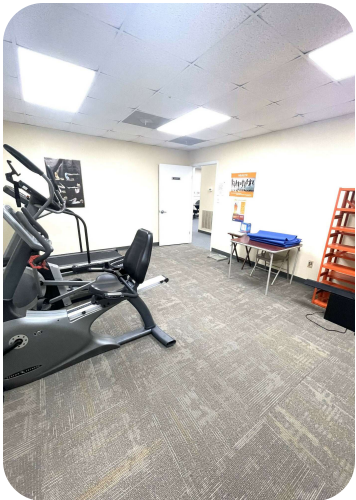




**2443 Saint Johns Bluff Rd S.**  
Jacksonville, FL 32246



**Brent Dennis**  
Director  
904.930.4299  
bdennis@primerealtyinc.com

**Conrad Boylan**  
Director  
904.515.2590  
cboylan@primerealtyinc.com



# Property Summary



## Property Description

Centrally located Warehouse/Flex building with located on St. John's Bluff between Atlantic Blvd and Beach Blvd in Jacksonville's Southside area. With close proximity to 295, this location offers easy access to major highways and convenience to all neighborhoods. Office offers approximately 6,000 square feet comprised of reception, conference rooms, private offices, and open space. Warehouse offers over 5,000 square feet with 12 foot roll up doors, mezzanine storage, and a specialized in-ground well chamber for pressurized testing of fire extinguishers.

## Property Highlights

- Central Location in Jacksonville
- Zoned IBP
- Customer Parking
- Covered Entryway

## Offering Summary

Sale Price:	\$1,800,000
Number of Units:	1
Lot Size:	1.12 AC
Building Size:	11,031 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	309	1,003	3,970
Total Population	743	2,478	10,549
Average HH Income	\$78,073	\$75,520	\$74,968

