HUBBARD STREET INDUSTRIAL

2127 HUBBARD ST, JACKSONVILLE, FL 32206

OFFERING PRICE:

$3,500,000

45,732 RENTABLE SQUARE FEET

SVR Commercial

CONFIDENTIAL OFFERING MEMORANDUM

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SVR Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SVR Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

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.

100 Fairway Park Blvd
Unit 2200
Ponte Vedra Beach, FL 32082

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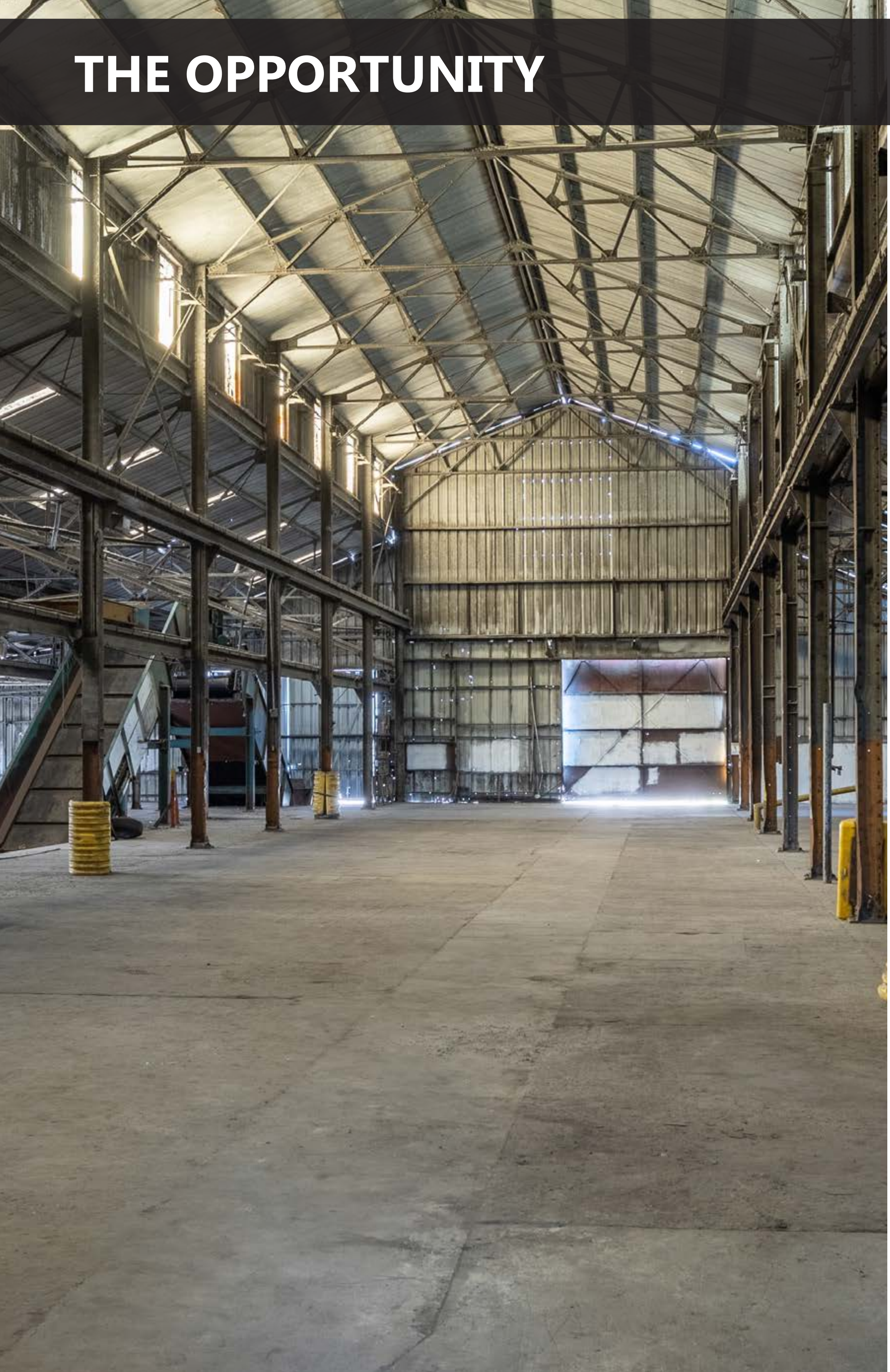
EXECUTIVE SUMMARY



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)


