

2481 DENNIS STREET, JACKSONVILLE, FL 32204

**CBRE**

## 115,179 SF WAREHOUSE FOR SALE WITH ACTIVE CSX RAIL SPUR



**Suite 1:**  
**±67,678 SF**  
**20'-28' Clear Height**  
**9 Dock High Doors**  
**4 Active Rail Doors**

**Suite 2:**  
**±47,501 SF**  
**16' Clear Height**  
**5 Dock High Doors**  
**3 Active Rail Doors**

0.26-acre  
Additional (Auto  
Parking)



## SALE/LEASING ADVISORS:

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Licensed Real Estate Broker

**CBRE**

## 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

# THE OFFERING

The CSX rail served industrial property at **2481 Dennis Street, Jacksonville, FL** offers approximately **115,179 SF** across three conjoined suites—Suite 1 (67,678 SF), Suite 2 (47,501 SF)—with **Light Industrial zoning**. The owner currently occupies the entire building, and plans to consolidate operations into one building post-sale, requiring **6–12 months for relocation**. Over the past three years, the property has undergone **extensive renovations totaling approximately \$5.5 million**, transforming it from a former cold storage facility into a modern logistics-ready site. Improvements include removal of cold storage fittings, **installation of high-grade ESFR sprinklers**, replacement and addition of loading dock doors, rail dock extensions to Suite 2, new edge-of-dock levelers, LED lighting and ceiling exhaust fans in all warehouses, new TPO roof on Suite 1, and a fully renovated two-story office in Suite 1. Additional upgrades include new toilets and a kitchen in Suite 1, stubbed plumbing in Suite 2, new steel rail plates, and a **completely new CSX rail spur with switch equipment**. The property also includes **a 0.26-acre parcel across from the parking lot adjacent to Suite 2**. With **14 dock-high doors and 7 rail doors**, the site is well-equipped for rail users. The location benefits from strong demographics, with over **580,000 residents within a 10-mile radius** and household incomes ranging from **\$60,261 to \$73,855**.



## PROPERTY SUMMARY

**115,179 SF**  
RBA

**Active CSX Rail Spur**  
Features

**7**  
Rail Doors

**14**  
Dock High Doors

**ESFR**  
Fire Protection

**16' - 28'**  
Clear Height

**±\$5,500,000**  
Capital Expenditures Invested

**Vacant or Short Term Leaseback**  
Occupancy

# TENANT PROFILE

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## **Global Impex**

Global Impex Inc., the owner and occupant of 2481 Dennis Street, Jacksonville, FL. The company is headquartered at 3473 Satellite Blvd, Suite 355N, Duluth, GA, and operates primarily in the warehousing, distribution, and logistics sectors.

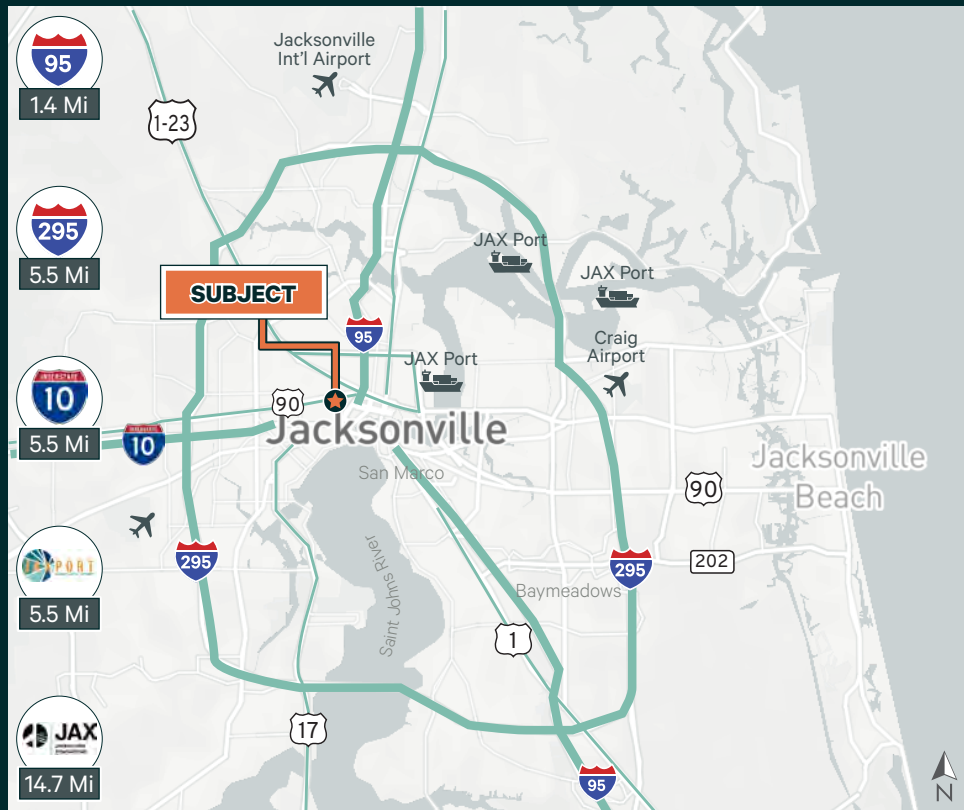
Global Impex specializes in exporting paper and forestry products for recycling and secondary markets and has built a reputation for international trade and supply chain operations.



