



Industrial Flex Property **For Sale**

9624 SUNBEAM CENTER DRIVE, JACKSONVILLE, FL 32257

# 9624 SUNBEAM CENTER DR



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SECTION 1

# PROPERTY INFORMATION

# 9624 SUNBEAM CENTER DR

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## OFFERING SUMMARY

Sale Price:	\$3,000,000
Building Size:	12,408 SF
Available SF:	12,408 SF
Lot Size:	1.34 Acres
Price / SF:	\$241.78
Year Built:	1994
Zoning:	IBP

## PROPERTY OVERVIEW

SVR Commercial, as exclusive advisor, is pleased to present the opportunity to acquire 9624 Sunbeam Center Drive, Jacksonville, Florida 32257 (the "Property"). The Property consists of a 12,408-square foot industrial building situated on 1.34 acres. The building includes approximately 3,888 square feet of office space, with the remainder dedicated to warehouse use. The warehouse features 14'-18'-foot ceiling height and is currently demised into two sections, with the ability to be opened into a single open bay. Loading access is provided via one 8-foot roll-up door, one 14-foot roll-up door, and an additional below-grade loading dock. The Property also includes a secured 40' x 50' industrial tent structure anchored to a concrete pad, providing covered storage for vehicles or equipment. In addition, a covered carport and ample on-site parking further enhance the site's functionality. The property connects and backs up to 9605 Hood Rd, a Flex property also for sale. Overall, the Property offers a versatile industrial opportunity in a well-established Jacksonville location, suitable for a wide range of owner-user or investment uses.

## LOCATION OVERVIEW

The property is located off Sunbeam Road with convenient access to Philips Highway and San Jose Boulevard. The site is situated in an established commercial corridor serving the surrounding residential and business communities. The property is approximately 6 miles from I-95 and 3 miles from Baymeadows Road, providing convenient access throughout the Jacksonville market.

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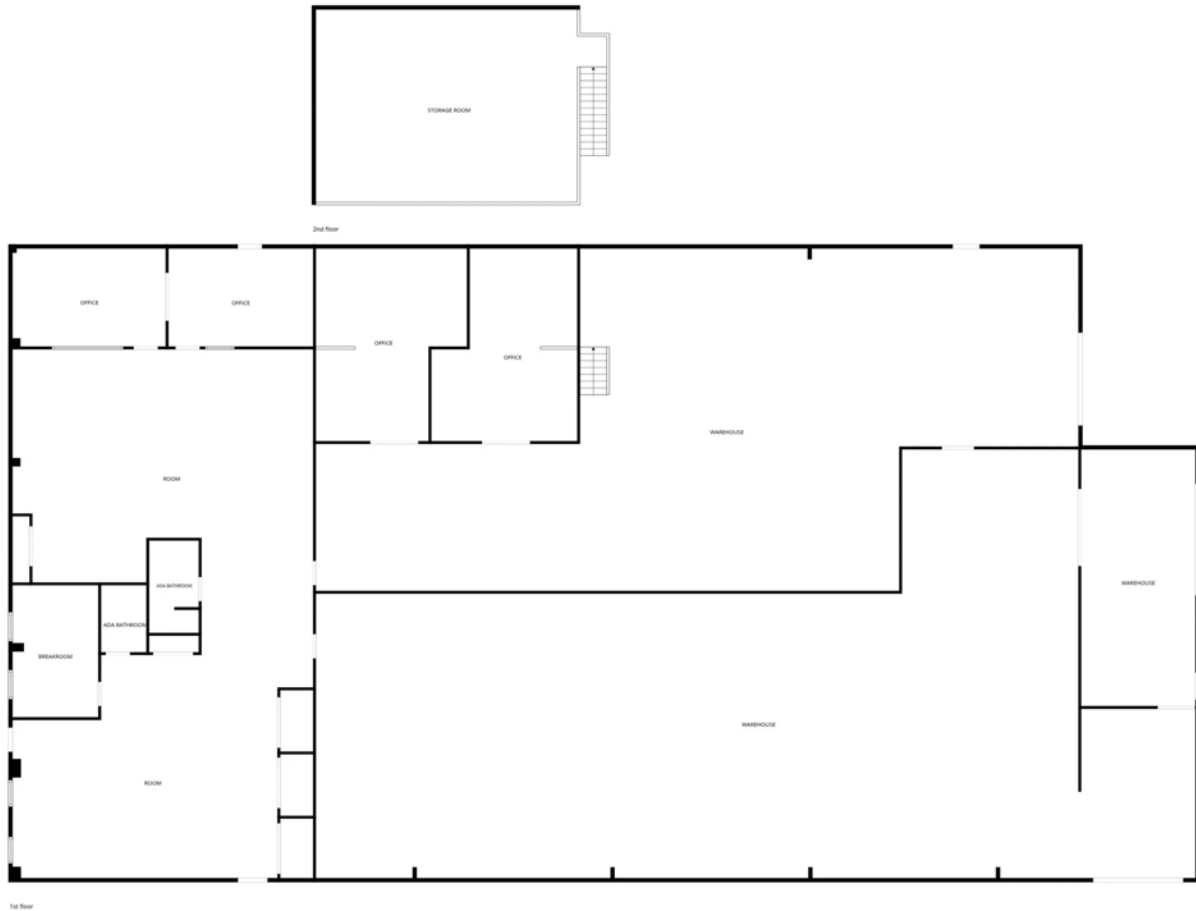
### PROPERTY HIGHLIGHTS