DeGRUPO

INVESTMENT HIGHLIGHTS

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

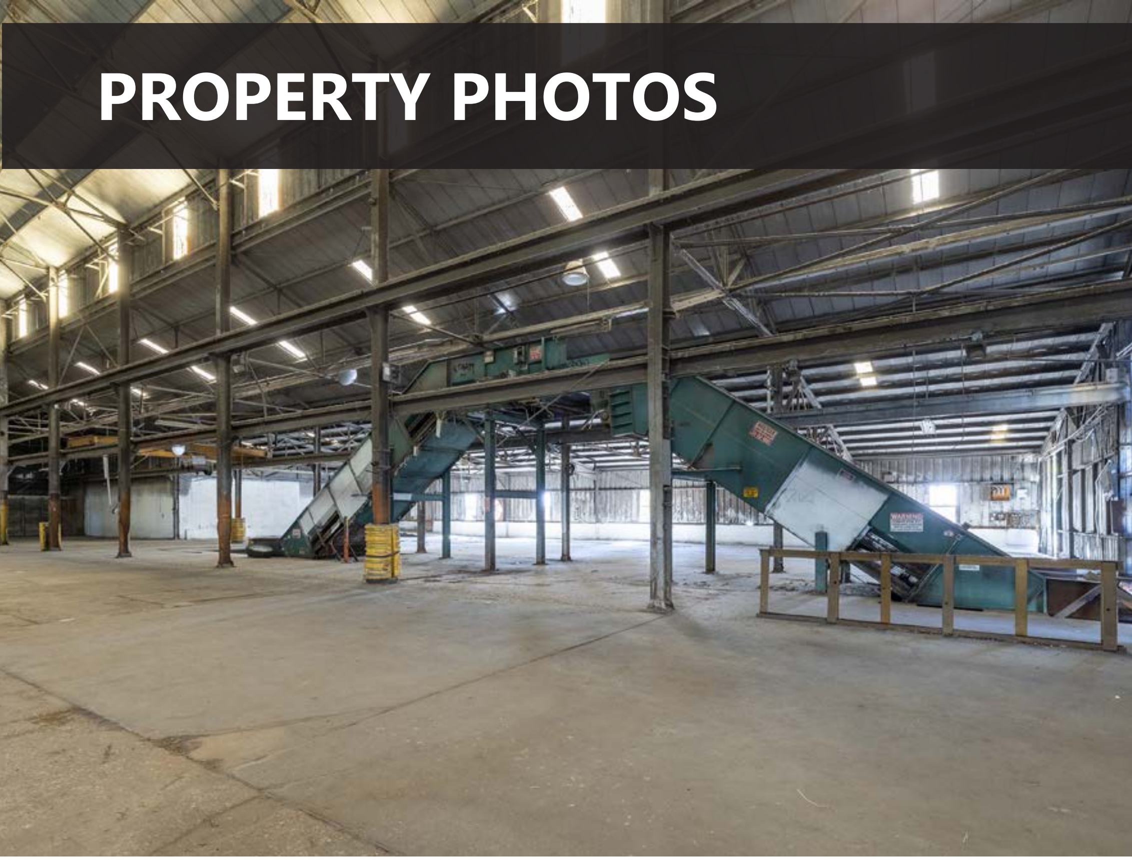
Located within the Springfield district, this area has been the subject to a lot of recent growth and development in Jacksonville. Nestled between N Liberty St and N Main St, this area has been revamped by the food and art scene, anchored by Emerald Station (dubbed the Art & Innovation District) and 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.

