

±337, 729 SF WAREHOUSE/OFFICE AVAILABLE FOR SALE OR LEASE



2210 MELSON AVE, JACKSONVILLE, FL 32254

**LOCAL
MARKET
EXPERT**

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AERIALS



PROPERTY SPECIFICS

BUILDING SIZE	±337,729 sf
SITE SIZE	±22.07 Acres
AVAILABLE	±57,848 sf – 337,729 sf
WAREHOUSE CONFIGURATIONS	±249,926 sf @ 21' Clear ±134,755 sf @ 22' Clear
OFFICE	±24,252 total
CLEAR HEIGHTS	21' and 22' Clear
COLUMN SPACING	40' x 40'
LOADING	36 dock high positions

DRIVE IN RAMPS

2

LIGHTING

The building will be retrofitted with new motion controlled LED lighting throughout warehouse

ZONING

IL (Industrial Light)

UTILITIES

City of Jacksonville water/sewer & JEA Electric

OUTSIDE STORAGE

The building features excellent paved trailer parking and additional land for building expansion or extra vehicle, trailer, or product storage.

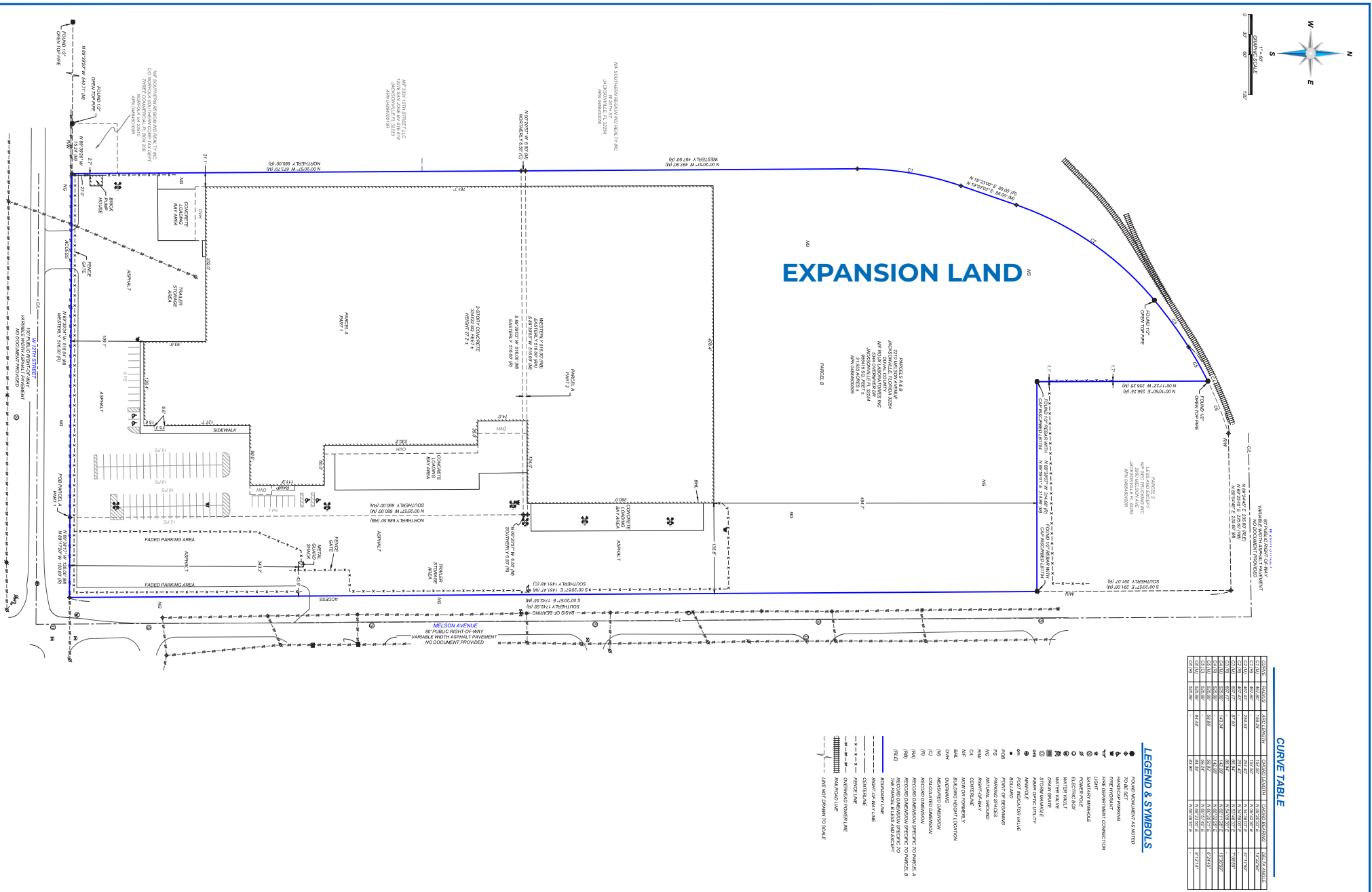
ELECTRICAL

1,600 AMPS

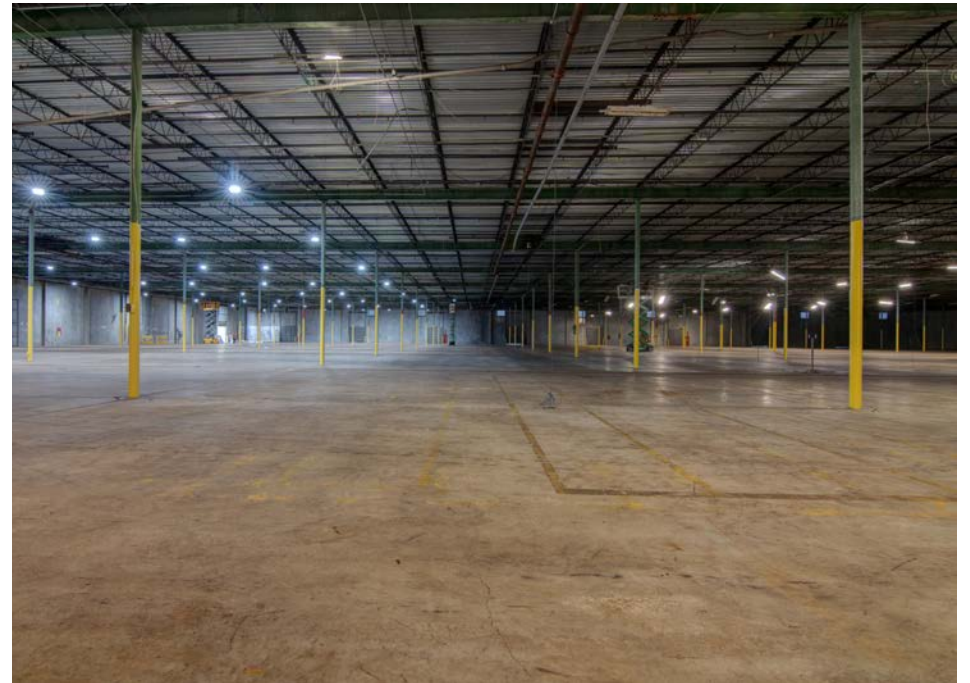
LEASE RATE: \$5.75 PSF NNN

Comments: The property recently completed major capital improvements including, but not limited to: New roof, new energy efficient lighting, enhanced landscaping, new parking lot with employee and trailer parking striping, new exterior paint, office remodeling and upgraded restrooms. These substantial upgrades make 2210 Melson Avenue a Class A state-of-the-art distribution building located in a dominant trade area location.

