

# HUBBARD STREET INDUSTRIAL

2127 HUBBARD ST, JACKSONVILLE, FL 32206

**OFFERING PRICE:**

UNPRICED

45,732 RENTABLE SQUARE FEET



**SVR**  
Commercial

CONFIDENTIAL OFFERING MEMORANDUM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SVR Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL

100 Fairway Park Blvd

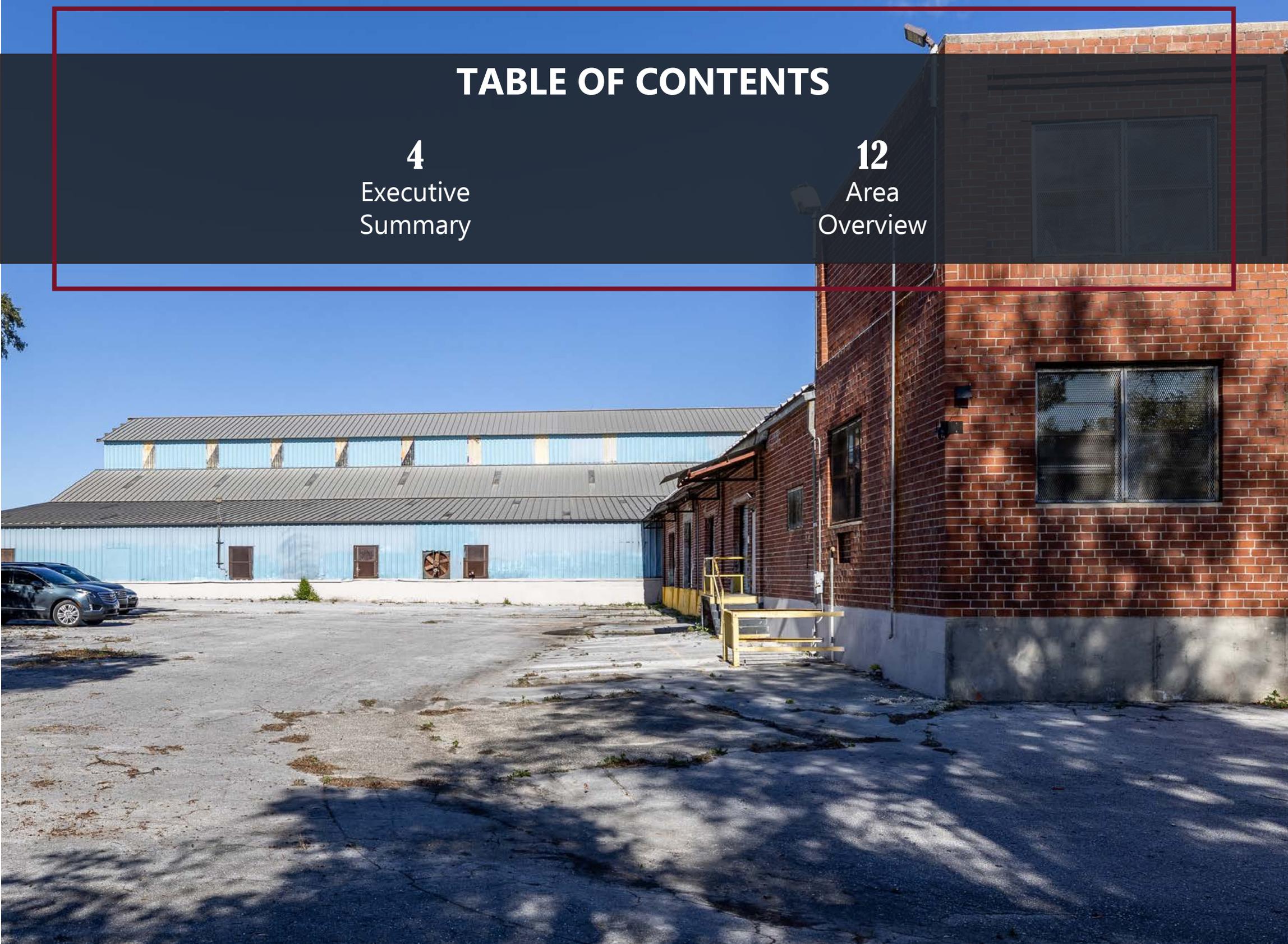
Unit 2200

Ponte Vedra Beach, FL 32082

# TABLE OF CONTENTS

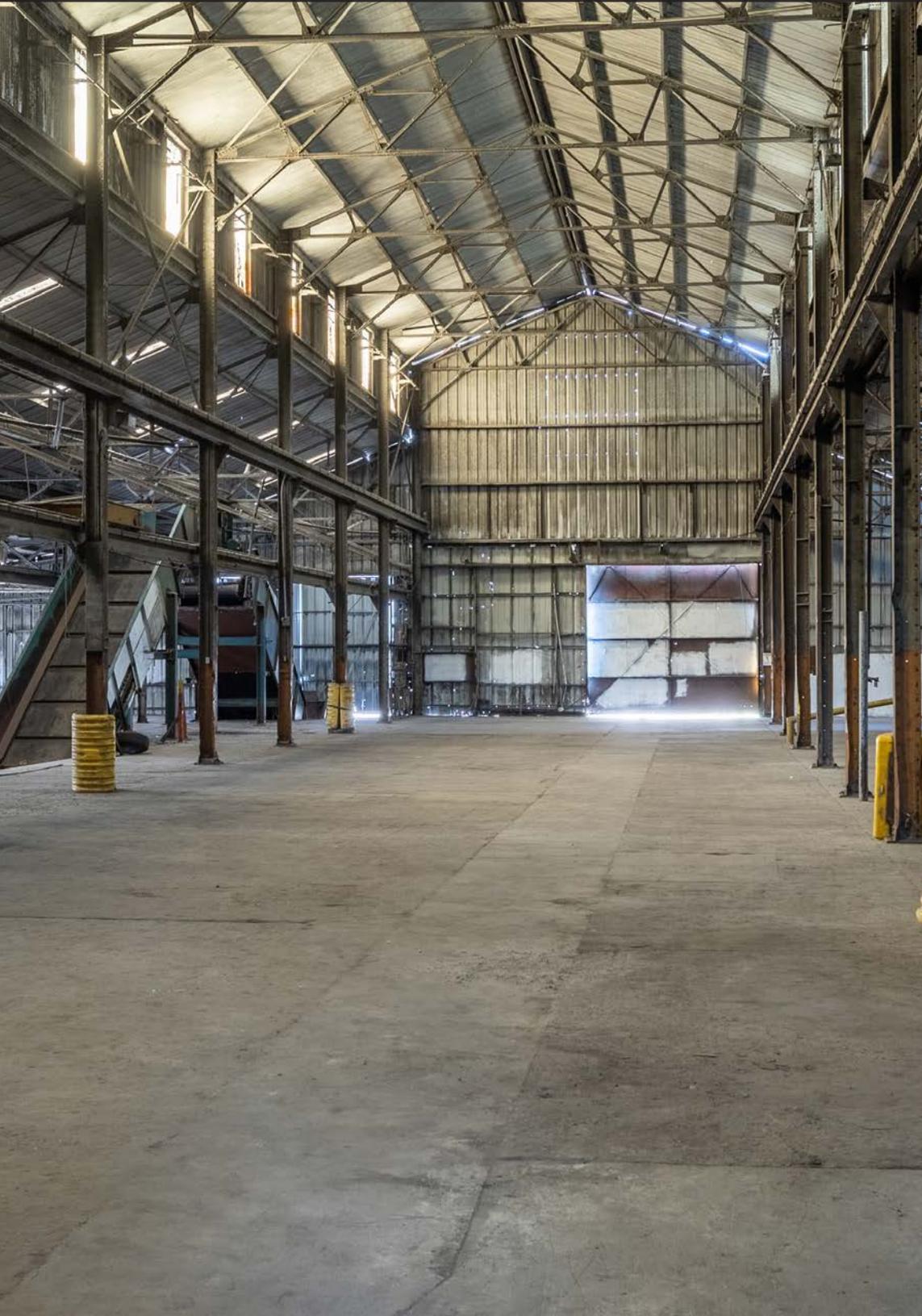
**4**  
Executive  
Summary

**12**  
Area  
Overview





# EXECUTIVE SUMMARY



## THE OPPORTUNITY

SVR Commercial, as exclusive advisor, is privileged to present the opportunity to acquire 2127 Hubbard St, Jacksonville, FL 32206 (the "Property"). The Property consists of (1) single-story industrial building totaling 45,732 square feet that is located on 3.03 Acres. The building has roughly 5,000 SF of office space, 15,230 SF for manufacturing, and 23,650 SF of warehouse space. With light industrial zoning, this property can accommodate a wide range of industrial and commercial uses ideal for an owner/user in need of an adequate space with good bones and plenty of land, located adjacent to the railway and major transportation arteries (I-95, I-10, and I-295 beltway).