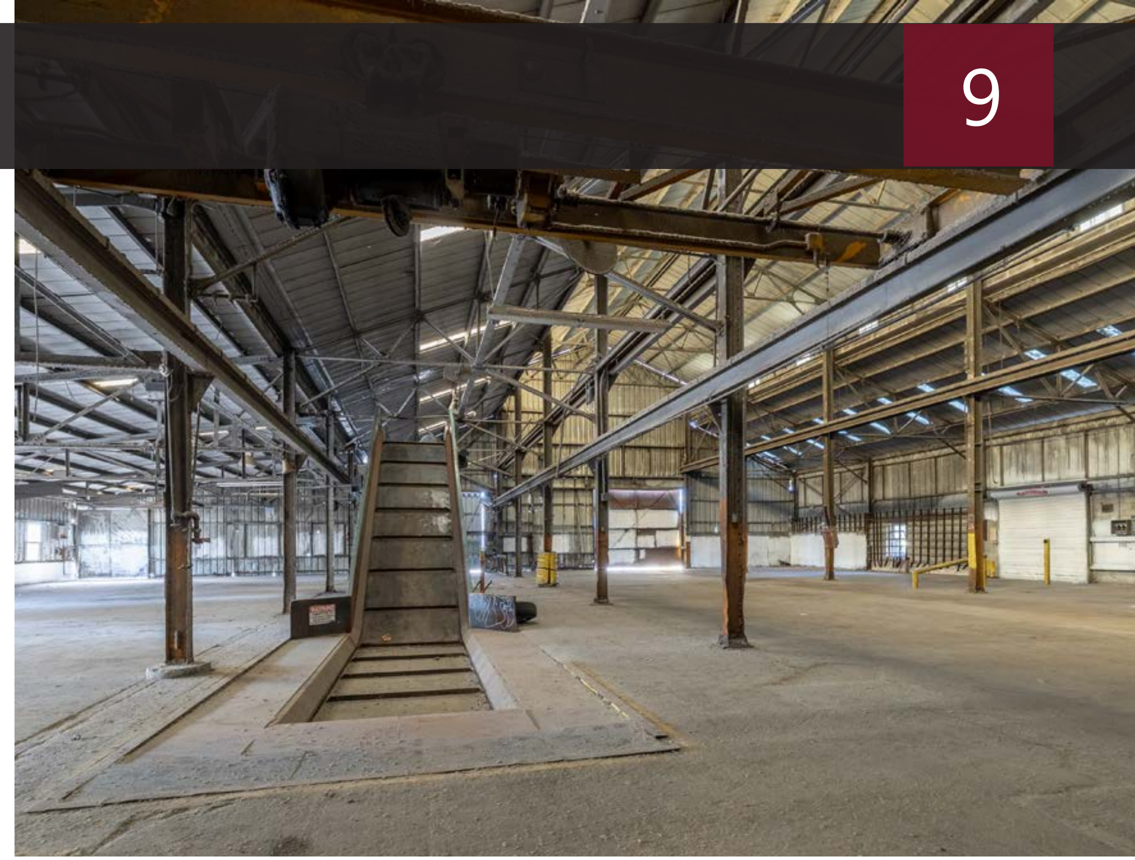
BUILDING SPECS & SYSTEMS

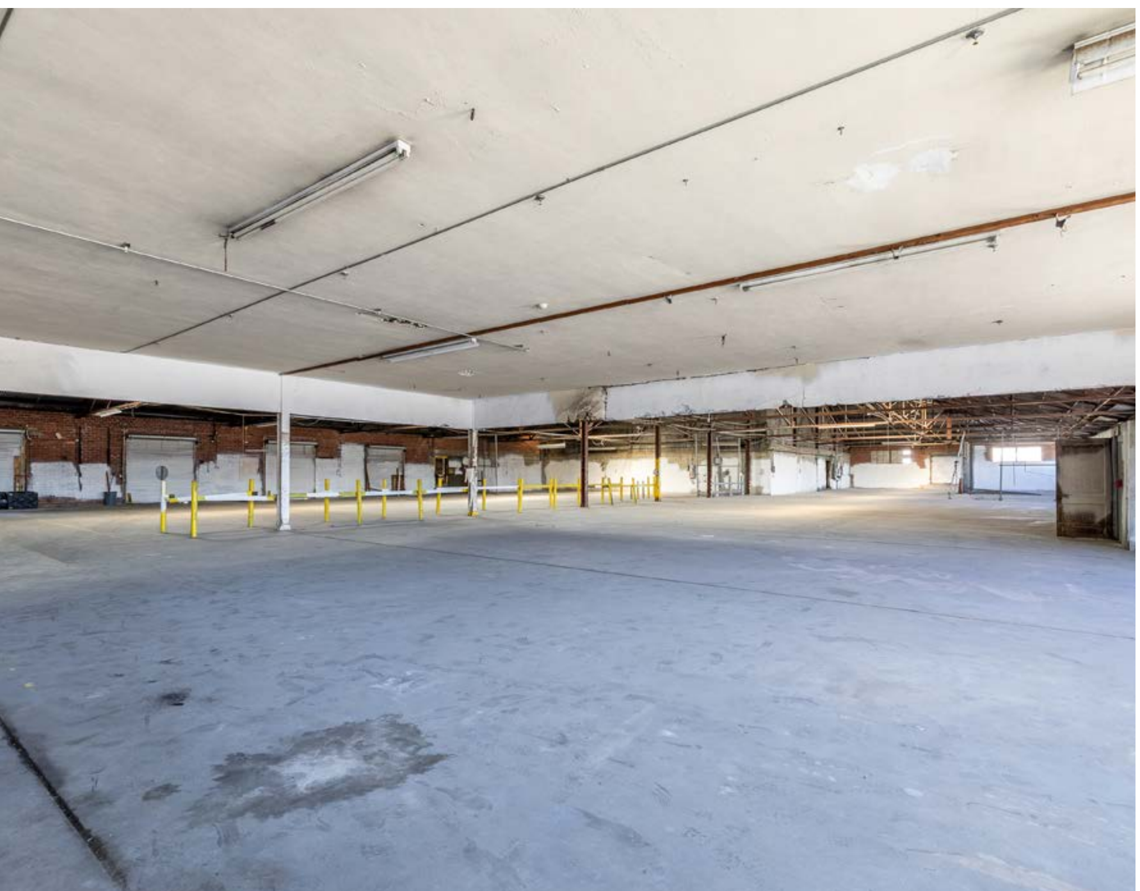
- Building has a mix of metal and concrete block construction
- Wide rolling gate with an adjacent detached loading dock (5 bays)
- Elevated Warehouse with 5 dock-high doors
- 5,000 SF of sprinklered Office space
- Above ground diesel tanks