SURVEY



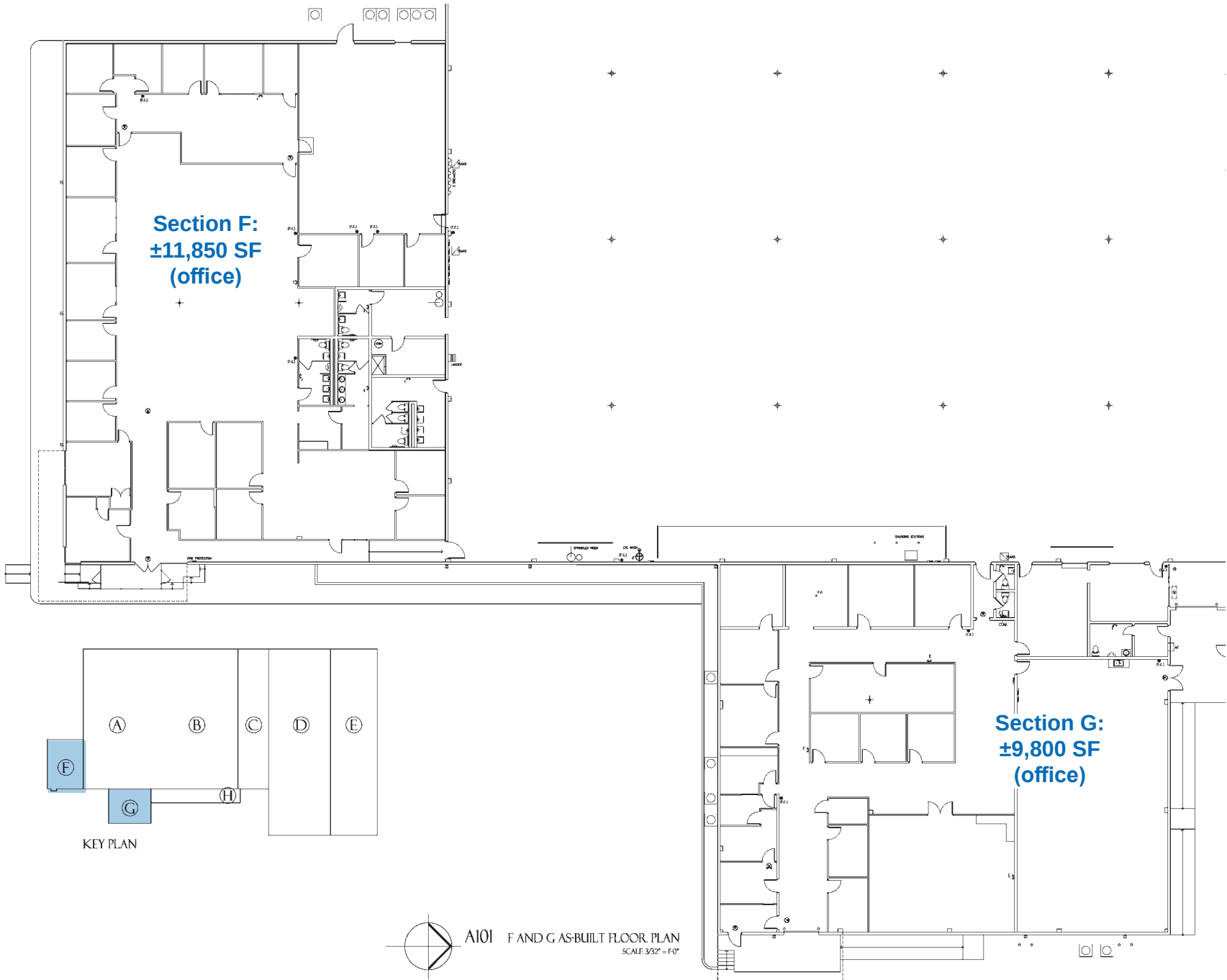
PROPERTY PHOTOS/AERIALS



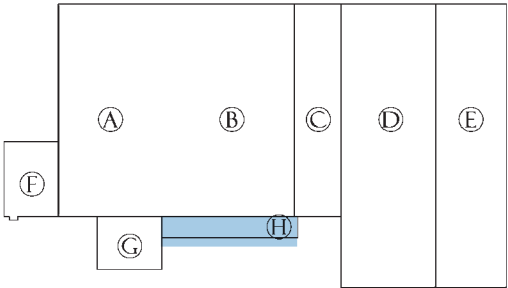
ADDITIONAL PHOTOS



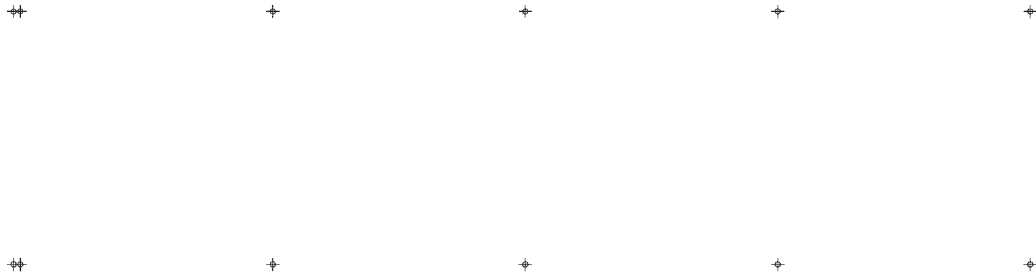
