in 1987. Brian and his wife now reside on Anastasia Island in historic St Augustine, FL.

During the infancy of desktop publishing technology in 1988, Brian co-founded MINT Magazine, a direct-mailed coupon magazine specializing in advertising needs for small and medium sized businesses across a range of industries including restaurants, retail, medical and home improvement. The company was acquired by Fortune 500 Gannett Company (USA Today/ Clipper Magazine) in 2005.

With over 32 years of working directly with the leaders of many companies, Brian McCaffrey brings a unique set of entrepreneurial qualifications, knowledge and experience to Coldwell Banker Commercial Premier Properties. He is a seasoned agent with experience in the sale and leasing of industrial, office, medical, land and retail properties. His passion for helping companies grow continues to drive him in his commercial real estate career and he looks forward to working with you and your team on leasing, acquisition or development.

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