

FOR SALE

# Two-Building Warehouse

5005 Cleveland Rd. | Jacksonville, FL 32209

19,152± SF on 2.26± Acres | Call for pricing



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1154731

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# Property Highlights

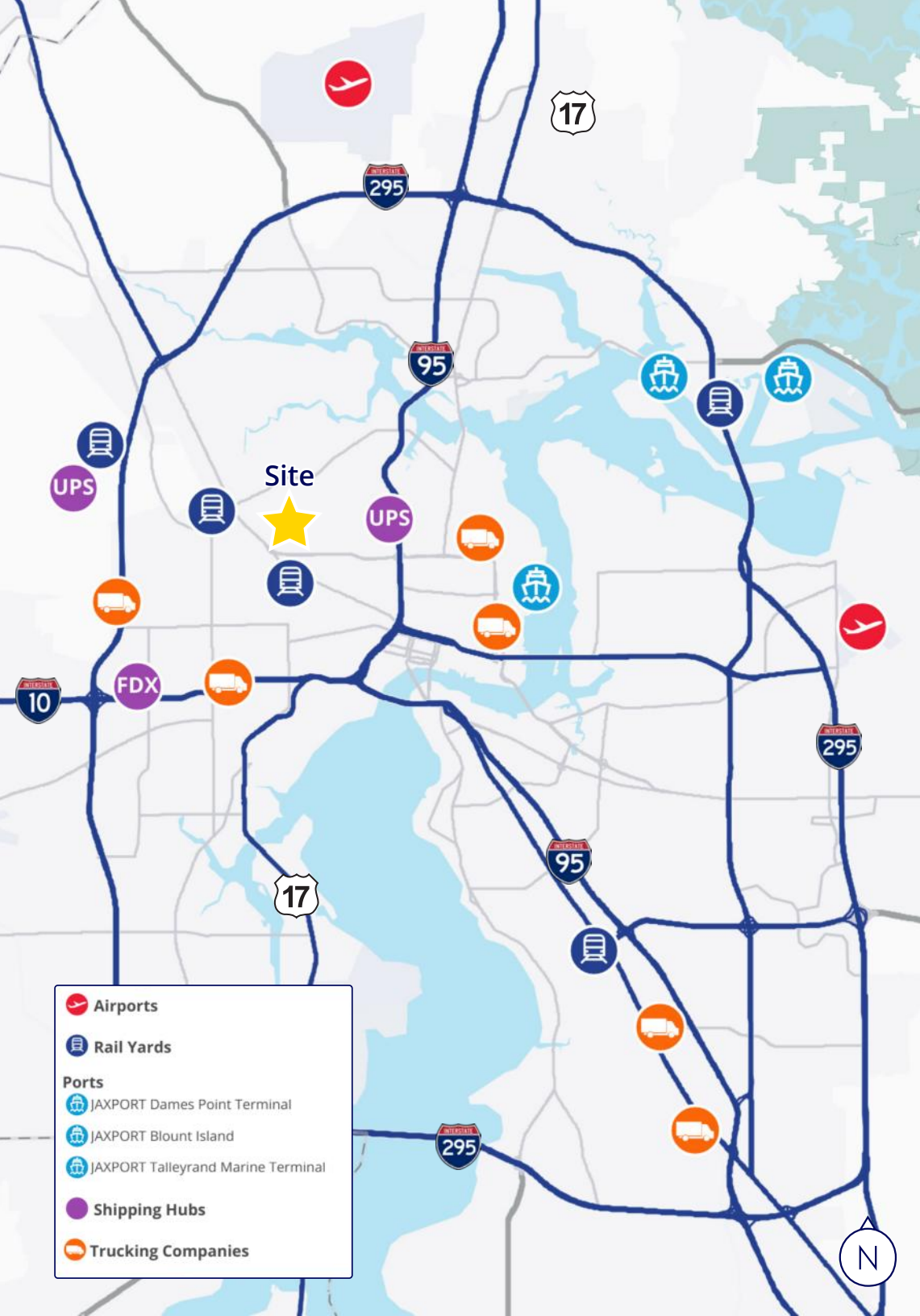
<b>Address</b>	5005 Cleveland Rd   Jacksonville, FL 32209	
<b>Parcel ID</b>	084155-0010	
<b>Submarket</b>	Westside	
<b>Total Building SF</b>	19,152	
<b>Warehouse SF</b>	18,351	
<b>Office SF</b>	801	
<b>Occupancy</b>	Single tenant	
<b>Building Dimensions D' X W'</b>	Building 1: 66' x 100'	Building 2: 120' x 102'
<b>Acres</b>	2.26	
<b>Clear</b>	Building 1: 14'- 16'	Building 2: 20'
<b>Column Spacing</b>	Clear span	
<b>Load Type</b>	Front	
<b>Drive In (W x H)</b>	Building 1: Drive In: (1) 12' x 13' (4) 8' x 8'	Building 2: Drive In: (3) 20' x 16'
<b>Outdoor Storage</b>	Up to 1 acre	
<b>Auto Parking</b>	Ample	
<b>Sprinkler</b>	None	
<b>WH Lighting</b>	LED	
<b>Power</b>	400 – 800a / 480V 3P	
<b>Zoning/Use</b>	IL/LI	
<b>Flood Zone</b>	X	
<b>Year Built</b>	1961	
<b>Roof System</b>	Steel truss Sheet metal covering	
<b>Access</b>	New Kings Rd., I-95, I-10, I-295	