FLOOR PLANS



FLOOR PLANS



KEY PLAN



Section H:
±8,267 SF
10' Clear Loading Area

16 Dock Positions with Levelers

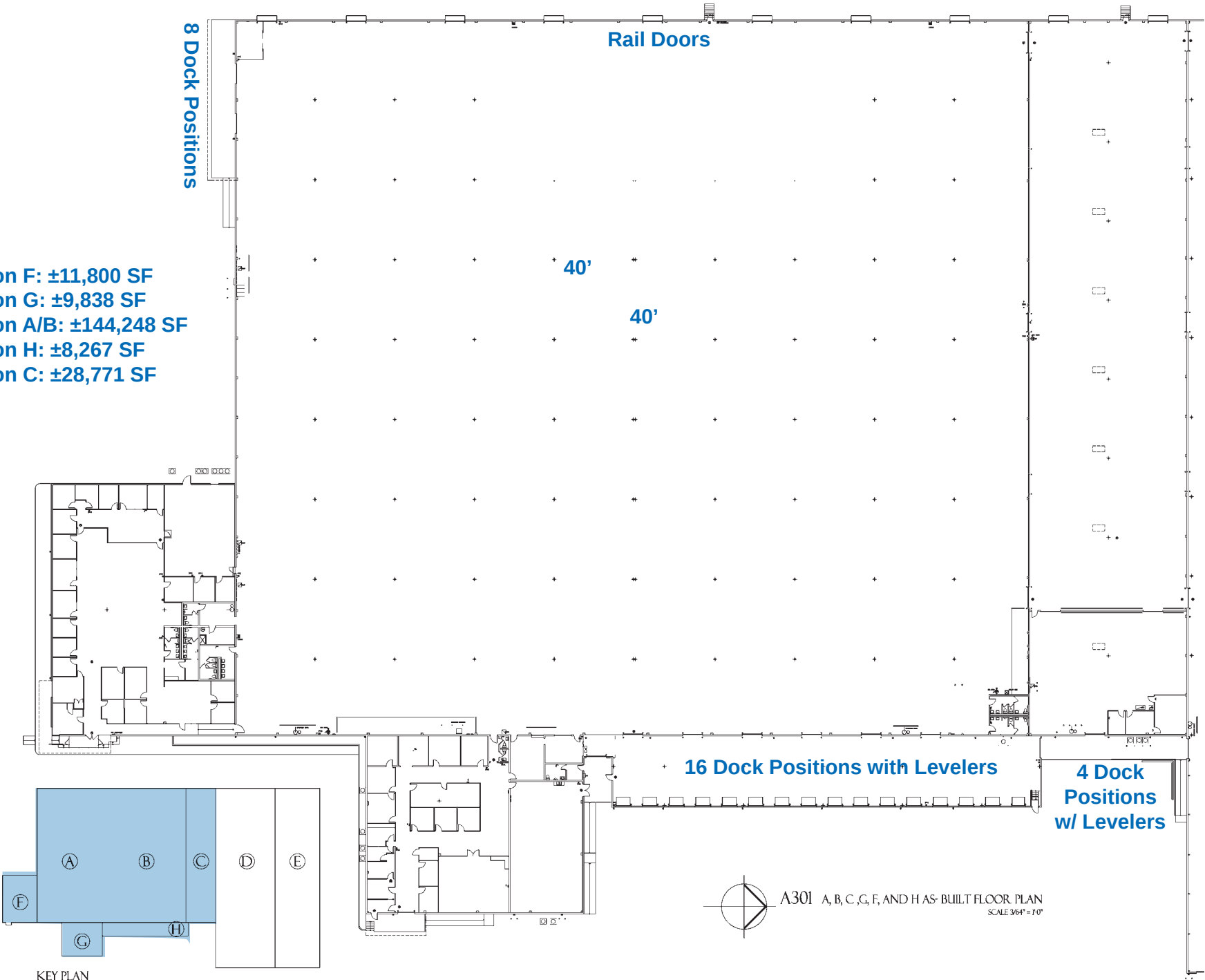
**4 Dock Positions
with Levelers**

