

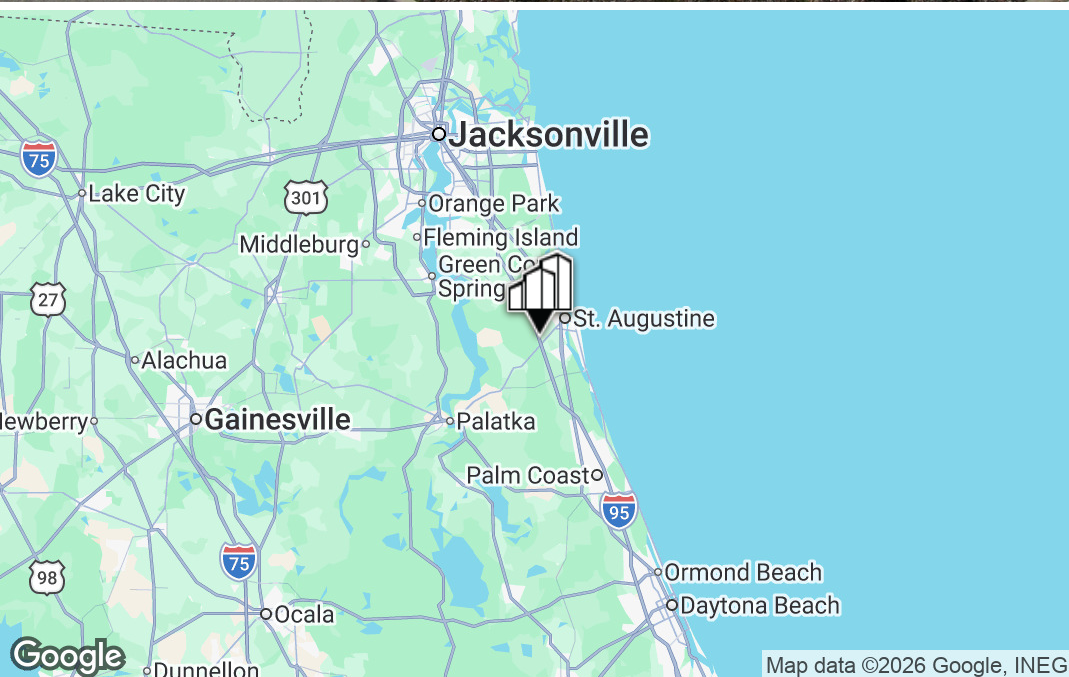
# CORPORATE HQ INVESTMENT

## SINGLE TENANT NNN LEASE

4010 DEERPARK BLVD | ELKTON, FL (JACKSONVILLE MSA)



PRIMEREALTY



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Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

Offering Summary



**OFFERING SUMMARY**

Sale Price:	\$10,534,624
Cap Rate:	6.7%
Building Size:	46,200 SF
Lot Size:	5.49 Acres
Year Built:	2018
Year Renovated:	2025
Current NOI:	\$705,413
Tenant:	Q-PAC
Rent Escalations:	3% Annually
Expense Structure:	NNN
Lease Expiration:	February 28, 2030
Options:	Two 5- Year Options

**PROPERTY OVERVIEW**

Prime Realty is proud to present the opportunity to acquire the Q-PAC Systems Building, a +46,200 square foot, single-tenant industrial facility. A new building with a strong tenant, the offering is perfect for investors with interest in the expanding NE Florida market. Alongside no operating expense variability, ownership benefits from a passive investment profile with no landlord capital expenditure exposure.

Located in St. Johns County—one of Florida’s fastest-growing submarkets—the property benefits from continued population growth, strong industrial demand fundamentals, limited new supply, and convenient access to Interstate 95 and the greater Jacksonville logistics corridor.

4010 Deerpark Boulevard serves as Q-PAC’s long-term corporate headquarters and primary operating facility, supporting manufacturing, warehousing, and administrative services in a purpose-built environment. The property is fully air-conditioned, well maintained, and configured to support mission-critical production and distribution functions.

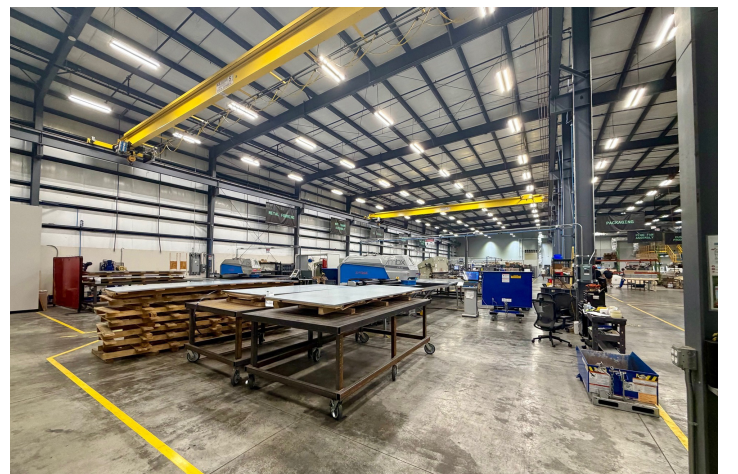
In 2025 the building underwent a +13,800 square foot expansion, which was completed in direct response to the tenant’s need for additional operational capacity. The expansion demonstrates Q-PAC’s commitment to the location.