## BUILDING DETAILS

Address:	2127 Hubbard St, Jacksonville, FL 32206
Number of Buildings:	One (1) single-story Industrial Building
Gross Building Area:	45,732 square feet
Net Rentable Area:	43,880 square feet
Clear Height:	18' - 24'
Parcel ID:	055291-0000
Land Size:	3.03 Acres
Zoning:	IL (Light Industrial)



## **PRIME LOCATION / NEARBY AMENITIES**

This property is located in the bustling industrial sector of the Springfield district, and directly in the path of major redevelopment and neighborhood momentum in Jacksonville. This location is an ideal fit for many businesses due to its close proximity to major roadways, I-95, I-10, and I-295. This strategic and flexible industrial space also offers several shipping & transportations outlets, such as, the adjacent railway and nearby shipyards (JAXPORT) that is just a few blocks away.

## **CAPTIVE AND DENSE TRADE AREA**

Located within the Springfield district, this area has been the subject to a lot of recent growth and development in Jacksonville. Nestled between N Liberty St and N Main St, this area has been revamped by the food and art scene, anchored by Emerald Station (dubbed the Art & Innovation District) and Springfield Historic Main Street District which offer many diverse stores, restaurants, bars and other retailers. There is a population of 214,616 with an average household income of \$58,866 within a 5-mile radius of 2127 Hubbard St. In addition, there are 156,595 daytime employees within the same radius.