Ramp

Ramp

FLOOR PLANS

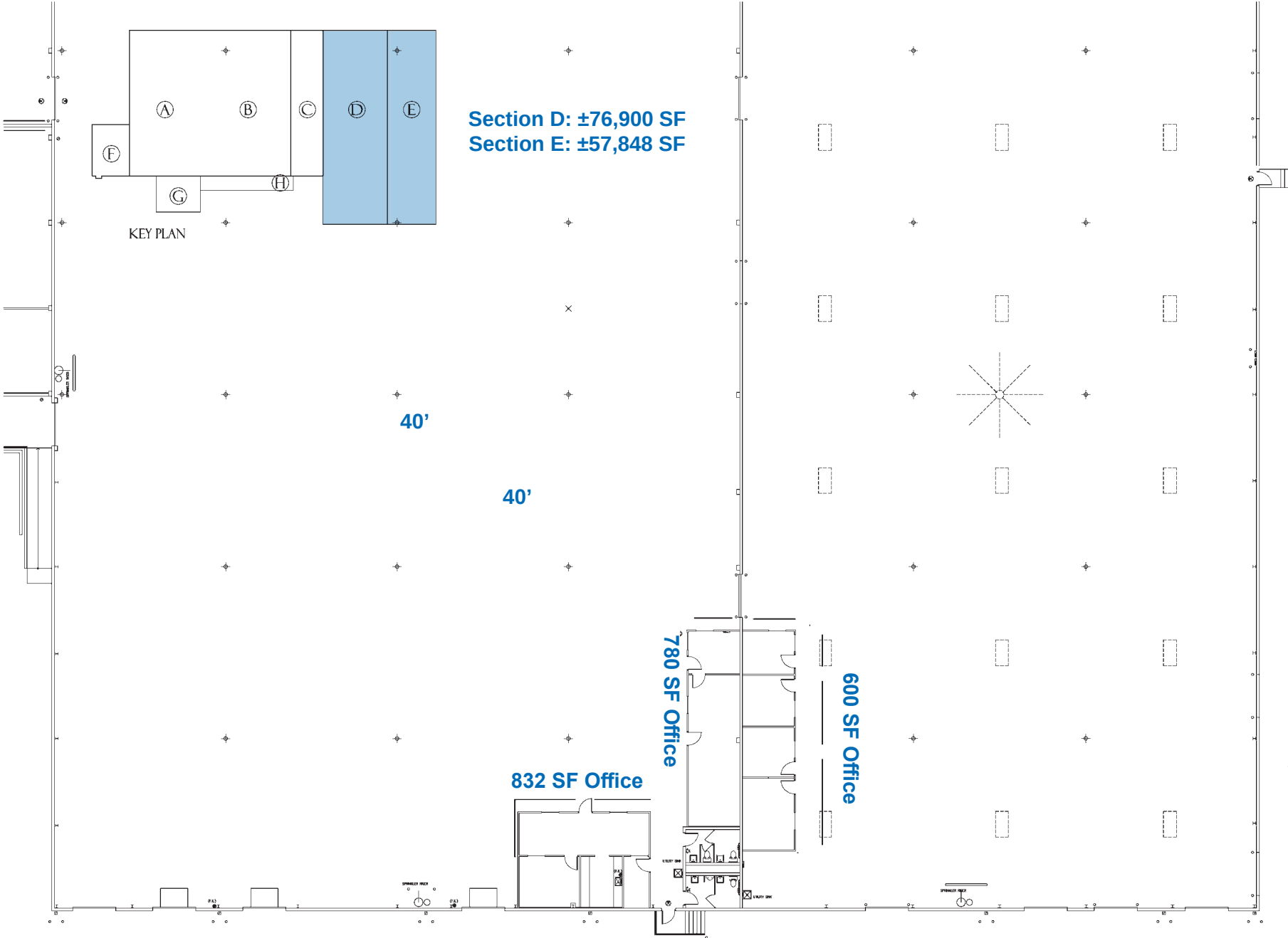
Section F: ±11,800 SF
Section G: ±9,838 SF
Section A/B: ±144,248 SF
Section H: ±8,267 SF
Section C: ±28,771 SF



