



# For Sale Standalone Warehouse

**1830-1840 River Oaks Road**  
Jacksonville, FL 32207

## Property Highlights

- 13,760± SF total
- 880± SF covered loading area
- Drive-through grade-level access to rear/outdoor storage area
- New roof installed in 2023 (warranty through 2043)
- Newly renovated office – 2025
- White-walled warehouse
- 1 conference room, spacious reception area, 6+ private offices, breakroom, printer room and kitchenette
- Located within an Opportunity Zone

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# Property Overview

1830-1840 River Oaks Rd. | Jacksonville, FL 32207

Parcel IDs	082110 - 0010 082155 - 0000 082091 - 0000 082091 - 0010
Submarket	Southside
Total Building SF	13,760
Warehouse	11,712
Office	2,048
Lot Size	0.78
Clear	11' - 15'
Load Type	Front
Dock High	1 Truck Well
Drive In	5 (10' x 10')
Outdoor Storage Area	.17 AC
Auto Parking	9 - Expandable to 23
WH Lighting	LED
Power	3 Phase
Roof Age	2023 with 20 year warranty
Zoning	Light Industrial
Flood Zone	X
Year Built	1968/1979 Renovated: 2025

1162529

# Property Photos





	Philips Hwy	0.1 miles
	I-95	0.7 miles
	Downtown Jacksonville	2.7 miles
	I-10	3.4 miles
	I-295	8.7 miles
	FEC Intermodal Facility	3.6 miles
	Norfolk Southern Intermodal Facility	12.9 miles
	CSX Intermodal Facility	13.8 miles
	Jacksonville Int'l Airport	18.1 miles
	JAXPORT    Talleyrand	7.6 miles
	JAXPORT    Dames Point	16.5 miles
	JAXPORT    Blount Island	18.0 miles
	Port of Savannah	144 miles
	Port of Tampa	202 miles
	Port of Charleston	243 miles

## Business Friendly Environment

- Abundant regional labor pool
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax



# Strategic Location

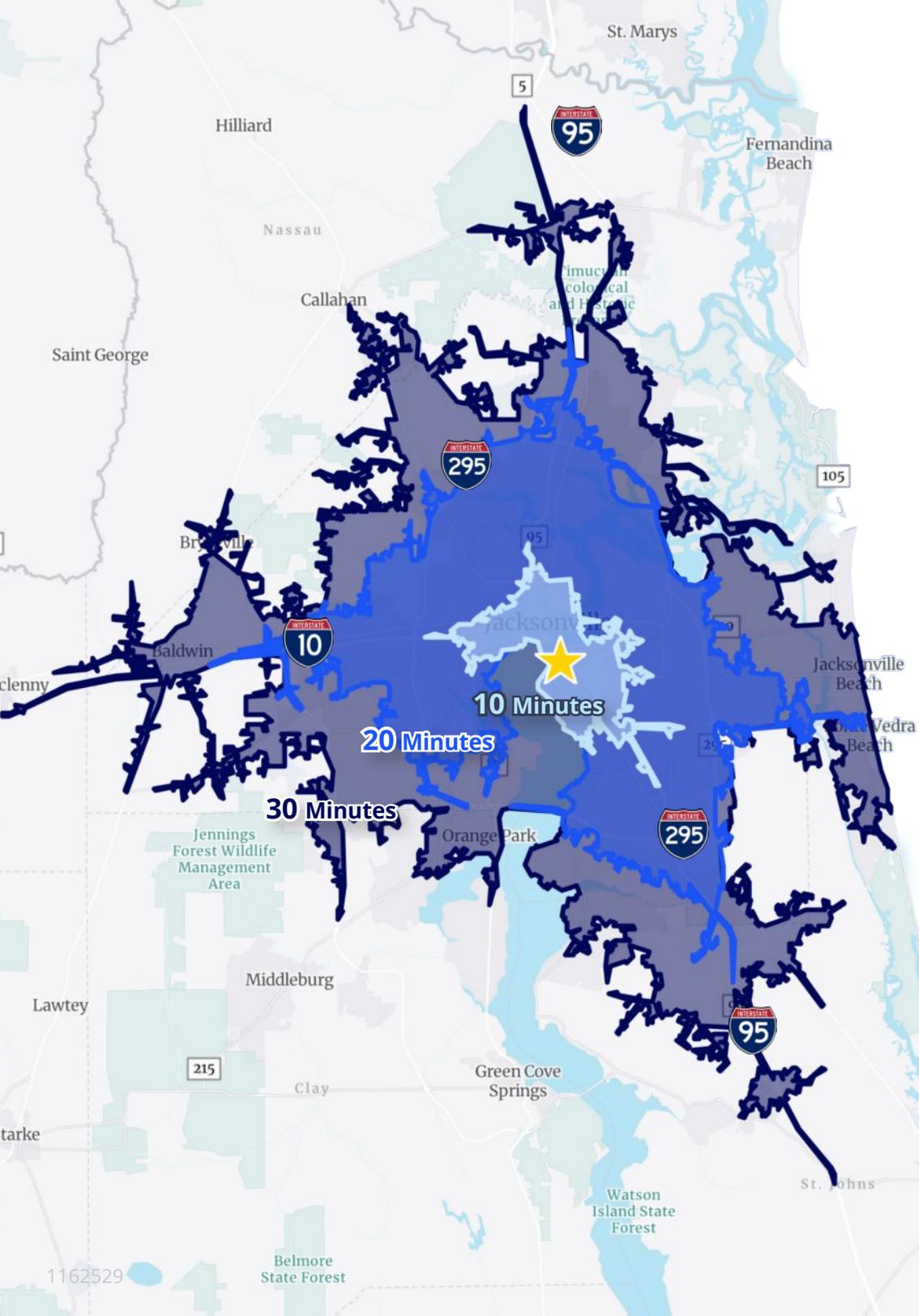
Excellent connectivity to the region's major transportation infrastructure.

