



6215 WILSON BLVD JACKSONVILLE, FL 32210

INDUSTRIAL PROPERTY
OWNER USER/INVESTMENT

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Nathan Couse

Dispositions Officer

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EXECUTIVE SUMMARY

6215 Wilson Blvd in Jacksonville, Florida presents a unique owner-user/investment sale opportunity featuring approximately 26,239 SF across five structures. The property is currently occupied by four tenants, providing existing rental income while offering a prospective owner-user the potential to ultimately occupy and utilize the entire property as tenant leases expire or space becomes available.

Situated on approximately 12.9 acres, with roughly 6.8 usable acres, the property provides substantial space for outdoor storage, fleet parking, equipment, and vehicle circulation. The improvements include a versatile mix of office, warehouse, flex, and service space, along with 9'-16' clear heights, three drive-in doors, and private gated access. Its flexible configuration makes the property particularly well suited for contractors, fleet operators, service companies, distribution users, or businesses seeking a large operational campus with future expansion and occupancy flexibility.

THE OFFERING

Building SF	26,239
Year Built	1955/1984
Lot Size (Acres)	12.9
Clear Height	9'-16'
Drive Ins	3
Parcel IDs	102938-0050 102938-0100 102938-0150 102943-0200 102943-0250 102943-0300 102944-0050 105258-0100

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Strategically positioned in Jacksonville with convenient connectivity to major transportation corridors, supporting efficient access throughout the regional market.



Expansive Space: Approximately 12.9 acres with ± 6.8 usable acres, offering substantial room for yard operations, equipment storage, fleet parking, and circulation.



Strategic Features: Currently occupied by four tenants, providing existing income with the potential for an owner-user to take over and utilize the entire property as space becomes available.



Industrial Infrastructure: Approximately 26,239 SF across five structures, featuring office, warehouse, flex, and service areas, 9'–16' clear heights, three drive-in doors, and private gated access.



Zoning Advantage: Flexible industrial configuration supports a variety of contractor, fleet, service, warehouse, and outdoor storage operations.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$194,664	\$200,504	\$206,519	\$212,715	\$219,096	\$225,669
TAX & INS	\$18,956	\$19,335	\$19,722	\$20,116	\$20,519	\$20,929
EFFECTIVE GROSS REVENUE	\$213,620	\$219,839	\$226,241	\$232,831	\$239,615	\$246,598
OPERATING EXPENSES						
PROPERTY TAX	\$27,774	\$28,329	\$28,896	\$29,474	\$30,063	\$30,664
INSURANCE	\$9,178	\$9,361	\$9,548	\$9,739	\$9,934	\$10,133
TOTAL OPERATING EXPENSES	\$36,952	\$37,690	\$38,444	\$39,213	\$39,997	\$40,797
NET OPERATING INCOME	\$176,668	\$182,149	\$187,797	\$193,618	\$199,618	\$205,801

RENT ROLL

6215 WILSON BLVD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Jacksonville Roofing	4,819	\$39,552	\$8.21/sqft	12/15/2023	12/15/2028
Space 2	McClain Site Solutions, Inc.	11,220	\$96,497	\$8.60/sqft	09/01/2024	12/31/2027
Space 3	River Oaks Outdoor LLC	6,500	\$58,615	\$9.02/sqft	12/01/2023	12/01/2026
Space 4	Vacant	3,700				
TOTAL		26,239	\$194,664			