KEY PLAN

A301 A, B, C, G, F, AND H AS-BUILT FLOOR PLAN
SCALE 3/8" = 1'-0"

FLOOR PLANS



Section D: ±76,900 SF
Section E: ±57,848 SF

KEY PLAN

40'

40'

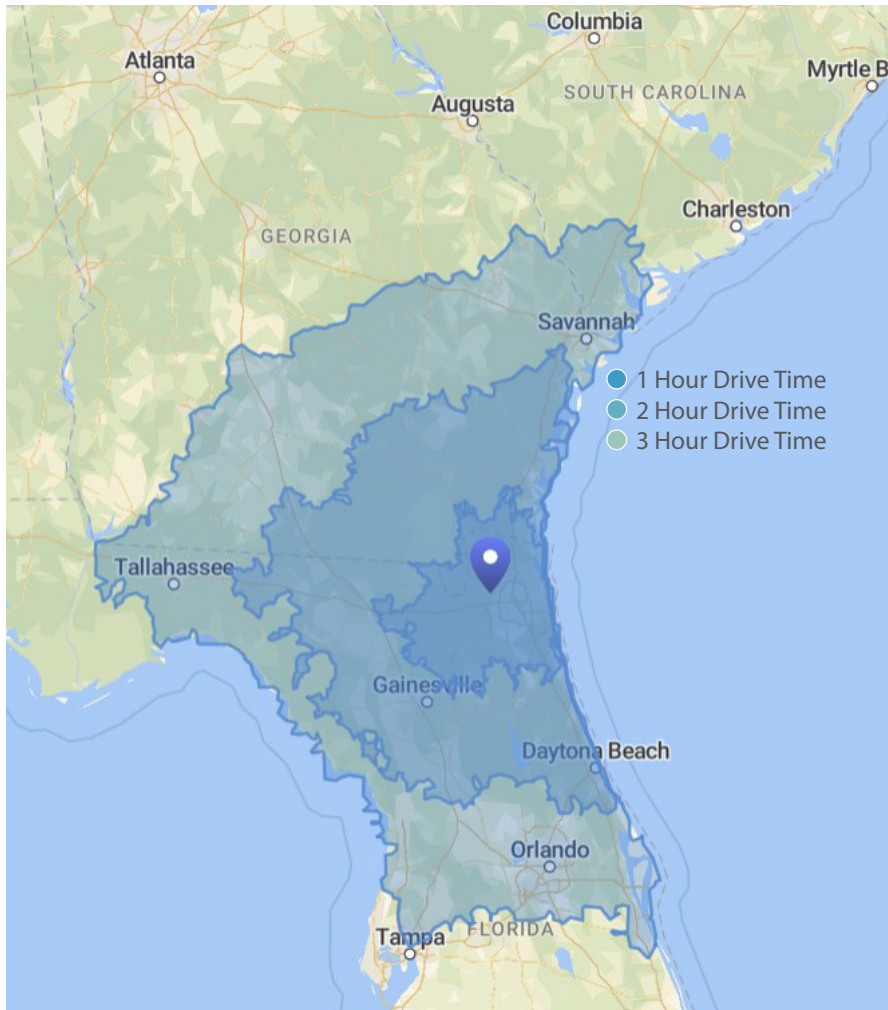
832 SF Office

780 SF Office

600 SF Office

8 Dock High Loading Positions with Levelers

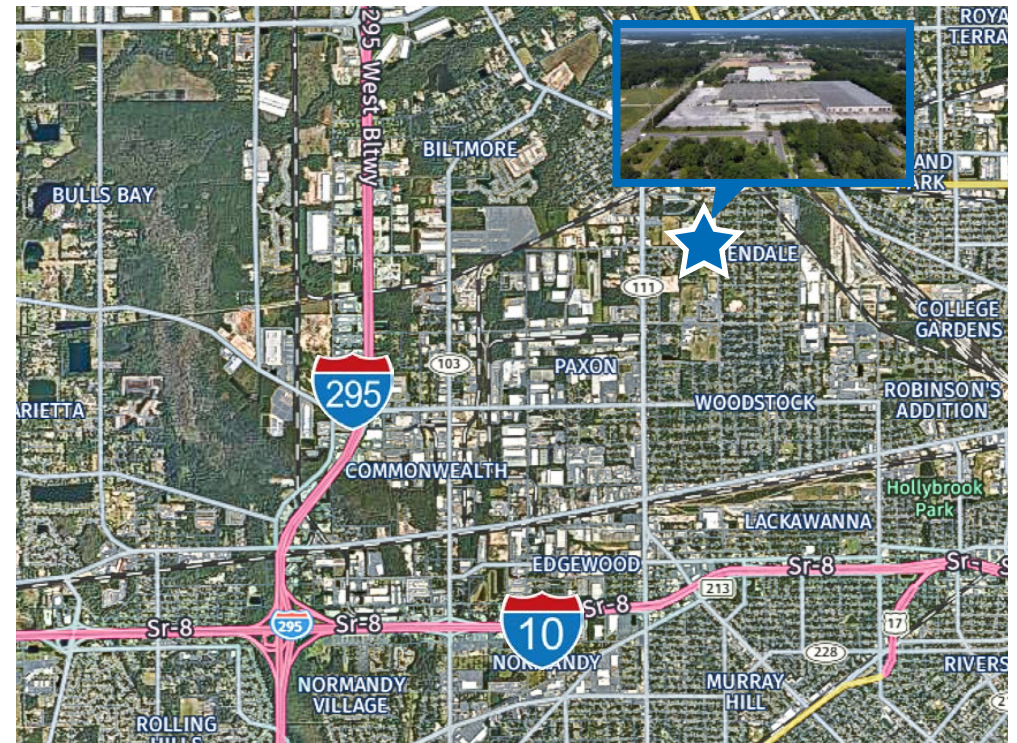
EXCELLENT CONNECTIVITY



Point of Interest	Time	Miles
I-95	6 min	2
I-10	13 min	5
I-295	10 min	3
Jax International Airport	20 min	16
JaxPort	24 min	14
CSX Intermodal Facility	12 min	5
Norfolk Southern Intermodal Facility	6 min	2

2210 Melson Ave is proximate to the region's major transportation infrastructure, providing direct access and serviceability to the greater Jacksonville metro and neighboring regions.

LOCATION MAP



- ✓ **Premier Jacksonville industrial location for regional and local distribution**
- ✓ **Strategically located with easy access to Interstates 10, 95 & 295**
- ✓ **Close proximity to extensive food industry presence in the high growth North Florida Region**
- ✓ **Excellent Access to UPS/Fedex**
- ✓ **Strong Local Labor Base**

WHY JACKSONVILLE

Overview

- Jacksonville's strategic location in the Southeast, coupled with its deep-water port makes it an attractive option for businesses that want to serve larger regional and international markets
- Jacksonville is the largest metro area by land mass in the U.S.
- The region's strong military presence, together with its affordable cost of living and high quality of life, attracts a young and talented workforce



Job and Economy Overview

- Jacksonville MSA's employment continued to grow through 2025, with labor force increasing approximately 0.7%
