

For Sale

CBRE

58,612 SF PRIME MULTI-TENANT INVESTMENT OPPORTUNITY

924 Lane Avenue N, Jacksonville, Florida 32254

For additional information and the full Offering Memorandum, please visit: 924LaneAvenueNorth.com



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OFFERING PROCESS:

EXCLUSIVE REPRESENTATION

CBRE, Inc. is exclusively representing the seller in this transaction.

OFFER REQUIREMENTS

Ownership has not established an asking price, but is a market-oriented Seller with expectations that are consistent with the quality of the assets and the unique nature of the opportunity.

All offers should include:

- Purchase price and approval process
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

COMMUNICATION

All communications, inquiries and requests should be addressed to the CBRE Team listed to the left, as representatives of the Seller. For more information, please visit our website at

CBRE, INC

1 Independent Drive | Suite 3000

Jacksonville, Florida 32202

Licensed Real Estate Broker

CBRE

THE OFFERING

- + This stabilized industrial property presents a rare chance to acquire a stabilized industrial asset in one of Jacksonville's most active commercial corridors. This property is **100 PERCENT LEASED**, providing immediate income and long term value for investors. Positioned in a strategic location with excellent access to major transportation routes, the site is ideal for logistics, distribution, and light manufacturing operations. An amazing opportunity to secure a strong performing property in a thriving industrial market.
- + Sought-after Westside distribution area with convenient access to Interstate 10 (I-10) and Interstate 295 (I-295)
- + **NEWLY UPDATED** warehouse space delivers exceptional functionality and accessibility for diverse industrial applications Upgrades include:
 - Improved landscaping, prominent monument signage, a new roof, refreshed interior and exterior paint, a sealed and striped parking lot, and fencing.
- + Distinctive architectural style that reflects the region's cultural and historical influences.
- + CSX Rail Spur located behind the building
- + Zoning: IL (Light Industrial)



PROPERTY SUMMARY

58,612 SF

RBA

9

Dock Doors

3

Drive-in Ramps

Wet Sprinkler

Fire Protection

16'

Clear Height

Roof

10 Year Roof Warranty

105'

Truck Court

4.8 Years

WALT

5

Current Tenants

100%

Occupancy

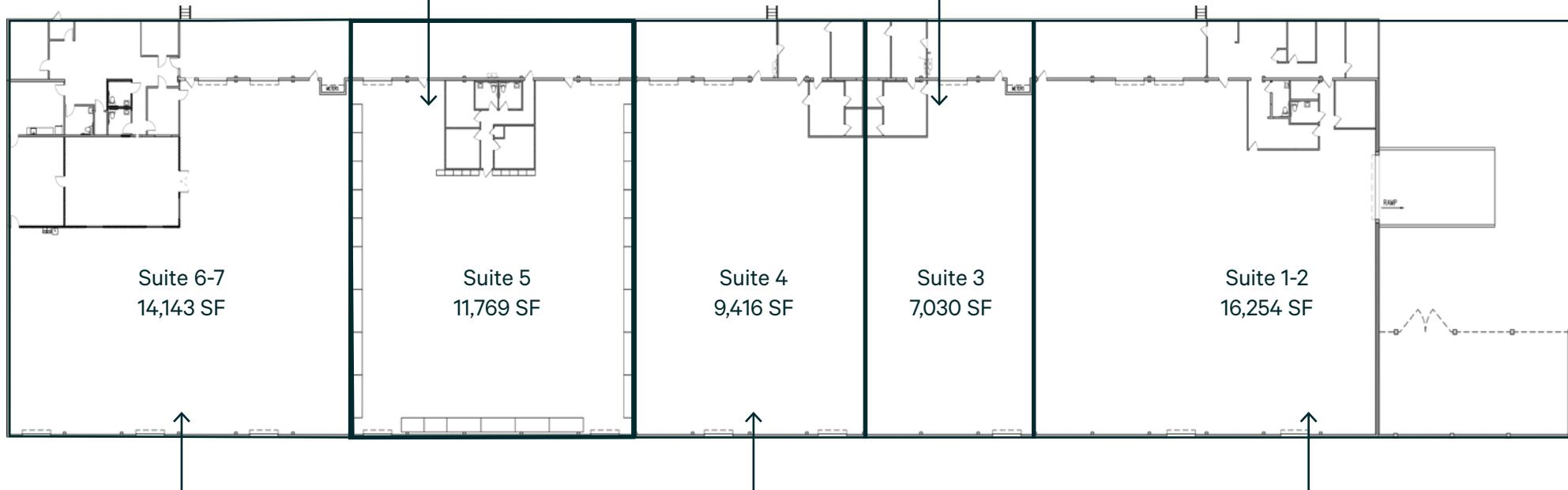
TENANT PROFILE



Hart Industries has several locations across the US, with key branches in Middletown, Ohio (headquarters), Jacksonville, Florida, Pasadena, Texas, Deptford, New Jersey, Lowell, Indiana, McClellan, California, and Prairieville, Louisiana, specializing in hose assemblies, pumping equipment, and industrial safety solutions.