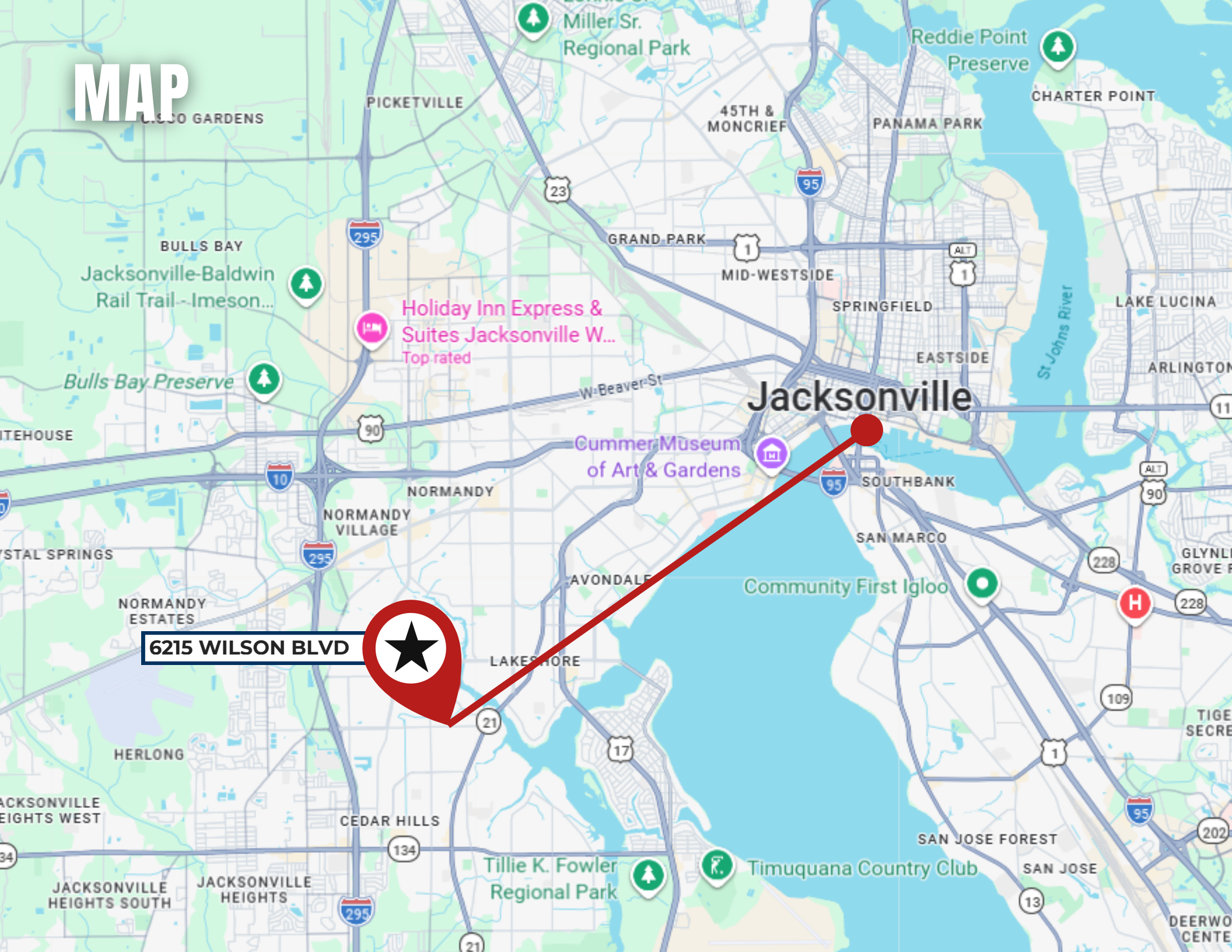
ABOUT JACKSONVILLE, FL

Jacksonville, FL is a major commercial and industrial hub in the Southeast, supported by a strong transportation network, expanding population, and diverse business base. The city offers direct access to I-95 and I-10, multiple major railroads, Jacksonville International Airport, and JAXPORT, a deep-water port with three marine terminals. These connections provide efficient access to Florida, the Southeast, and global markets, making Jacksonville particularly attractive for distribution, logistics, manufacturing, warehousing, and e-commerce operations.

Jacksonville's availability of developable industrial land, business-friendly environment, established logistics workforce, and continued investment in infrastructure further strengthen its commercial real estate market. Major industrial areas such as Cecil Commerce Center provide large-scale development opportunities with direct interstate access, while continued growth in trade, distribution, and manufacturing supports long-term demand for industrial space.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	13,462	90,381	175,896
2025 POPULATION	14,162	96,267	188,021
2030 PROJECTION	15,001	102,207	199,759
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	5,315	36,122	70,653
2025 HOUSEHOLDS	5,614	38,577	75,722
2030 PROJECTION	5,966	41,080	80,691
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$67,537	\$79,276	\$81,283

MAP



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