## Highlights

- Fully gated
- Building 1: 2 Ton Crane
- Building 2: 7.5 Ton Crane
- 360 degrees access around building #2
- Equipped with three oversized drive through doors and 1/2 an acre of yard that could be stabilized and converted into usable outdoor storage
- Recently updated electrical

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## Location Overview



Interstate 95	2.5 miles
Interstate 10	4.5 miles
Interstate 295	4.7 miles



Norfolk Southern Intermodal Facility	4.6 miles
CSX Intermodal Facility	4.8 miles
FEC Intermodal Facility	10.6 miles



Jacksonville Int'l Airport	13.8 miles
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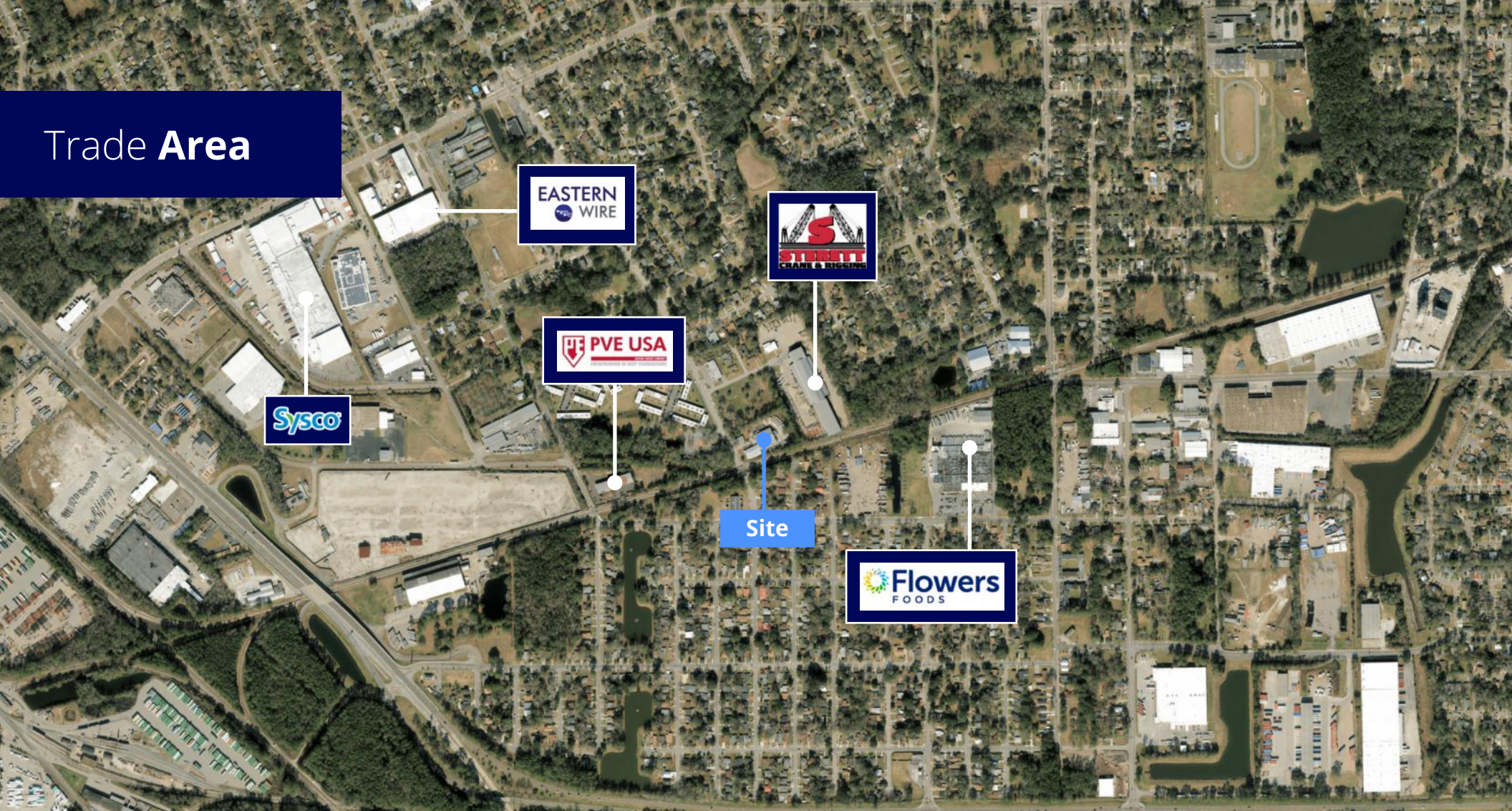
JAXPORT   Talleyrand	6 miles
JAXPORT   Dames Point	11.7 miles
JAXPORT   Blount Island	13.2 miles
Port of Savannah	143 miles
Port of Tampa	203 miles
Port of Charleston	242 miles

## Business Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax



# Trade Area



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