- Added storage located above the offices in warehouse
- Warehouse in excellent condition
- ADA compliant bathrooms
- Warehouse has HVAC ability
- Three-phase power
- Warehouse offices have A/C
- 50x40 Industrial Tent included
- Generator



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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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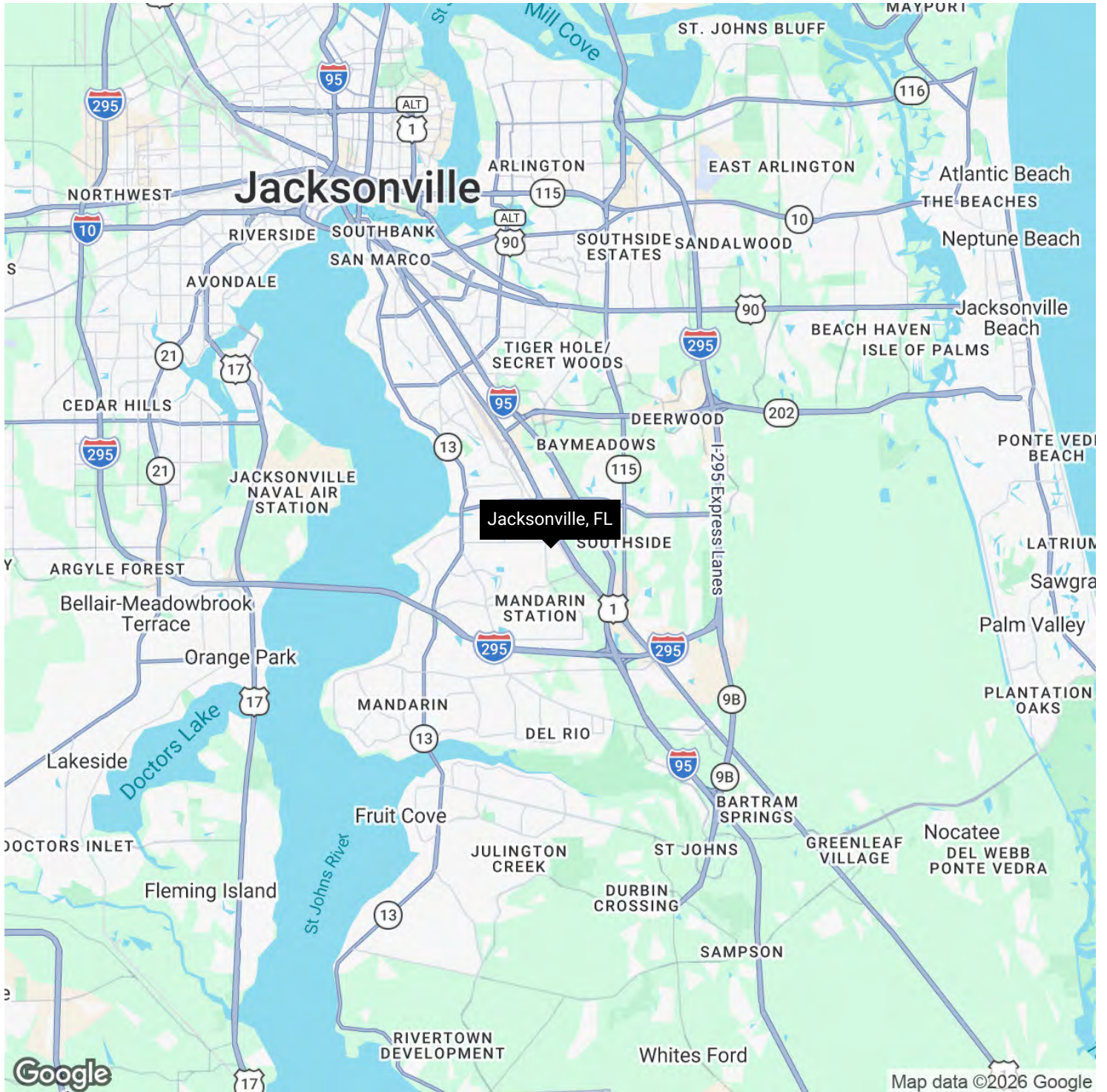