The lease is structured on a NNN basis. The current lease term commenced in February 2026 and provides stable in-place income with defined rental growth provisions and long-term renewal options. The structure offers investors clear visibility into future income while minimizing operational risk.

## Complete Highlights

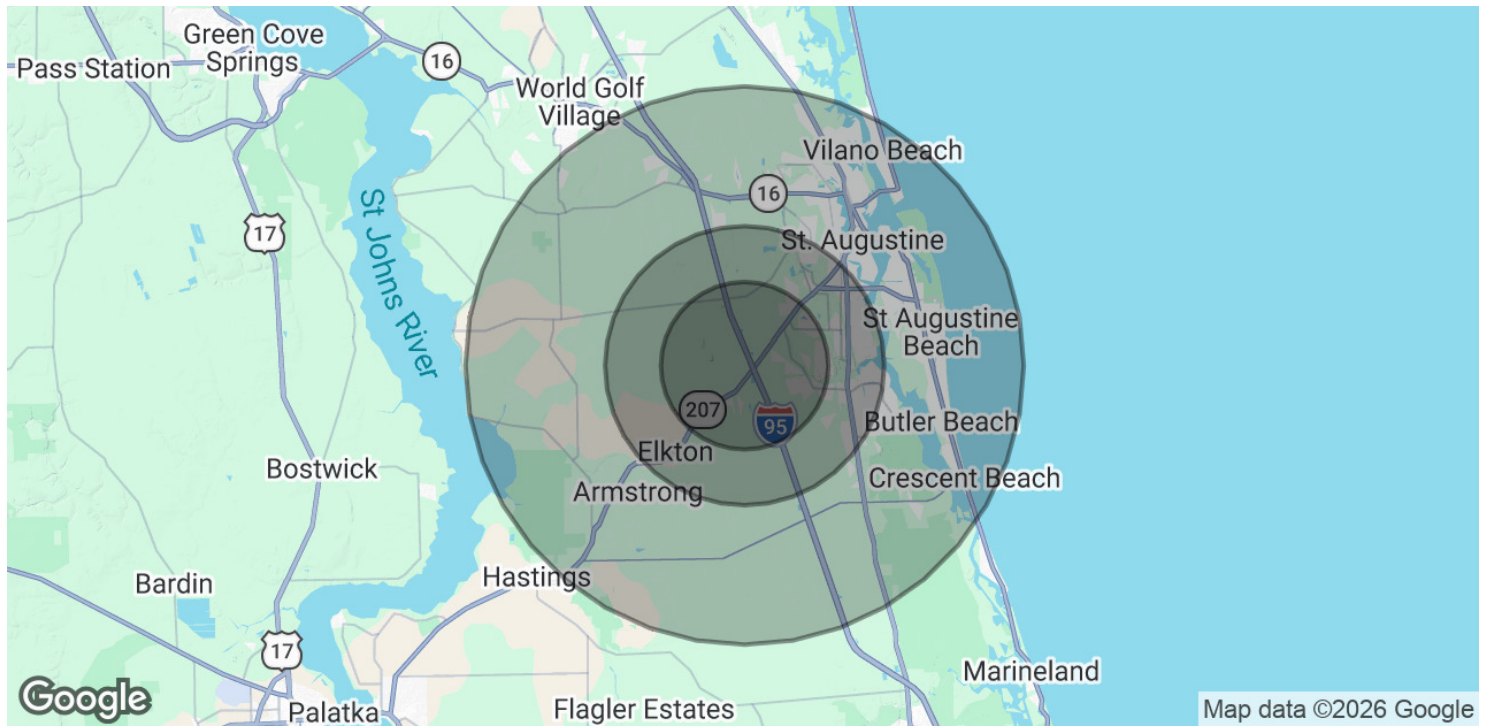
### BUILDING INFORMATION

Location (Jacksonville, FL MSA):	4010 Deerpark Blvd Elkton, FL 32033
Current NOI:	\$705,413.53
Cap Rate:	6.7%
Building Class:	A
Occupancy %:	100.0%
Tenancy:	Single
Lot Size:	5.49 Acres
Flood Zone:	X
Number of Floors:	1
Number of Parking Spaces:	37
Year Built:	2018
Renovated:	2025
Building Size:	46,200 SF
Office Size:	3,600 SF
Warehouse Size:	42,600 SF
Truss Height:	29' at peak/26'6" at eaves
Clear Height:	22'
Grade Level Doors:	4 (15' Wide by 16' High)
Dock High Doors:	3 (8' Wide by 8' High)
Cranes:	Two 5-Ton w/ 22' lift
Electric:	3-Phase (1000 Amps) 460/280/120 Volts
HVAC:	Central AC/Fully Air- conditioned building
Fire Sprinklers:	Wet System, fully sprinkled
Roof:	Metal
Façade:	Aluminum Vinyl
Siding:	Steel Frame
Foundation:	Concrete Slab on Grade with Conventional Steel Framing
Electric/Water/Sewer:	Florida Power & Light
Gas Provider:	TECO





Demographics Map & Report



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	13,096	41,824	110,888
Average Age	47	48	48
Average Age (Male)	46	46	46
Average Age (Female)	48	49	49
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	5,317	17,796	48,083
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$105,555	\$94,415	\$102,587
Average House Value	\$397,907	\$377,792	\$450,278

Demographics data derived from AlphaMap