

Tyson Tri-Temp Facility for Sale

5441 W 5th St. | Jacksonville, FL 32254

Colliers



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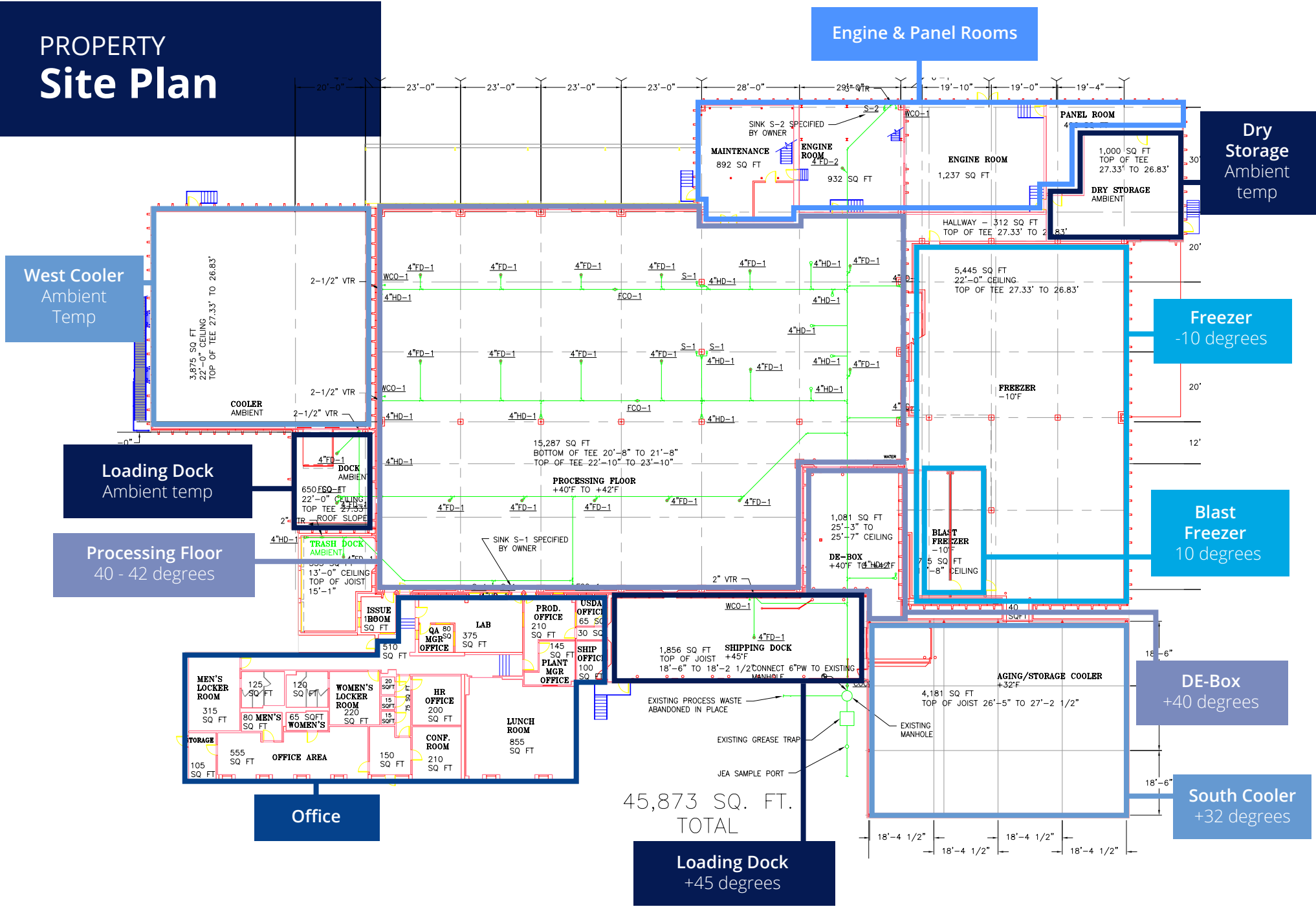
PROPERTY Overview

Colliers is pleased to present the fee-simple interest in this tri-temperature food processing facility located at 5441 W 5th Street in Jacksonville, Florida. This 45,873± SF facility is strategically situated on 4.30 acres within the Westside industrial submarket, offering convenient access to Jacksonville's major transportation thoroughfares, including I-295, I-95 and I-10, making it an ideal location for regional distribution and logistics. Formerly occupied by Tyson Foods as a beef processing facility, the building features a 16,700± SF processing floor and is well-equipped with various coolers and freezer storage areas. With the option to retain existing equipment, this facility presents an excellent opportunity for commissaries or food processing companies seeking to expand their operations in the region.