SECTION 2

# LOCATION INFORMATION

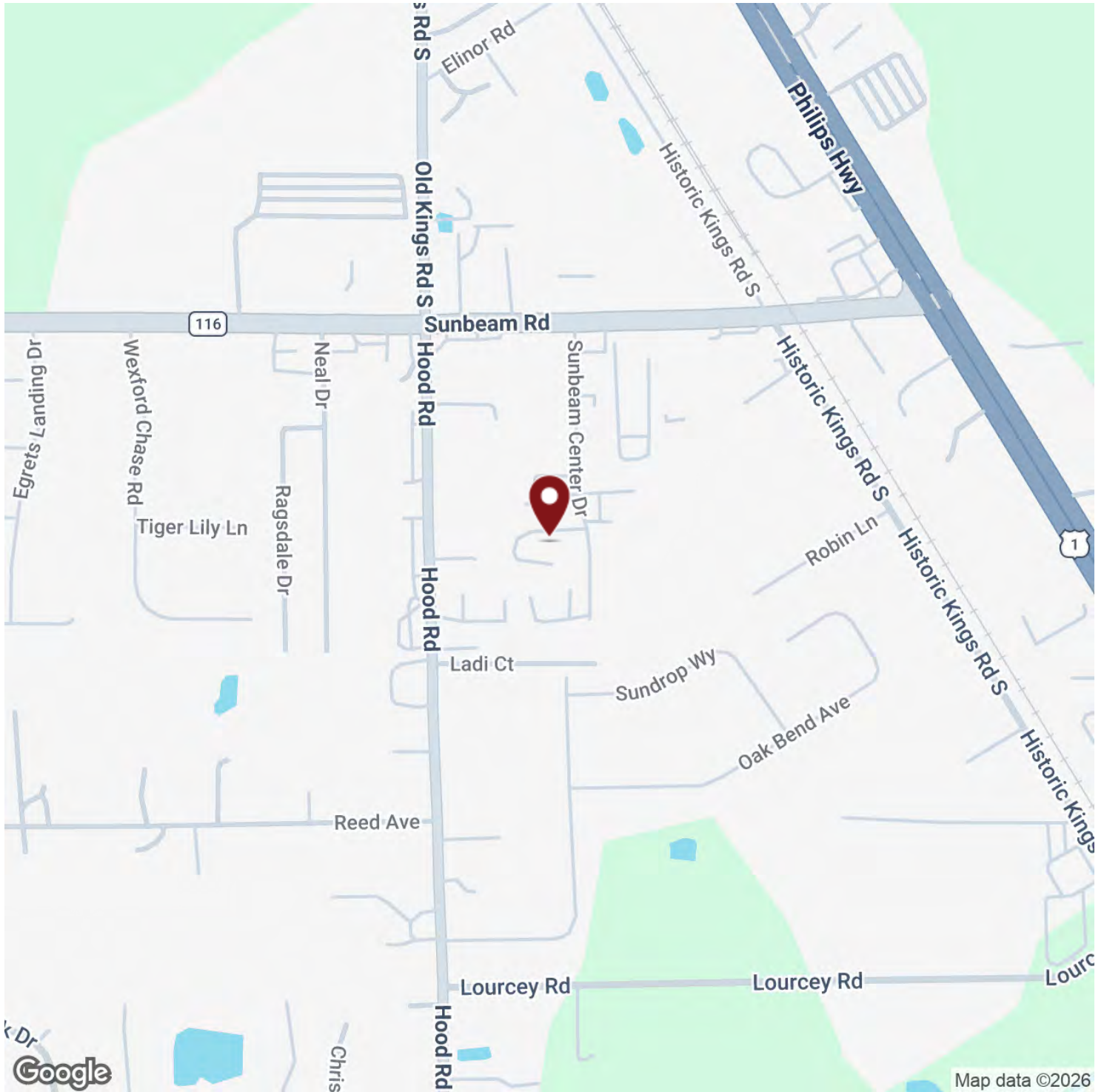
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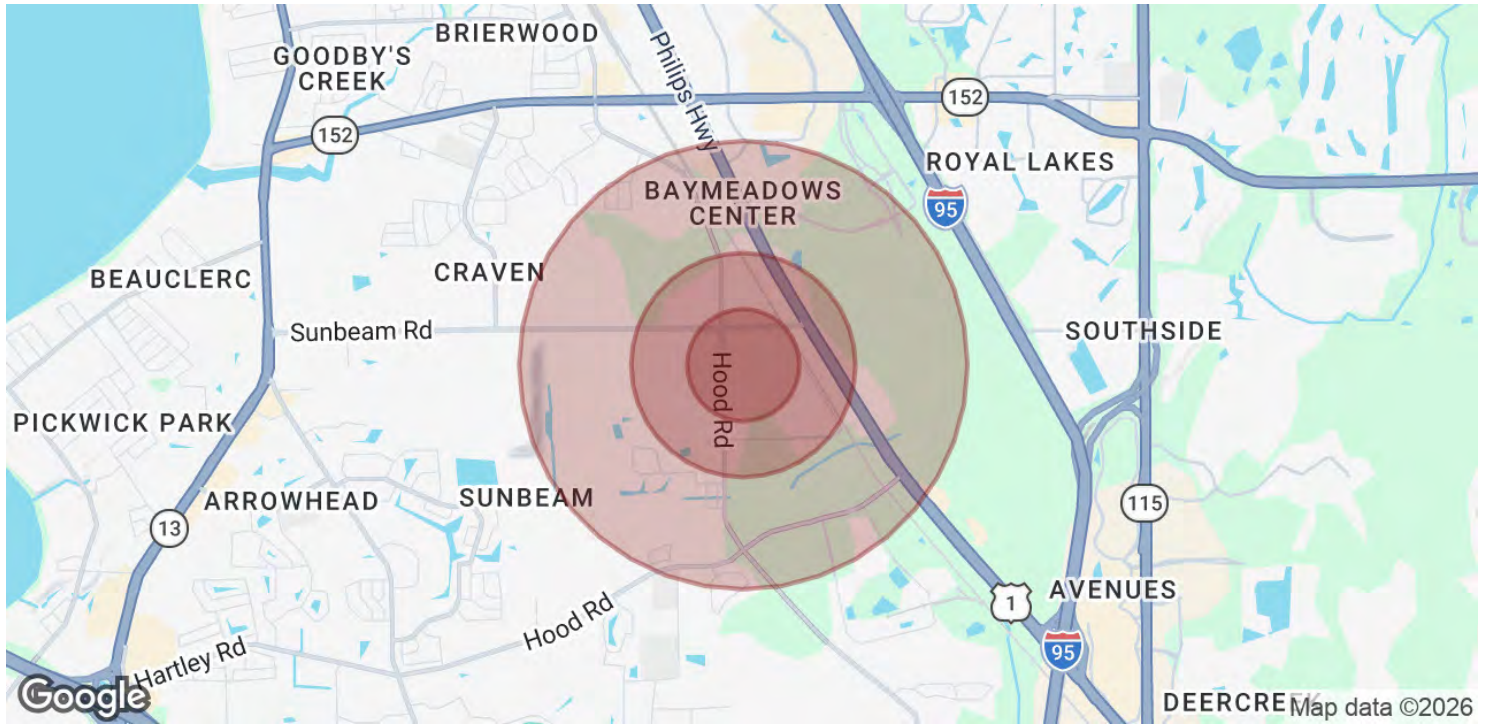


SECTION 3

# DEMOGRAPHICS

# 9624 SUNBEAM CENTER DR

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	296	1,248	5,284
Average Age	35.9	36.8	37.9
Average Age (Male)	36.6	36.7	37.6
Average Age (Female)	28.5	32.3	35.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	96	443	1,963
# of Persons per HH	3.1	2.8	2.7
Average HH Income	\$139,468	\$114,872	\$106,552
Average House Value	\$416,852	\$390,283	\$372,140

2023 American Community Survey (ACS)



## SECTION 4

# ADVISOR BIOS

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