Taylor Crew Services is a professionally managed enterprise offering comprehensive pallet sorting, cleaning, and shipping solutions. Having over two decades of logistical expertise helps to ensure robust business development and seamless operations. This blend of dynamic entrepreneurship and extensive corporate leadership positions Taylor Crew Services as a premier efficiency partner, committed to optimizing client supply chains and ensuring operational excellence.



Triangle Fastener Corporation (TFC) is a major supplier for the construction industry (roofing, metal buildings, drywall, etc.), known for brands like CONCEALOR® and BLAZER®, operating over two dozen US locations (including Pittsburgh HQ, Houston, Denver, Jacksonville) and three distribution centers, offering custom solutions via their TECH CENTER, and serving as a member of the global SFS Group.



Woodgrain is a major manufacturer and distributor of millwork, doors, and windows, headquartered in Fruitland, Idaho, with a large North American presence, including over 40 manufacturing and distribution facilities across the U.S. and South America, expanding significantly after acquiring Huttig Building Products and Trimco Millwork. They produce stile and rail doors, wood-clad windows, and various building components, serving a broad customer base through numerous locations in the US.



Jax Precision (Jacksonville Precision Manufacturing) being a prominent local player, specializing in CNC machining, rapid prototyping, and quick-turn, low-to-medium volume runs for industries like aerospace, defense, and automation, known for quality, ITAR compliance, and efficient processes. Other key firms include Jackson Precision Industries (focused on fine-blanking in Michigan but serving broadly) and general service providers like Precision Services of Jacksonville, highlighting a strong local manufacturing ecosystem for high-quality, customized components.