## **BUILDING SPECS & SYSTEMS**

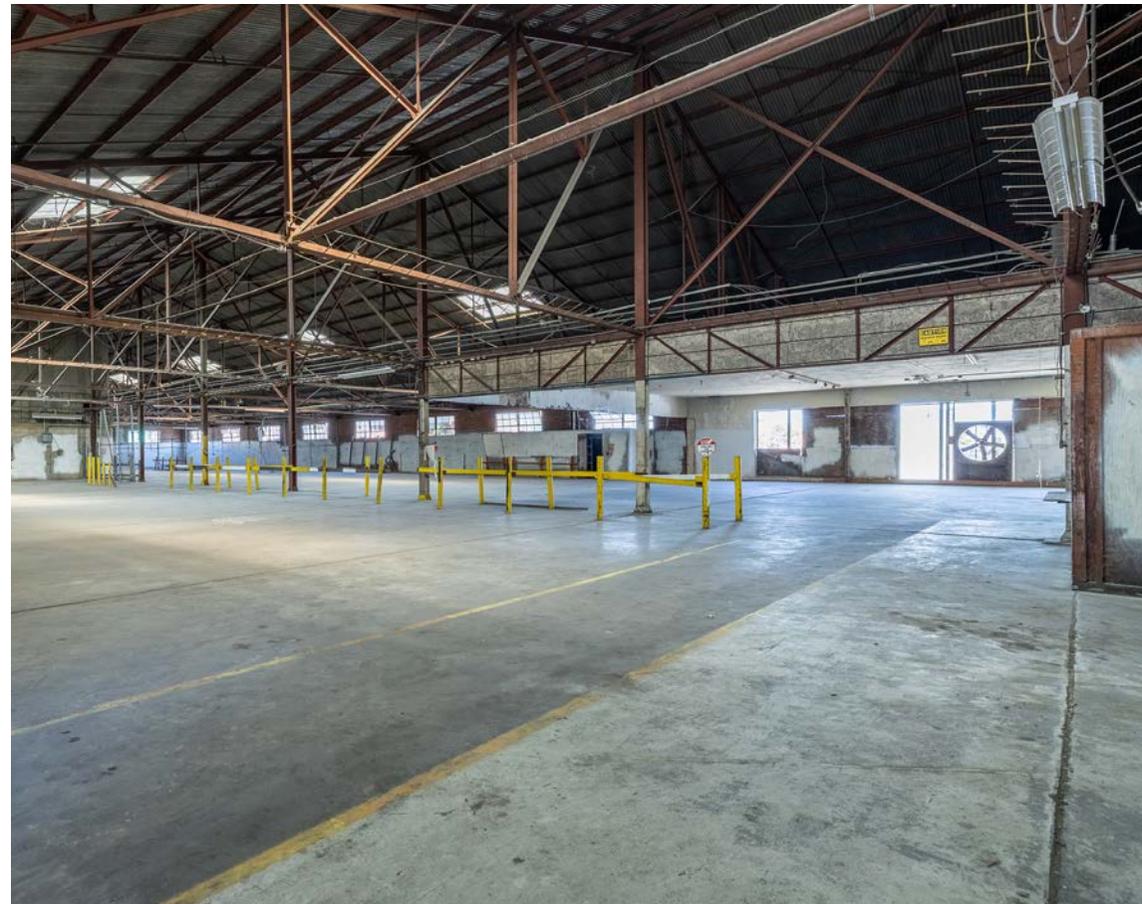
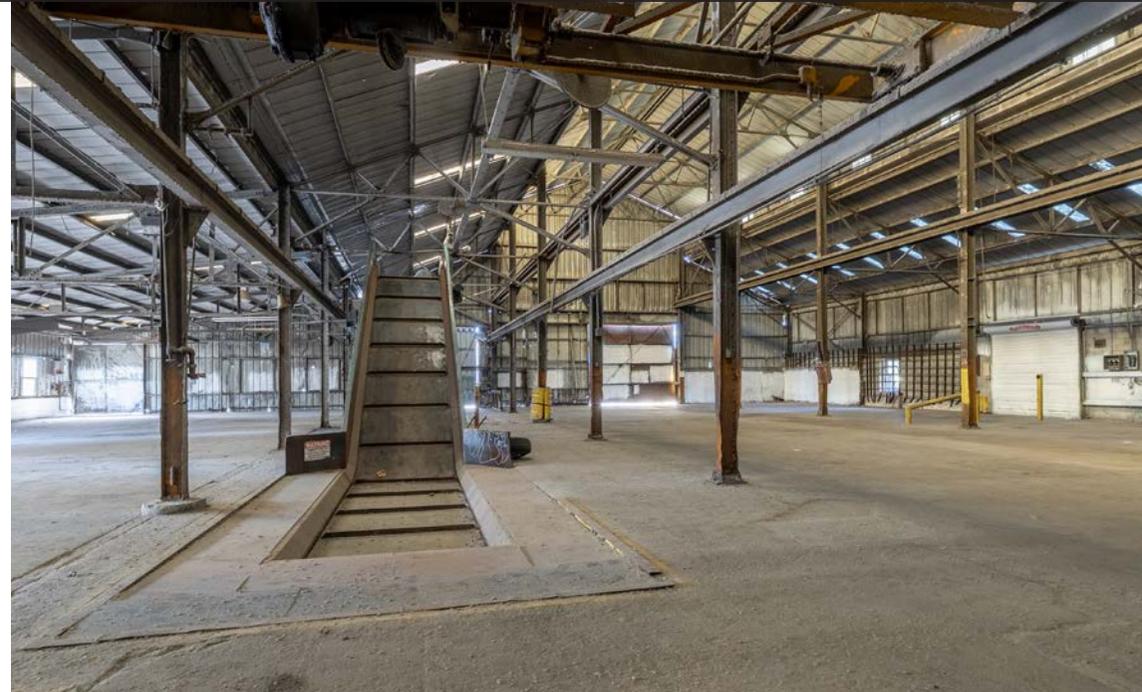
- Building has a mix of metal and concrete block construction
- Wide rolling gate with an adjacent detached loading dock (5 bays)
- Elevated Warehouse with 5 dock-high doors
- 5,000 SF of sprinklered Office space
- Above ground diesel tanks





# PROPERTY PHOTOS

9





**UFHealth**  
UNIVERSITY OF FLORIDA HEALTH

**JAXPORT**  
JACKSONVILLE PORT AUTHORITY

**FSCJ**

**PRIME F. OSBORN III  
CONVENTION CENTER**

**VyStar**  
VETERANS MEMORIAL  
ARENA

**VyStar**  
BALLPARK

**MARRIOTT**

**TIAA Bank Field**

**HYATT**  
HOTELS & RESORTS

**Daily's  
Place**

**BAPTIST  
HEALTH**

<b>Hubbard St.</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
2029 Projection	86,629	226,926	616,923
2024 Estimate	81,332	214,616	586,060
2020 Census	73,108	202,111	566,880
Annual Growth 2024-2029	6.51%	5.74%	5.27%
Annual Growth 2020-2024	11.25%	6.19%	3.38%

