

WAREHOUSE FOR SALE

9451 CRAVEN RD, JACKSONVILLE FL, 32257



PRICE: \$1,365,000

 PETRA

Property Overview



LICENSED REAL ESTATE BROKER



WAREHOUSE



~9215 TOTAL
SQ FT



ZONED IL



SUNBEAM RD &
PHILIPS HWY

This is an exceptional multi-tenant warehouse opportunity strategically located off Sunbeam Road with nearby access to Philips Highway (US-1). Situated in the heart of South Jacksonville's thriving industrial corridor between the Mandarin and Baymeadows neighborhoods, this versatile property offers investors immediate cash flow with two tenants in place. The facility features ample parking and outdoor yard space, ideal for operations requiring additional storage or vehicle access. Whether you're an investor seeking turnkey income or an end user looking for an owner-occupied facility, this property delivers flexibility and strong fundamentals in one of Jacksonville's most accessible industrial locations.



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Property Highlights

- **TOTAL SIZE: $\pm 9,215$ SF**
 - SUITE A: $\pm 5,765$ SF
 - SUITE B: $\pm 3,450$ SF
 - OFFICE SIZE: ± 600 SF (RECENTLY REMODELED)
- **SITE SIZE: ± 0.48 AC**
- **ZONING: IL (LIGHT INDUSTRIAL)**
- **UTILITIES: CITY WATER AND SEWER**
- **COLUMN SPACING: CLEAR SPAN**
- **NEW UPGRADED LIGHTING**
- **LOADING: GRADE LEVEL**
- **CEILING HEIGHT: 18' CLEAR**
- **CONSTRUCTION: METAL**
- **POWER: SINGLE PHASE 240 VOLT 200 AMPS**
- **CURRENTLY 100% OCCUPIED**
- **SUITE B AVAILABLE FOR OWNER-OCCUPANT APRIL 2026**



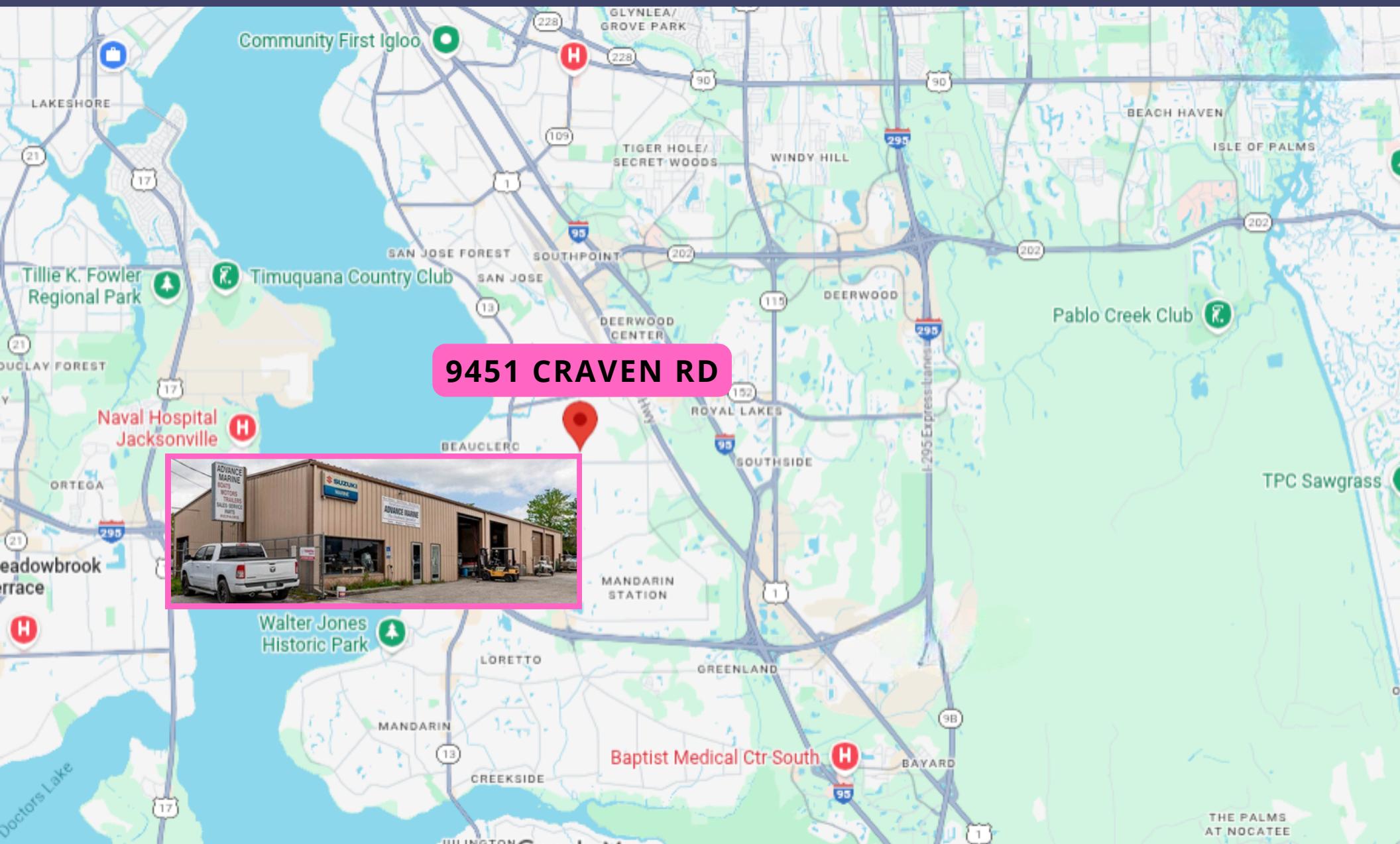
Financial Information

- **RENT**
 - **SUITE A RENT**
 - \$5,800/MO
 - OCCUPIED BY COASTAL BOATING SERVICES LLC
 - 5,765 SF
 - EXPIRES SEPTEMBER 2028
 - **SUITE B RENT**
 - \$3,450/MO
 - OCCUPIED BY V AND C JAX LLC
 - 3,450 SF
 - EXPIRES MARCH 2026
- **ANNUAL REAL ESTATE TAXES**
 - \$9,407.37
- **ANNUAL PROPERTY INSURANCE**
 - \$5,000

Aerial Map



LICENSED REAL ESTATE BROKER





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