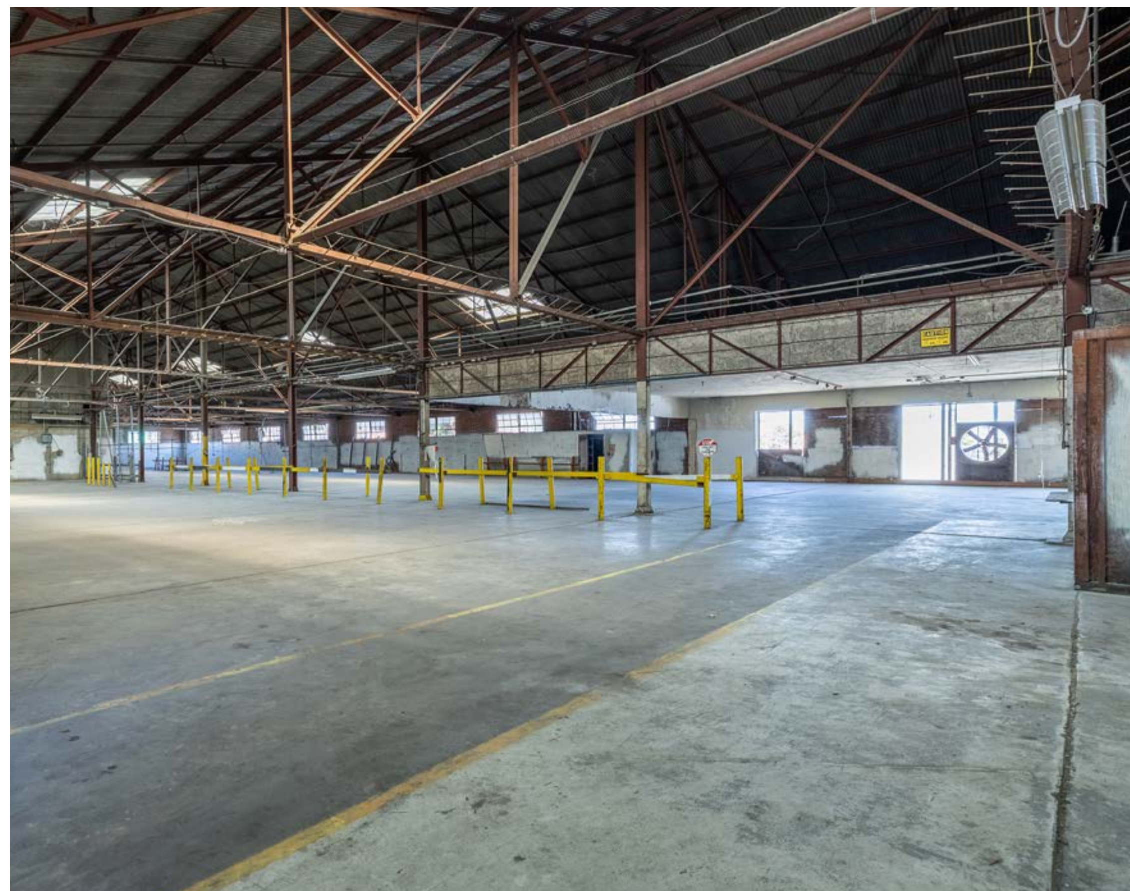
PROPERTY PHOTOS

PROPERTY PHOTOS










UFHealth
UNIVERSITY OF FLORIDA HEALTH
JAXPORT
FSCJ
VyStar
VETERANS MEMORIAL ARENA
VyStar
BALLPARK
PRIME F. OSBORN III CONVENTION CENTER
TIAA Bank Field
MARRIOTT
HYATT
HOTELS & RESORTS
Daily's Place
BAPTIST HEALTH
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DEMOGRAPHIC OVERVIEW

Hubbard St.	3 Miles	5 Miles	10 Miles
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%
HOUSEHOLDS			
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
2024 HOUSEHOLDS BY HOUSEHOLD INC.			
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

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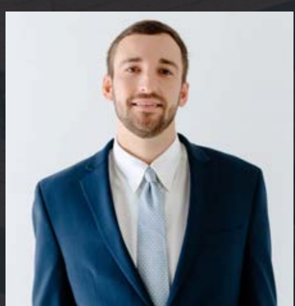

TYLER POWELL
Commercial Sales Agent
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tpowell@svrcom.com

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.

SVR Commercial

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