

INDUSTRIAL INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM

14353 NORTH MAIN STREET
JACKSONVILLE, FL 32218

PREMIER INDUSTRIAL SINGLE TENANT INVESTMENT OFFERING
±10,000 SQUARE FEET | 100% LEASED FOR 7 YEARS



INVESTMENT OFFERING

Newmark Phoenix Realty Group, Inc. is pleased to present this outstanding industrial investment opportunity in Jacksonville, Florida.

The Hiller Companies (www.hillerfire.com) is a nationally recognized provider of fire protection and life safety solutions, serving commercial, industrial, healthcare, governmental, and mission-critical facilities throughout the United States. Founded in 1919, Hiller has grown into one of the largest employee-owned fire protection firms in the country, with a strong reputation for technical expertise, regulatory compliance, and long-term client relationships.

They fully occupy the property for a total of ±10,000sf on ±2.4 acres. The investment opportunity offers owners stable, predictable cash flow in one of Jacksonville's fastest growing submarkets.



KEY HIGHLIGHTS

±10,000 SF

TOTAL BUILDING AREA

±2.41

ACREAGE

4/30/2033

LEASE EXPIRATION

\$12.50 SF NNN

CURRENT RENT

\$125,000.00

YEAR 1 ANNUAL NET RENT

3.25%

ESCALATIONS

NEWMARK
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