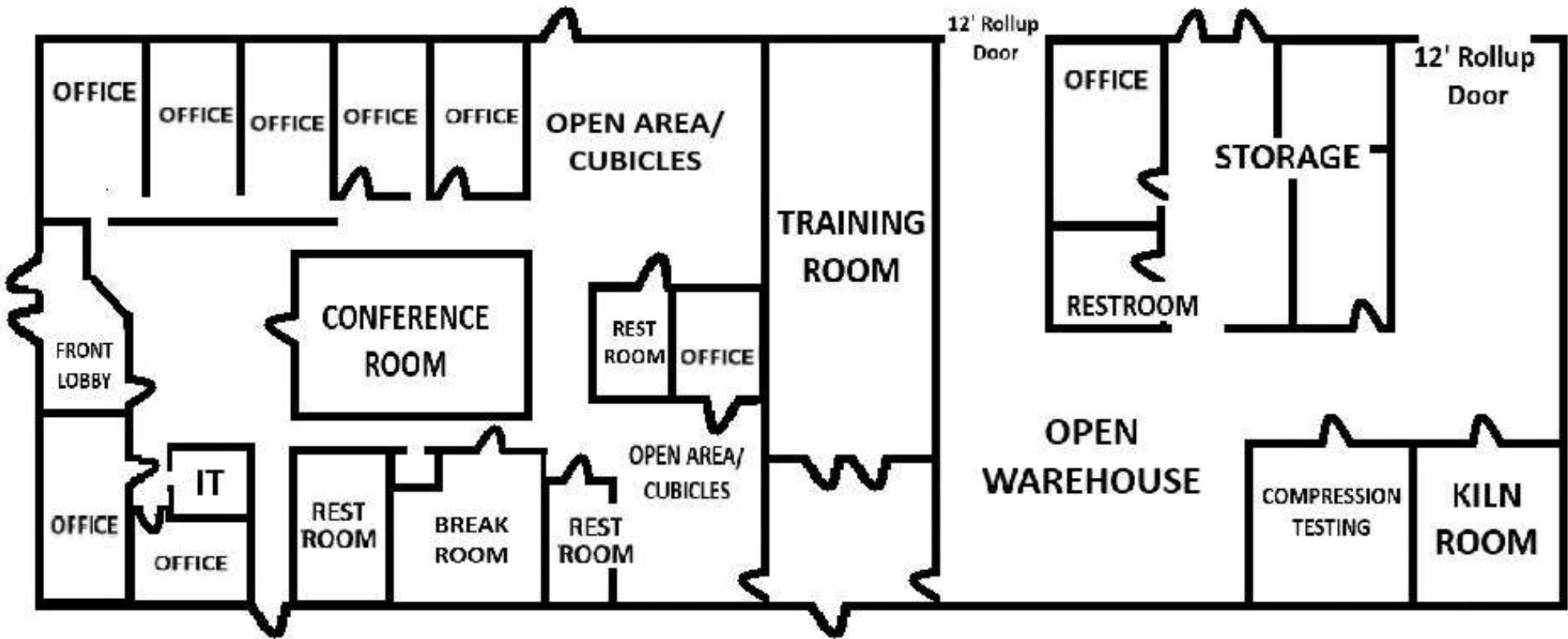
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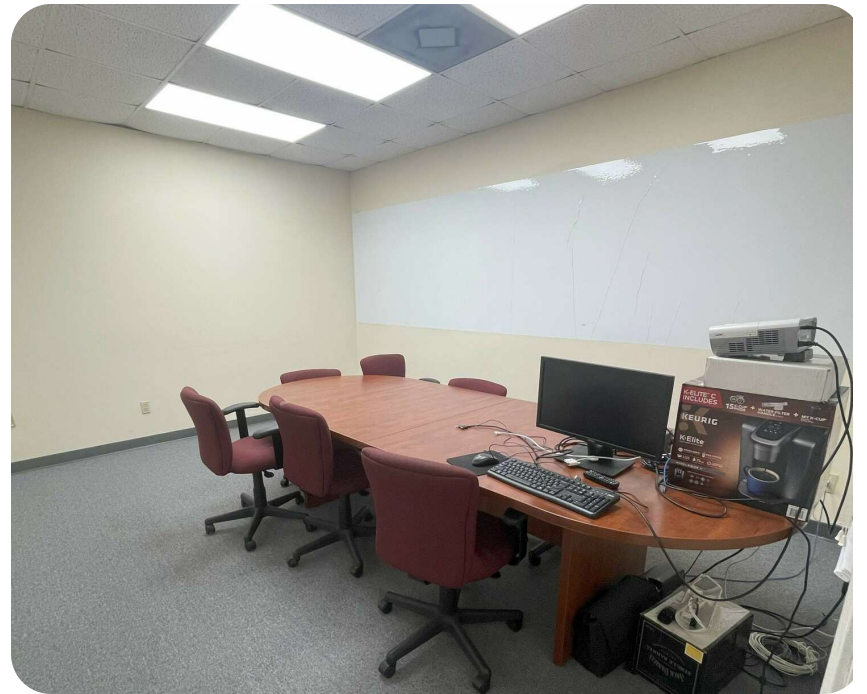
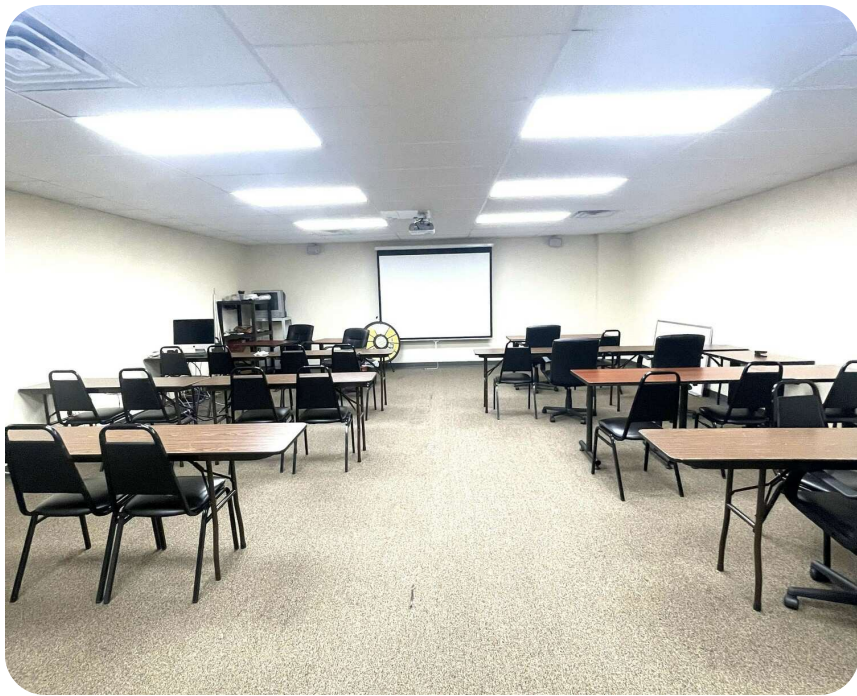




ST JOHNS BLUFF RD



**\*\*\*\*PLEASE NOTE, ADDITIONAL MEZZANINE SPACE  
LOCATED ABOVE TRAINING ROOM AND STORAGE IN WAREHOUSE\*\*\*\***



**Center Photos**

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# Neighboring Property Also Available

## Property History

2443 St. Johns Bluff was the original headquarters of a fire protection services company until its neighboring building at 2465 St. Johns Bluff was constructed. Since then it has been the home to both office and warehouse use for the organization. The warehouse component consists of approximately 5,000 square feet which includes two 12 foot roll up doors, mezzanine storage, and a specialized in-ground well chamber for pressurized testing of fire extinguishers. The office section consists of approximately 6,000 square feet and boasts 8 offices, a conference room, training room and break room.

As the building at 2443 was designed to accompany 2465 St. John Bluff, additional parking spaces can be found on the neighboring property. Whereas the property at 2443 is more utilized for warehouse purposes, 2465 St. Johns Bluff was constructed as an office building which includes 18 total offices and several larger open area/bullpen sections.

Centrally located on St. Johns Bluff between Beach Blvd and Atlantic Blvd, this property is ideally suited for easy access to every area of Jacksonville. This proximity to highways works well for businesses that need to service clients quickly in all neighborhoods of the city.

Both buildings are for sale together or separately, please contact Prime Realty to learn more information.



## Neighboring Property Also Available

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# About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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