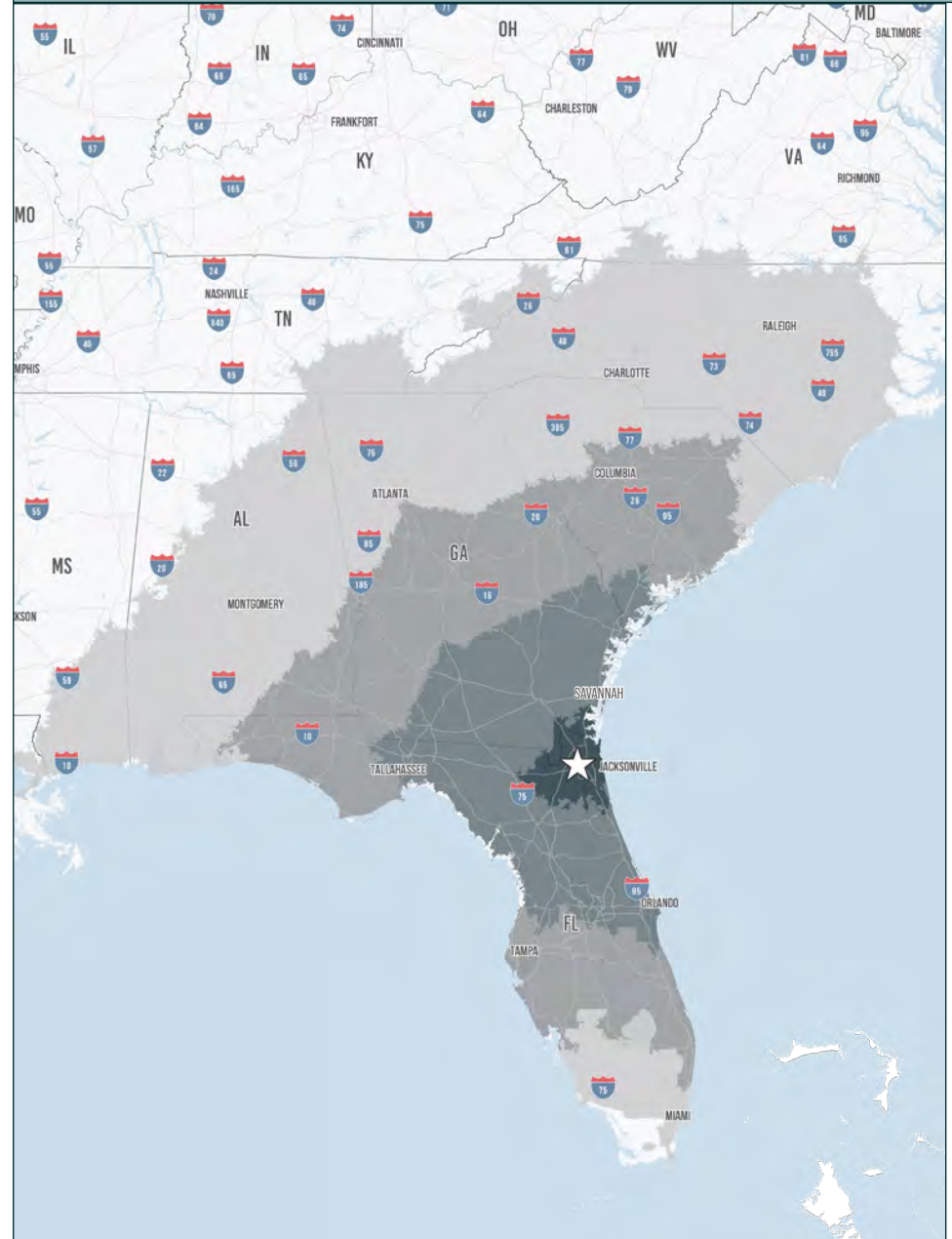


# LOCATION HIGHLIGHTS

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



# SUITE 1 SPECIFICATIONS



Interior Warehouse 20'-28' Clear Height



Interior Office

## SUITE 1 SUMMARY

Square Feet:	±67,678 SF
Office SF:	4,110 SF
Year Built:	1946 & 1950 (Major Renovations in 2023)
Building Depth:	204'
# of Rail Doors:	4 Active Rail Doors
Construction:	Concrete Block
Clear Height:	20' - 28'
Loading Type:	Dock High
Dock Doors:	9 Dock High Doors
Configuration:	Front Load
Truck Court Depth:	65'
Auto Parking:	0.5/1,000 SF
Roof Type:	TPO
Roof Age:	2023
Fire Protection:	ESFR
Power:	277/480v/3 Phase, 3,200 AMP service