SUITE 1-2

TENANT: JAX PRECISION

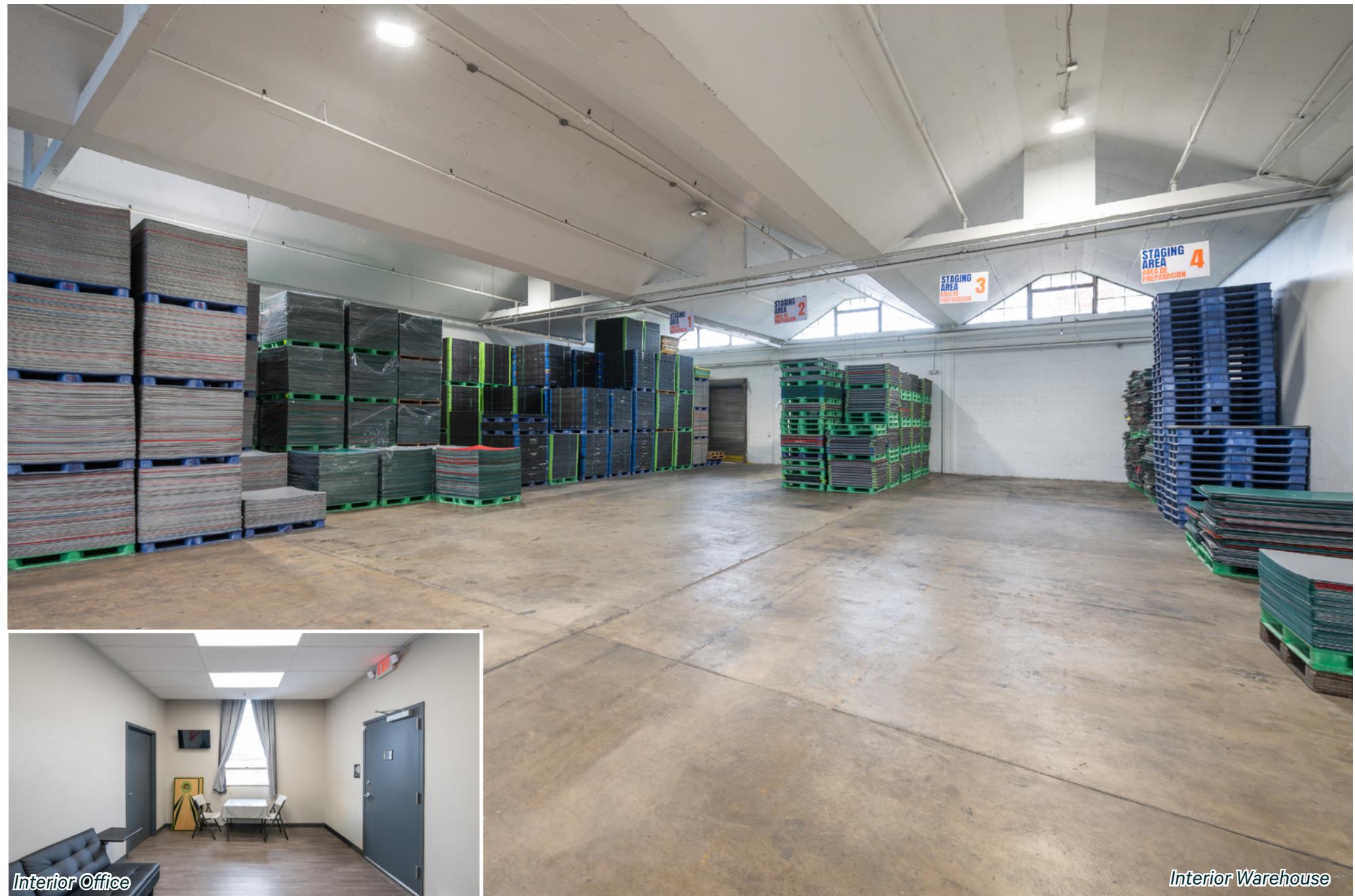


Interior Office

Interior Warehouse

SUITE 3

TENANT: TAYLOR CREW SERVICES



SUITE 4

TENANT: WOODGRAIN



Interior Office

Interior Warehouse

SUITE 5

TENANT: HART INDUSTRIES



SUITE 6-7

TENANT: TRIANGLE FASTENERS



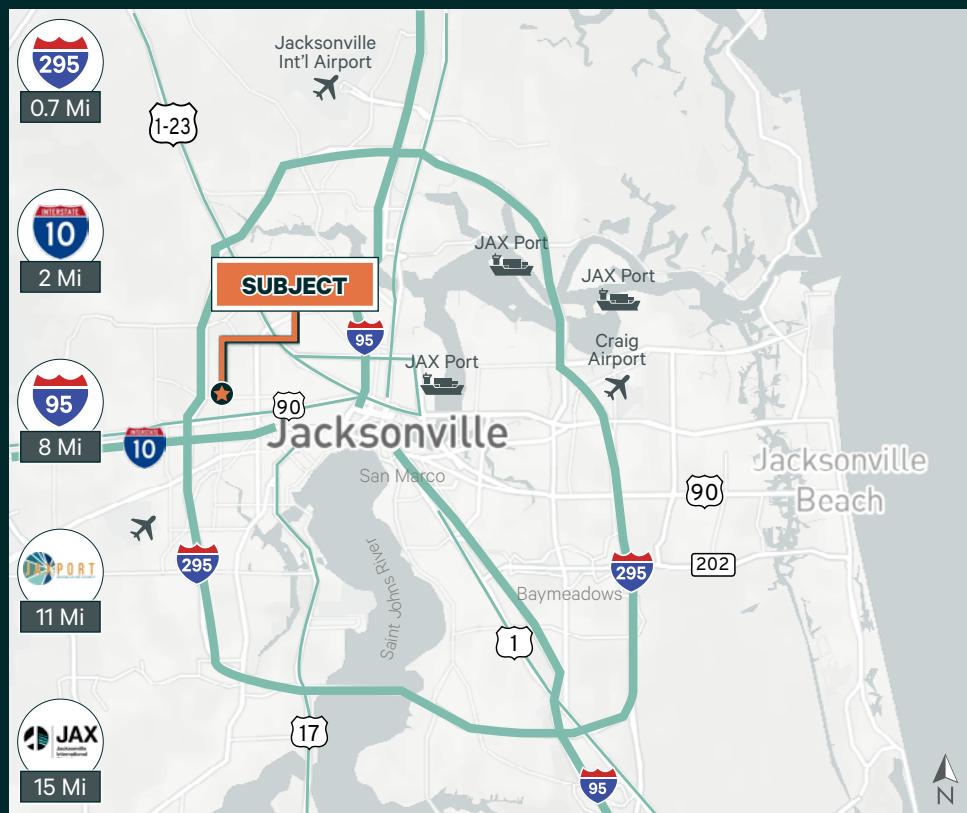
*Interior Office *Build-out in Progress*



