

Brochure

BOWDEN POINTE - FOR SALE

5730 Bowden Road Jacksonville, FL 32216

CONTACT

Advisors

Office

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Addison Commercial Real Estate, Inc.
6821 Southpoint Dr. N. Suite 223
904.838.6804
www.acrei.com

FOR SALE

BOWDEN POINTE



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



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%	
NOL:		\$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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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

CONTACT

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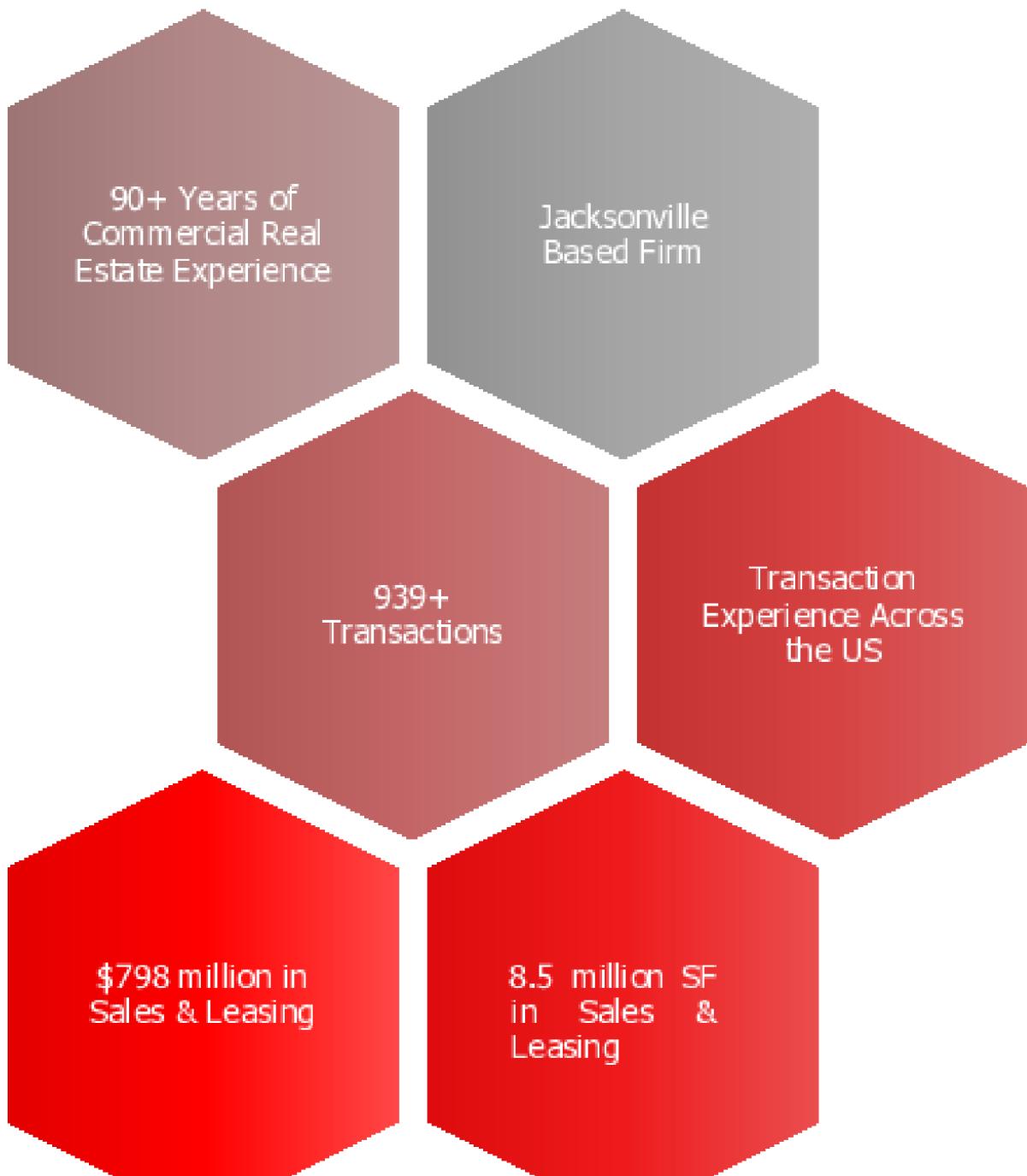
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Disclaimer

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Add text here...

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