

# INDUSTRIAL INVESTMENT OPPORTUNITY

10592 BALMORAL CIRCLE | JACKSONVILLE, FL 33218

**PREMIER INDUSTRIAL SMALL BAY INVESTMENT OFFERING**  
**±30,488 SQUARE FEET | NORTH JACKSONVILLE**



## INVESTMENT OFFERING

Newmark Phoenix Realty Group is pleased to present to qualified investors the exclusive opportunity to acquire 10592 Balmoral Circle E, a ±30,488 SF multi-tenant industrial investment property located in the North Jacksonville submarket.

The property is 92% leased and features dock-high and drive-in loading, CCG-1 zoning, and a proven history of long-term occupancy. Situated on ±2.32 acres with excellent access to I-95, I-295, and JAXPORT, the asset offers both stable in-place income and upside through future rent growth.

With recent capital improvements including a 2024 roof coating, parking lot seal coating, and new striping. Given the limited available industrial land in this corridor, 10592 Balmoral Circle E represents an outstanding value-add investment opportunity below replacement cost in one of Florida's most dynamic logistics markets.



All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

## KEY HIGHLIGHTS

**±30,488 SF**

TOTAL BUILDING AREA

**±2.32**

ACREAGE

**CCG-1**

ZONED

**\$9.68 PSF NNN**

AVERAGE LEASE RATE

**MULTI-TENANT**

TENANCY

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