# SUITE 1 ADDITIONAL PHOTOS



*Interior Warehouse 28' Clear Height*



*Suite 1 Loading Area*

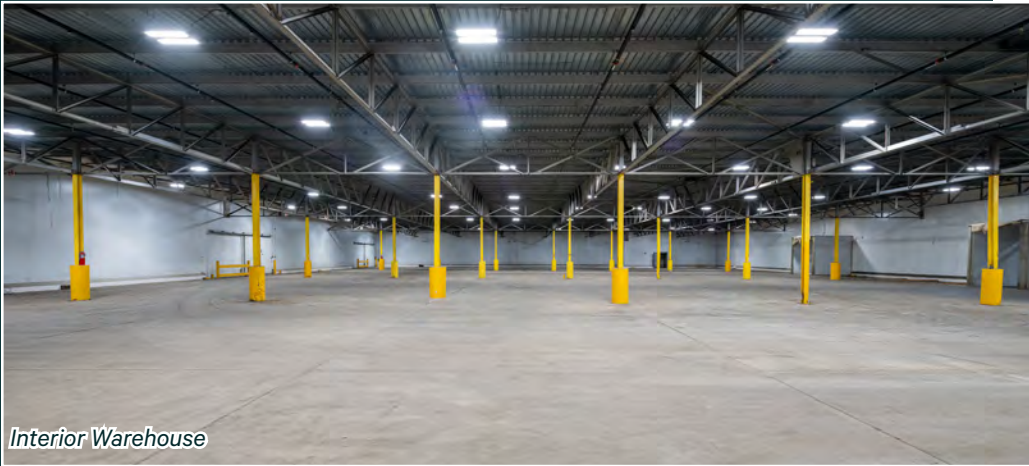


# SUITE 1 ADDITIONAL PHOTOS





# SUITE 2 SPECIFICATIONS



## SUITE 2 SUMMARY

Square Feet:	±47,501 SF
Office SF:	6,222 SF
Year Built:	1946 & 1950 (Major Renovations in 2023)
Building Depth:	227'
# of Rail Doors:	3 Active Rail Doors
Construction:	Concrete Block
Clear Height:	16'
Loading Type:	Dock High
Dock Doors:	5 Dock High Doors
Configuration:	Front Load
Truck Court Depth:	60'
Auto Parking:	0.5/1,000 SF
Roof Type:	TPO
Roof Age:	2021
Fire Protection:	ESFR
Power:	277/480v/3 Phase, 3,200 AMP service