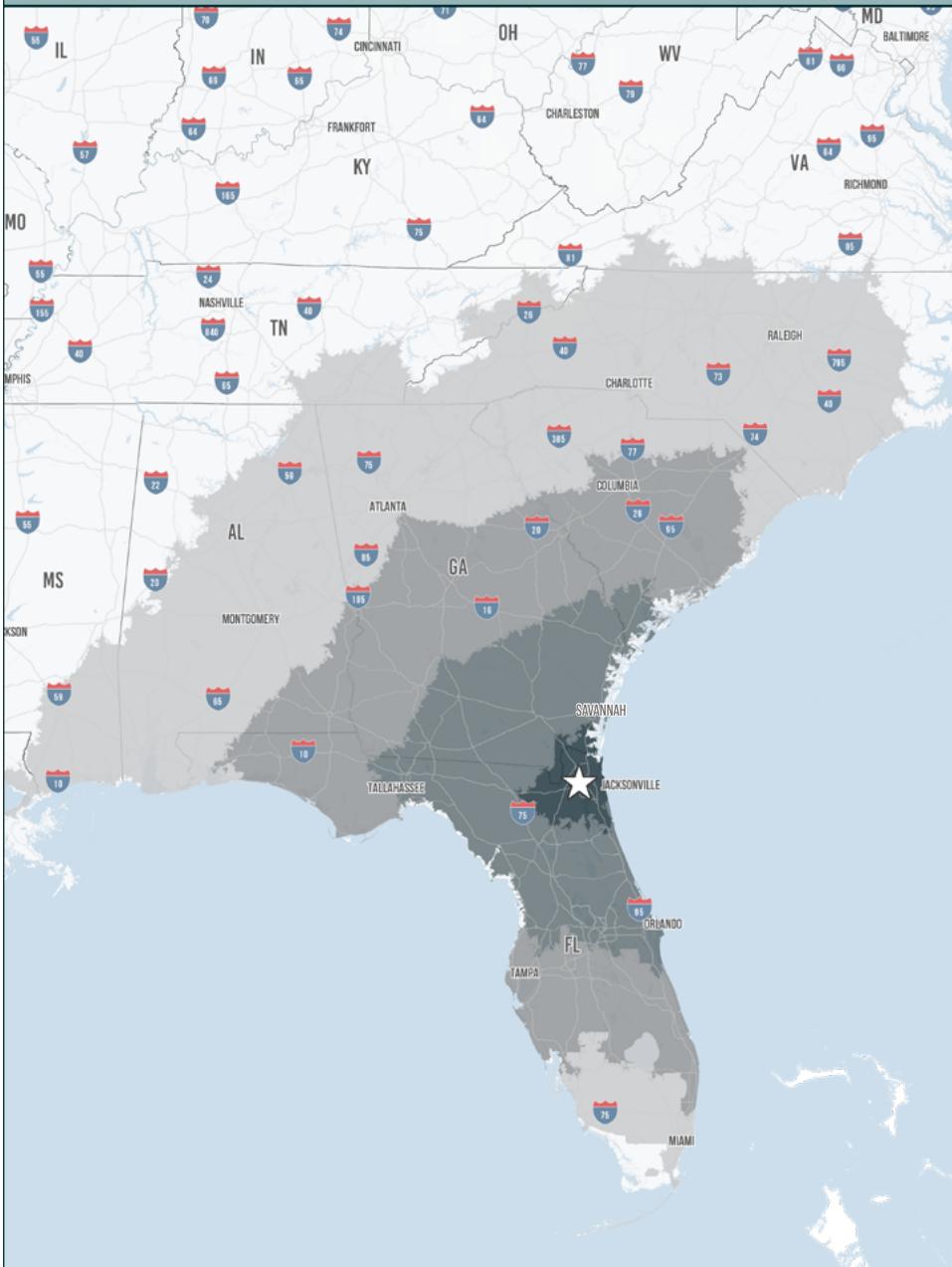
*Interior Warehouse *Build-out in Progress*

LOCATION HIGHLIGHTS

Jacksonville, Florida stands out as a premier logistics hub in the Southeastern United States due to its strategic location and robust infrastructure. The city offers same-day access to over 98 million consumers via three major interstates—I-95, I-10, and I-75—and is served by three railroads, including CSX, Norfolk Southern, and Florida East Coast Railway, with 40 daily trains supporting freight movement. Jacksonville International Airport (JAX) enhances connectivity with over 260 daily flights and more than 6 million passengers annually. At the heart of Jacksonville's logistics strength is JAXPORT, Florida's #1 container port by volume and #13 nationally, handling 1.34 million TEUs and 10 million tons of cargo in 2024. The port has invested over \$1.8 billion in infrastructure, including a \$420 million channel deepening project to 47 feet, enabling larger vessels and two-way ship traffic. JAXPORT supports 138,500 jobs and contributes \$31.1 billion in annual economic output. These assets, combined with a pro-business climate and strong population growth, position Jacksonville as one of the fastest growing and most attractive industrial markets in the country.



REACH 60+ MILLION CONSUMERS IN THE SOUTHEAST



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Affiliated Business Disclosure & Confidentiality Agreement

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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.