Submarket	Westside
Parcel ID	048878-0010
Parcel Size	4.3± AC (186,872± SF)
Zoning	IL - Light Industrial
Building Type	Tri-temp processing & cold storage
Total Building Area	45,873± SF
Building Dimensions	185' x 270'
Total Office Area	4,505± SF
Production Floor	16,700± SF
Clear Height	15'10" - 24'
WH Lighting	LED - est. 80FC
Power	2,500AMP, 480v, 3-phase, 4 wire
Cooling System	Evapco
Sprinklers	Wet pipe system (dry storage area only)
Load Type	Front & side
Loading	6 dock high doors 1 drive-in via ramp
Truck Court	105'
Parking	Auto: 66 Off-dock trailer parking: 4
Year Built/Renovated	1974/2013
Construction Type	Precast concrete tilt-wall
Roof Type	Double-T concrete roof
Roof Covering	Single-ply membrane/Modified bitumen
Utilities	City water, sewer, electric, natural gas
Flood Zone	AE

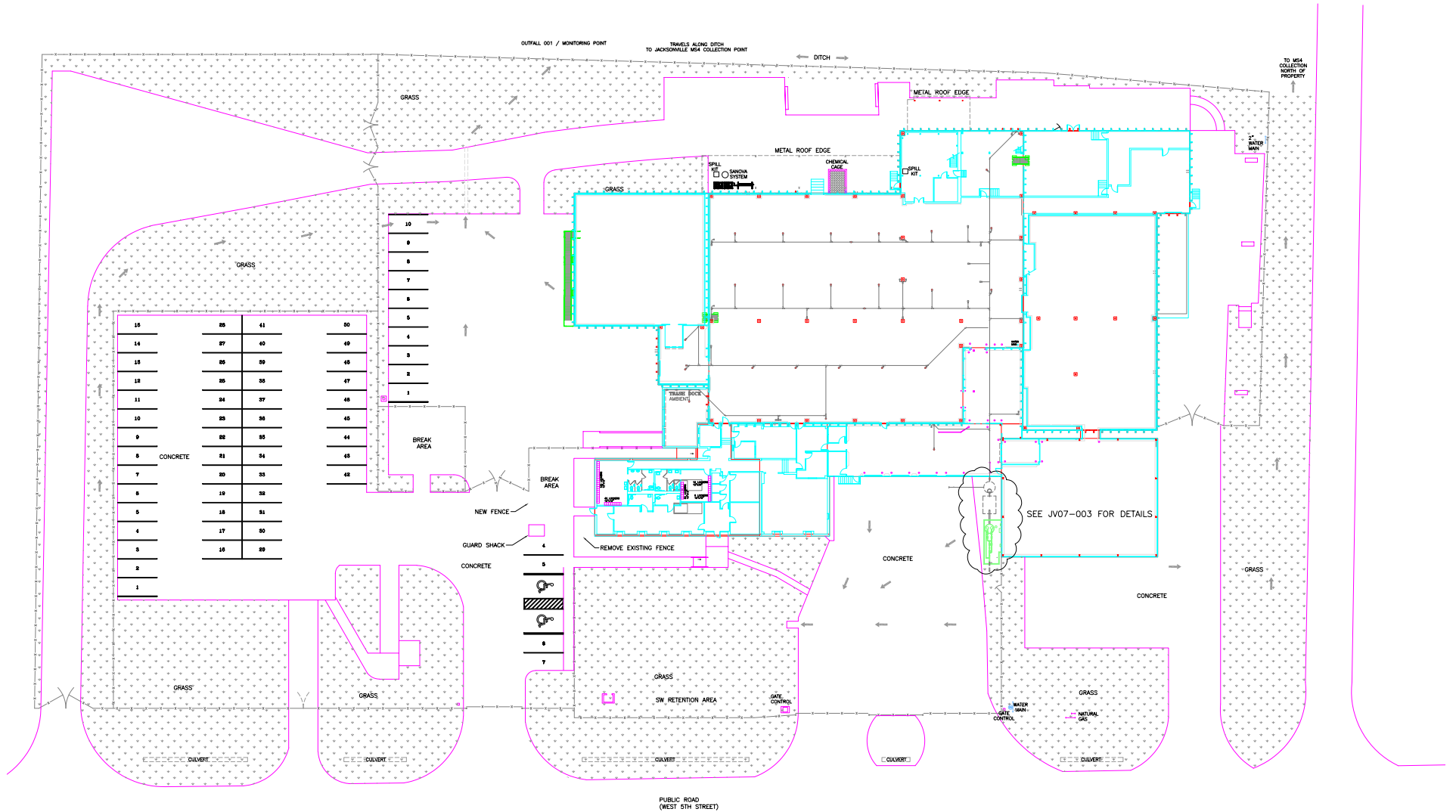
PROPERTY Site Plan



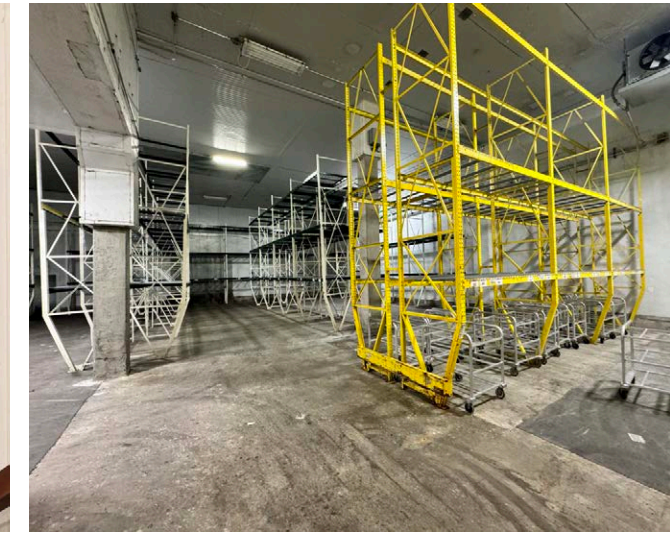
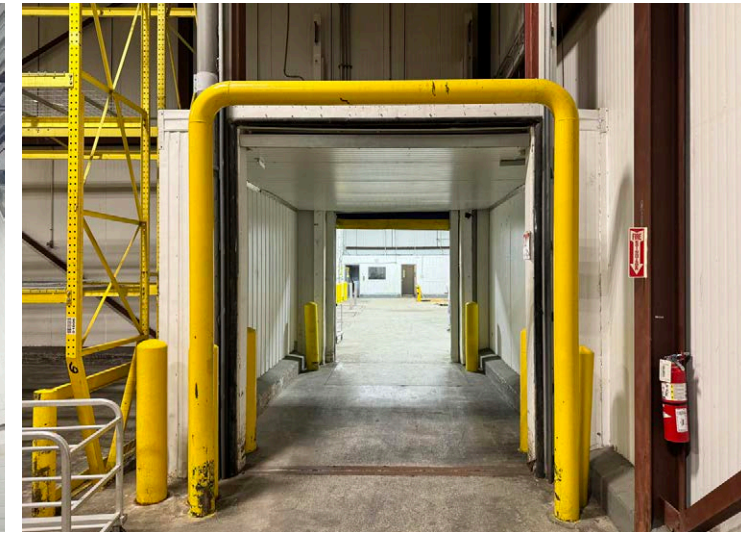
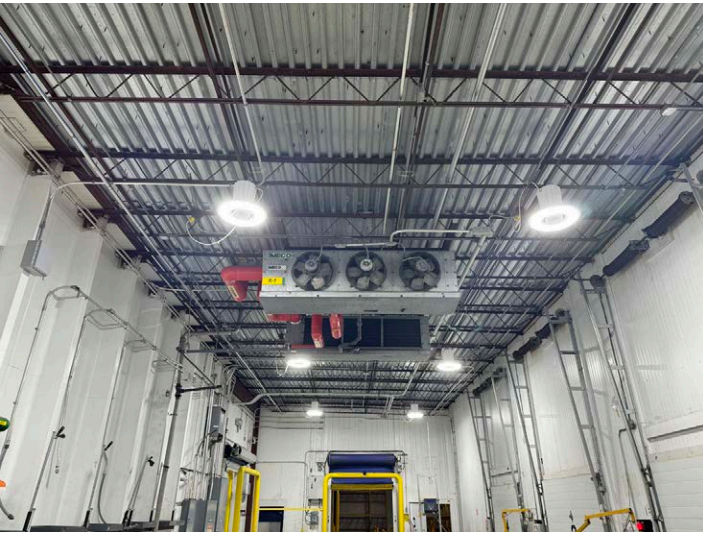
BUILDING AREAS Specifications

