

For Sale | Richards Business Park

8444 103rd Street | Jacksonville, FL 32210



Sale Price \$2,500,000



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Property Overview

The Bumgarner Team is excited to present a premier commercial opportunity on 103rd Street in Jacksonville, FL. Situated just 2 miles west of I-295, this newly constructed 9,600± square-foot building is easily accessible from both directions on 103rd Street. Its proximity to I-295 ensures seamless connectivity to I-95 and I-10, enhancing accessibility for northbound and southbound traffic. With its prime location, flexible zoning and excellent visibility, this property offers an outstanding investment opportunity in a thriving area.

Property Features

- \$160,000 in TI allowance
- Opportunity to purchase another .30± acres for vehicle parking
- Three (3) 12' x 14' automatic grade-level doors
- Clear heights ranging from 20' to 23'
- Permitted for 1,900± square feet of office space
- 200± feet of frontage on 103rd Street, offering exceptional visibility and convenient access
- Zoned CCG-1 for a wide range of uses, including:
 - Building trade contractors
 - Indoor sports facility
 - Trade or vocational school
 - Express or parcel delivery facility
 - Professional/business offices
 - Appliance and furniture retail store

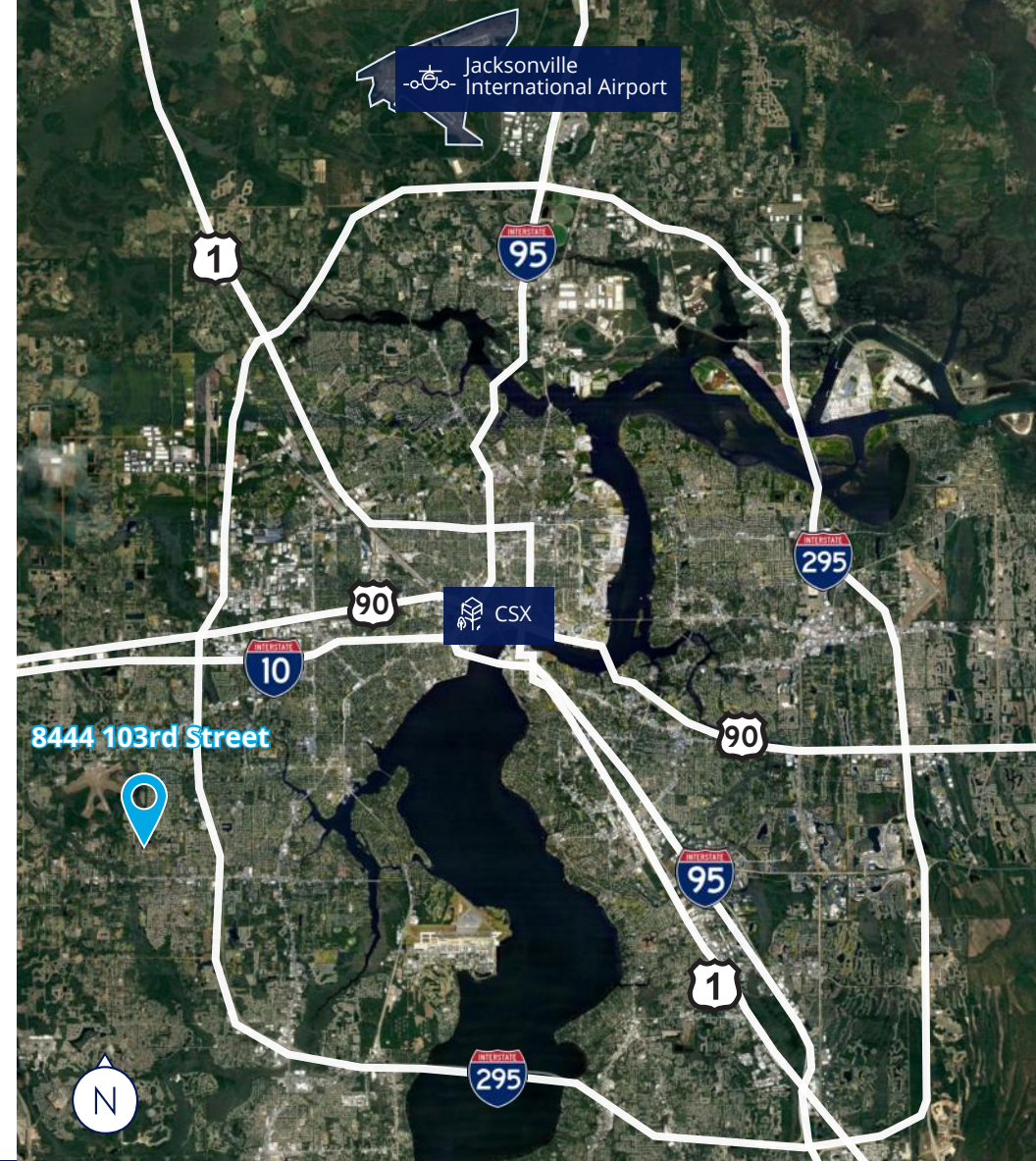


Property Photos



Drive Times

I-95	18 minutes
I-10	12 minutes
I-295	5 minutes
US 1	18 minutes
90	12 minutes
CSX	17 minutes
JIA	30 minutes



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