## SUITE 2 ADDITIONAL PHOTOS

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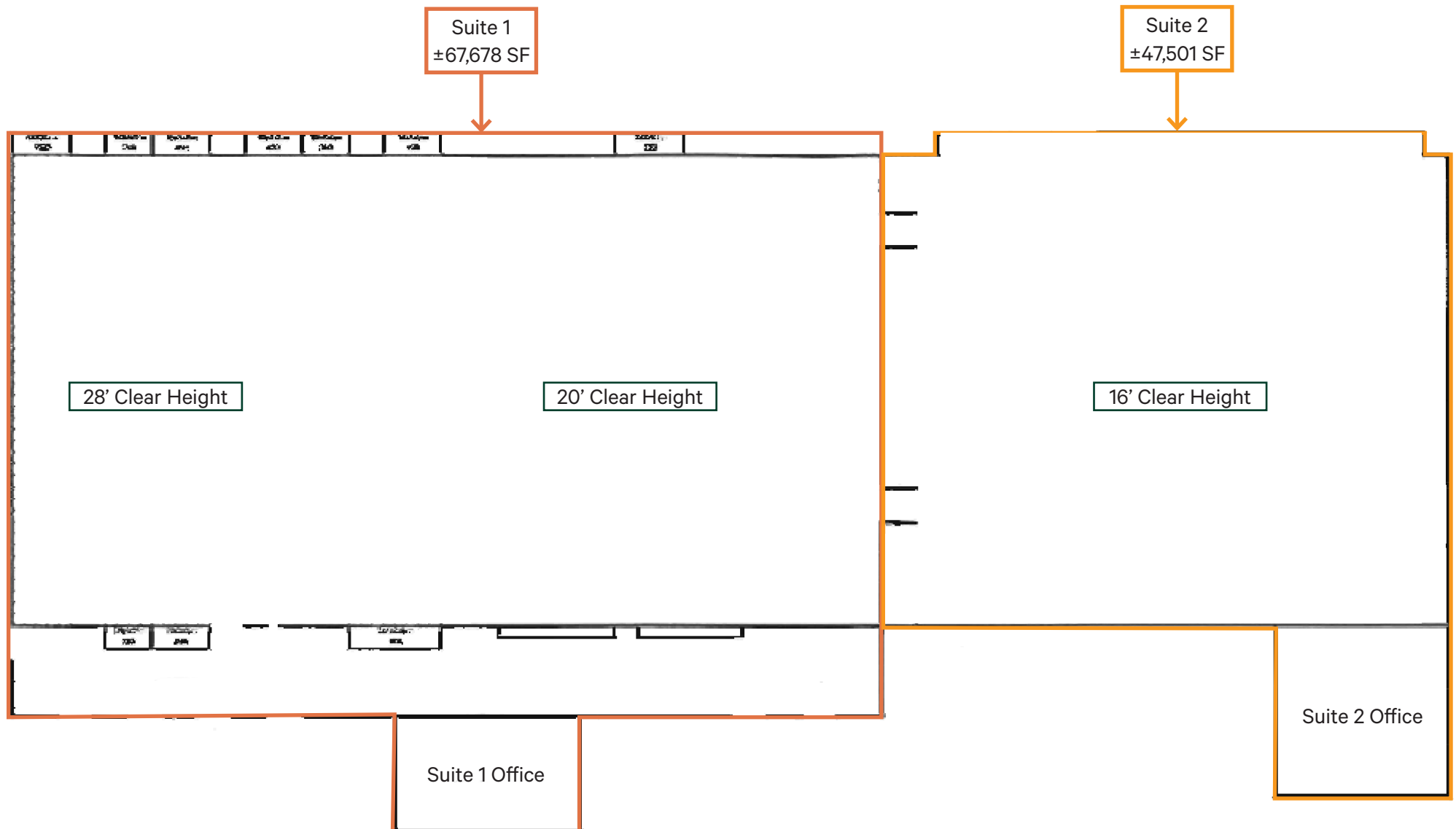


*5 Dock High Positions*

*Dock High Loading Area*



# SITE PLAN



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## Affiliated Business Disclosure & Confidentiality Agreement

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