Room	Temp. (F)	Size (SF)	Clear Height	Pallet Positions
Freezer	-10	5,445	22'	256
Blast Freezer	-10	715	14'8"	40
Aging/Storage Cooler	32	4,181	22'	236
Cooler Ambient	Ambient	3,875	22'	216
Processing Floor	40-42	15,287	20'8"	
De-Box	40	1,081	25'3"	
Shipping Dock	45	1,856	18'6"	
Engine Room 1		932		
Engine Room 2		1,237		
Maintenance		892		
Dry Storage Ambient		1,000		
Panel Room		496		
Dock		650	22'	
Trash Dock		535	13'	
Lab		375		
Lunch Room		855		
Men's Locker Room		520'		
Women's Locker Room		405		

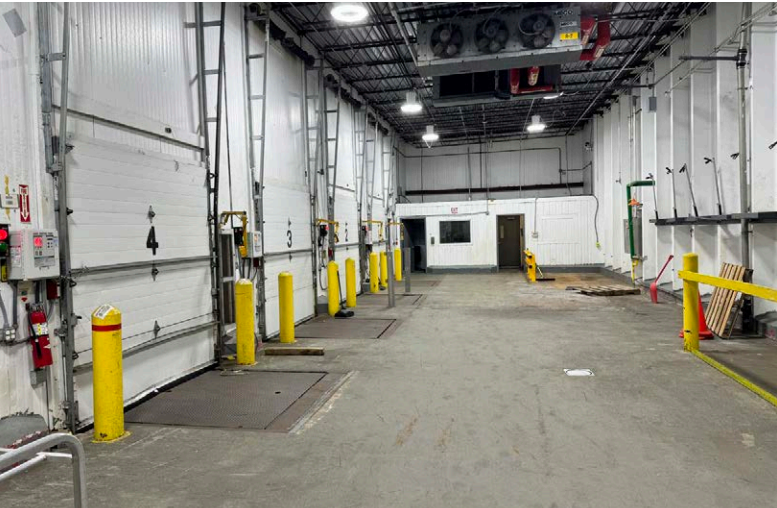
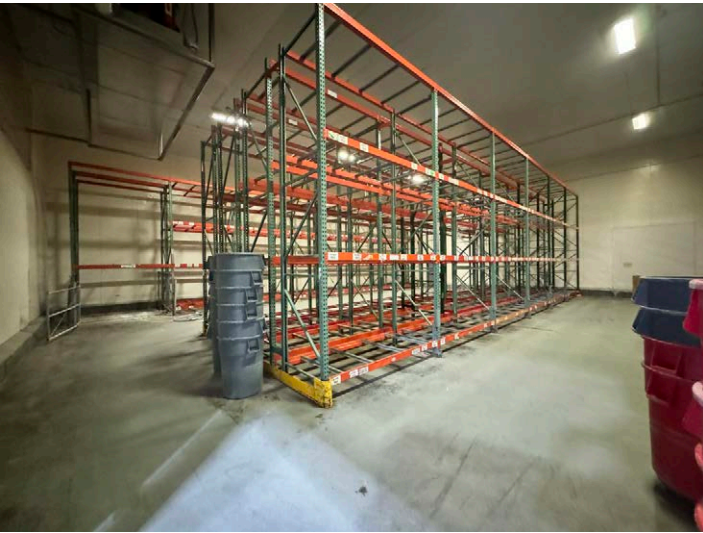
PROPERTY Floor Plan