<b>HOUSEHOLDS</b>			
2029 Projection	35,621	93,536	249,323
2024 Estimate	33,337	88,244	236,433
2020 Census	29,773	82,707	228,451
Annual Growth 2024-2029	6.85%	6.00%	5.45%
Annual Growth 2020-2024	11.97%	6.69%	3.49%
Owner Occupied Housing Units	12,014	38,382	120,449
Renter Occupied Housing Units	21,323	49,861	115,984
2024 Avg Household Income	\$47,432	\$58,866	\$69,697
2024 Med Household Income	\$31,531	\$40,414	\$51,632

<b>2024 HOUSEHOLDS BY HOUSEHOLD INC.</b>			
2024 Household Income Less than \$25,000	13,684	28,816	56,143
2024 Household Income \$25,000-\$50,000	8,840	22,987	58,648
2024 Household Income \$50,000-\$75,000	4,659	14,516	43,255
2024 Household Income \$75,000-\$100,000	2,394	7,345	26,621
2024 Household Income \$100,000-\$125,000	1,563	5,609	20,383
2024 Household Income \$125,000-\$150,000	1,044	3,650	12,867
2024 Household Income \$150,000-200,000	620	2,451	8,937
2024 Household Income \$200,000+	533	2,870	9,580



# AREA OVERVIEW



**Jacksonville**, at 874 square miles, is the **largest city by area in the continental United States**. Jacksonville is a growing city with over **1.8 million people** living within the MSA, and a projected population **growth rate of 1.6% between 2021-2026**. Due to its convenient location, mild climate, reasonable cost of living, high quality of life and a business-friendly government, Jacksonville is a popular location for corporate expansions and relocations. Its status as an intermodal transportation hub is another incentive, and the city is also a leading distribution center, with a transportation network embracing port and air cargo facilities, rail and trucking routes. Millions of tons of raw materials and manufactured goods move through the city annually.

## HIGHLIGHTS

- Home to three Fortune 500 company headquarters
- No corporate franchise tax and no state personal income tax
- Home to one of only three Mayo Clinic campuses and one of six MD Anderson Cancer Centers
- Young, dynamic workforce with median age lower than the U.S. median
- Largest urban park system in the Nation

## JACKSONVILLE HAS GARNERED AN IMPRESSIVE LIST OF TOP RANKINGS:



### Top 25 Hottest Housing Markets

Zillow - September 2021



### Jacksonville Ranks in Top 20 MSAs with the Strongest Job Recovery

The Business Journals - September 2021



### Florida #4 Best State To Start a Business

WalletHub - July 2021



### Jacksonville #3 Best City for Job Seekers

MoneyGeek - July 2021



### Jacksonville Ranks Among Top 25 Best Places to Live

U.S. News & World Report - July 2021



### #2 Best State for Business

U.S. News & World Report - July 2021



### #2 Best Taxpayer ROI

WalletHub - March 2021

# Exclusive Sales Representatives



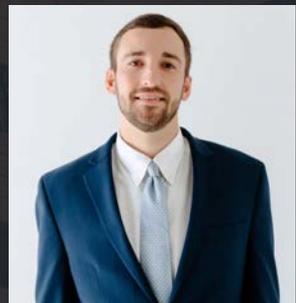
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## TRANSACTION GUIDELINES

In addition to the limitations outlined herein, the Seller reserves the right to accept or reject any offer at any time and to extend the date for submission of offers for any reason at its sole discretion.

## FORM OF PROPOSALS

Prospective purchasers will be required to submit in writing a detailed, non-binding proposal for the Property ("Proposal"). All Proposals must include the following:

- » Purchase Price
- » Initial deposit and nonrefundable deposit
- » Transaction expense responsibility
- » Contract, due diligence and closing periods
- » Sources of equity and debt
- » Detailed description of the principals of the prospective purchaser
- » Anticipated conditions to the execution of the transaction documents including shareholder's consent and board, regulatory or other approvals.



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