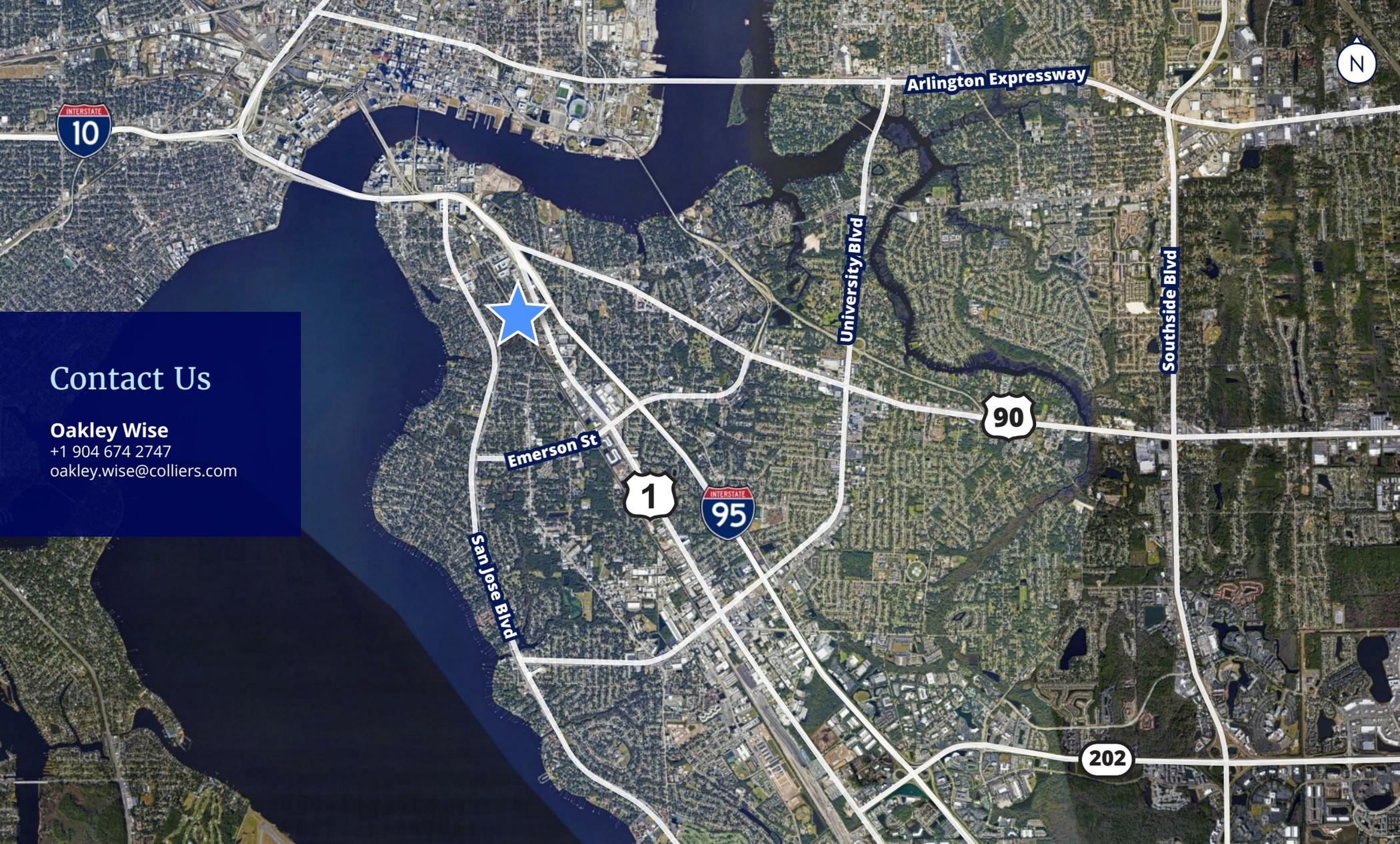


Jacksonville's **strong regional demographics** offers an affordable alternative to other metros in Florida and a high quality of life for skilled labor with a growing workforce.

## Demographics

	10 Mins	20 Mins	30 Mins
2025 Population	117,028	678,990	1,159,822
2030 Population	122,634	700,413	1,216,254
Population Change 2025-2030	0.94%	0.62%	0.95%
2025 Households	50,940	283,313	468,738
Median Household Income	\$57,052	\$65,411	\$76,450
Bachelor's Degree or Higher	20.3%	22.2%	24.8%
Unemployment Rate	4.6%	4.6%	4.1%
Total Employees	172,776	473,755	655,933





## Contact Us

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