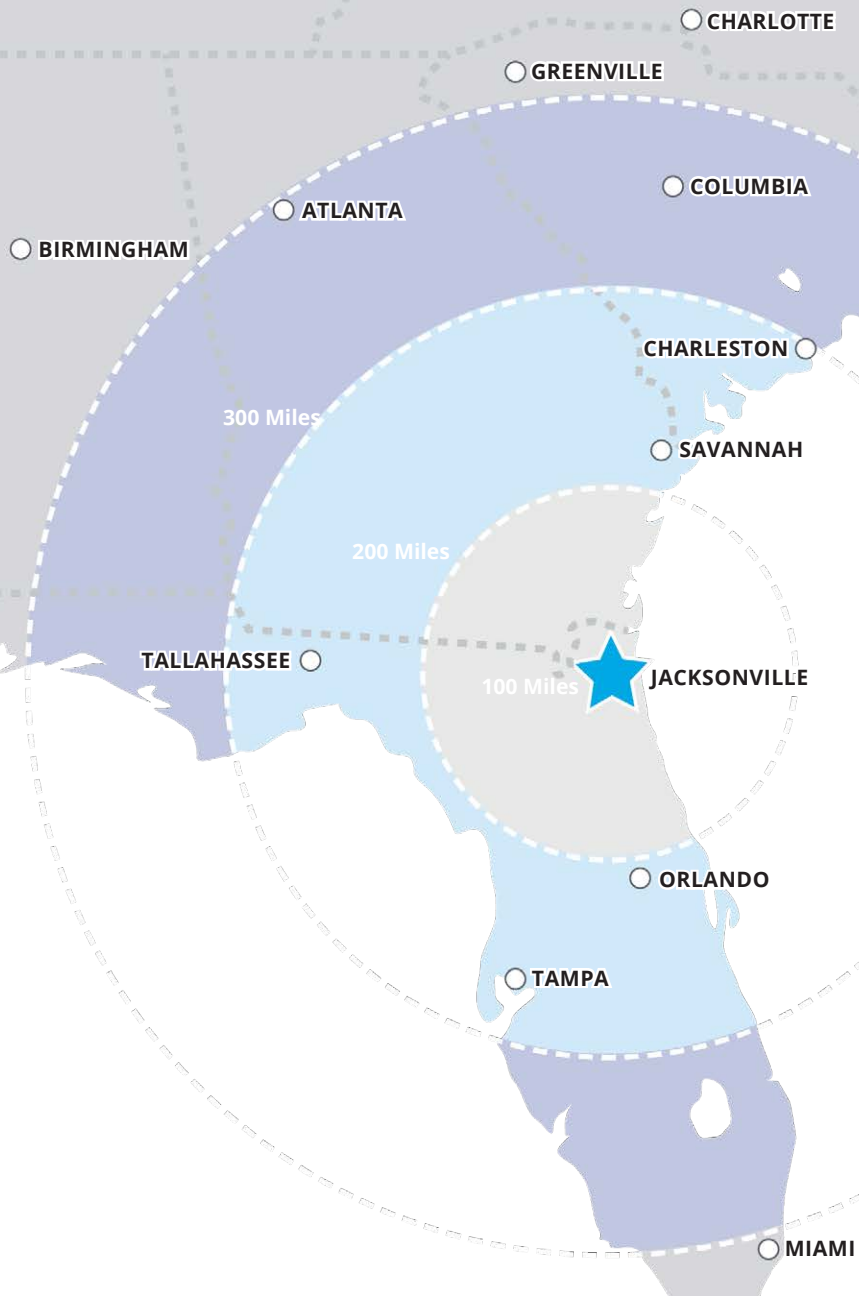
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Distances & Demographics



Downtown Jacksonville	28 miles
Savannah, GA	121 miles
Orlando, FL	169 miles
Tallahassee, FL	188 miles
Tampa, FL	202 miles
Charleston, SC	219 miles
Columbia, SC	272 miles
Atlanta, GA	350 miles
Miami, FL	373 miles

	Interstate 95	6 miles
	Interstate 295	17 miles
	Interstate 10	32 miles
	Jacksonville Int'l Airport	18.5 miles
	Orlando Int'l Airport	185 miles
	JAXPORT Dames Point	36 miles
	JAXPORT Blount Island	27 miles
	JAXPORT Talleyrand	29 miles
	Port of Savannah	123 miles
	Port of Charleston	221 miles
	Port of Tampa	250 miles

Demographics	100 Miles	200 Miles	300 Miles
2023 Population	2,563,808	10,301,721	22,034,041
2028 Population	3,752,930	15,101,515	31,535,912
2023-2028 Annual Rate (CAGR)	0.76%	0.67%	0.60%
2023 Households	1,448,340	5,807,501	12,164,639
Median Household Income	\$61,627	\$62,609	\$64,630
Bachelor's Degree or Higher	31.0%	32.6%	34.3%
Total Employees	1,441,517	5,998,933	12,981,630
Total Businesses	133,836	555,550	1,167,960



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