

Brochure

# BOWDEN POINTE - FOR SALE

5730 Bowden Road Jacksonville, FL 32216

## CONTACT

Advisors

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Office

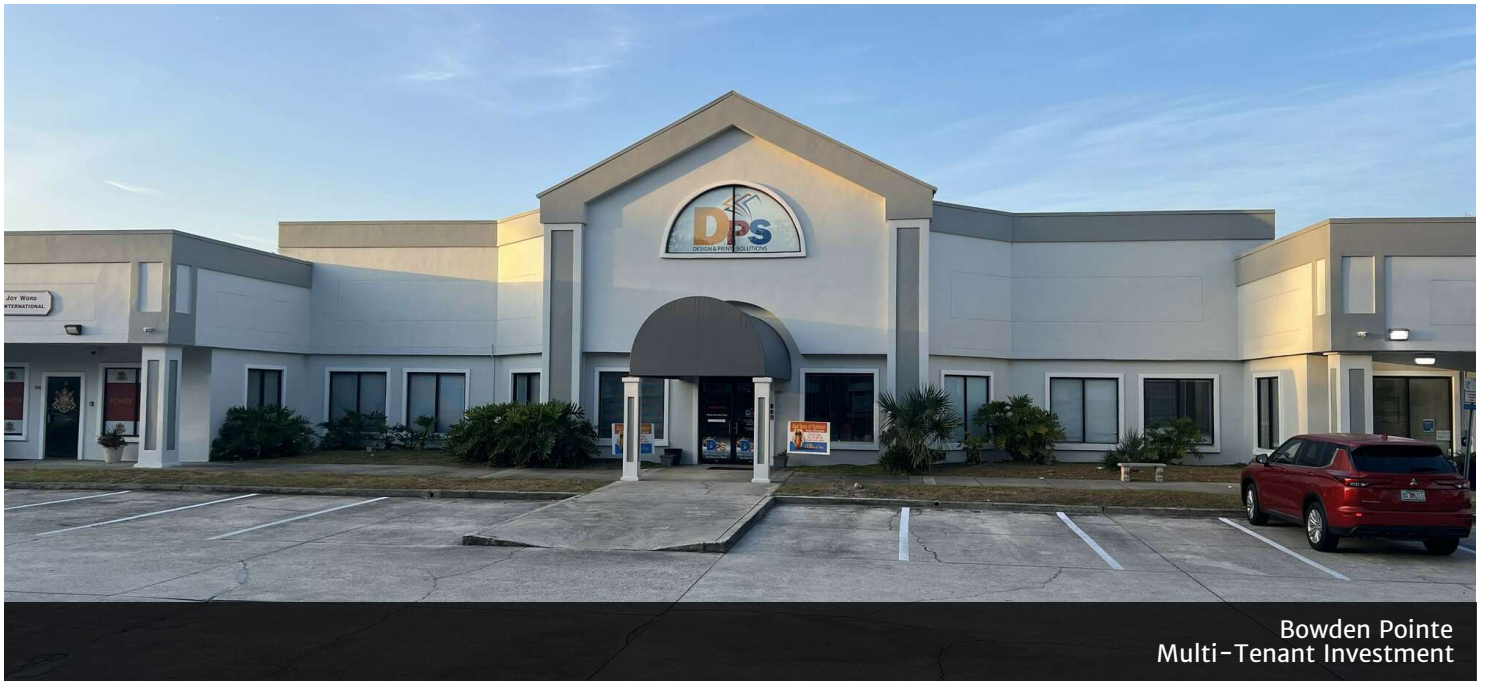
**Addison Commercial Real Estate, Inc.**  
6821 Southpoint Dr. N. Suite 223  
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www.acrei.com

FOR SALE

# BOWDEN POINTE



Multi-Tenant Investment – 5730 Bowden Road Jacksonville, FL 32216



Bowden Pointe  
Multi-Tenant Investment

## Summary

List Price	\$8,999,000.00
CAP Rate	7.1%
Class	B
Built	1990
Zoning	CCG-1 / CCG-2
Occupancy	100%
Rentable SF	50,527 +/- SF
Total Building Area	52,722 +/- RSF

## Property Highlights

- HydroStop Roof
- Immediate Access to I-95
- I-95 Visibility & Pylon Signage
- Natural Gas Line Available
- Functional Floor Plan
- 3% Annual Increases on most leases
- Mixed use project: office, warehouse, medical, retail

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# BOWDEN POINTE

5730 Bowden Road Jacksonville, FL 32256

5730 BOWDEN ROAD, JACKSONVILLE, FL 32216			
Tax Real Estate #		152608-0000	
Total Building Size:		52,722 SF	
Total RSF:		50,527 RSF	
Building 100:		20,482 RSF	
Building 200:		11,295 RSF	
Building 300:		18,750 RSF	
Land Area:		3.86 AC	
Building Height:		Single Story, 18' clear	
Zoning:		CCG-1/CCG-2	
Parking Ratio:		3.5/1,000 SF	
Current Occupancy:		100%	
NOI:		\$637,070.63	
CAP Rate:		7.1	

## Property Overview – Bowden Pointe

Addison Commercial is proud to present Bowden Pointe. A flex space investment comprised of three (3) buildings with a combined 50,527 +/- rentable square feet centrally located within Jacksonville at Bowden Road and I-95

The project was built in 1989 and 1990. The tenant mix is a blend of national, regional and local tenants. Zoning allows for a broad range of uses for retail, office and warehouse.

In 2025, we have repainted the exterior of all the buildings, dock doors, and bollards. We have repaired concrete areas throughout the property that were in bad condition. Next, in the process of sprucing up and upgrading the landscaping. We are very excited about the projects that we have accomplished so far this year.

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For Sale

# BOWDEN POINTE



5730 Bowden Road Jacksonville, FL 32256



## Location Information

Building Name	Bowden Pointe
Street Address	5730 Bowden Road
City, State, Zip	Jacksonville, FL 32216
County	Duval

## Building Information

NOI	\$637,070.63
Cap Rate	7.1%
Occupancy %	100.0%
Tenancy	Multiple

## Property Highlights

- Class "A" office/warehouse space at Class "B" pricing
- I-95 & Bowden Road Frontage
- 12.00 p.s.f. NNN plus \$3.50 p.s.f. CAM
- CCG-1 & CCG-2 Zoning
- Functional Floor Plan
- Market rents
- 18' clear ceiling height

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90+ Years of  
Commercial Real  
Estate Experience

Jacksonville  
Based Firm

939+  
Transactions

Transaction  
Experience Across  
the US

\$798 million in  
Sales & Leasing

8.5 million SF  
in Sales &  
Leasing

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## Disclaimer

*This Offering Memorandum has been prepared by ACREI and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor ACREI can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor ACREI represents that this offering summary is all inclusive or contains all of the information the purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding environment.*

Add text here...

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