- The Jacksonville area unemployment rate averaged approximately 3.6% during 2025, a modest increase from historically low 2024 levels, reflecting a gradually moderating but still healthy labor market.
- Trade, transportation, and utilities remained one of Jacksonville's largest employment sectors with an average of 175,800 employees in 2025.

Population Overview

- Jacksonville's population growth is driven by millennial workers and retirement age individuals, both seeking a higher quality of life coupled with a lower cost of living
- The Jacksonville MSA is expected to grow to over 1.8M by 2030, increasing by almost 300,000 people from today.

*information via <https://www.floridajobs.org>



FLORIDA'S ECONOMIC SUCCESS

Florida's Workforce Supplies Business Talent

A diverse market alongside strong training and education facilities creates one of the nation's most attractive workforces for businesses in Florida.

Florida's talent pipeline is consistently ranked among the best in the nation. Much credit for the excellent skills of the Florida workforce can be given to the state's educational institutions and unique workforce training programs. Florida is home to the nation's 3rd largest workforce, totaling more than 11 million. The state's 12 public universities, 6 major medical schools and numerous private colleges and universities work closely with the business community to build programs that reflect the needs of Florida's industries.

Florida's Business Advantages

From a pro-business climate to top infrastructure and a skilled workforce, it's no wonder why companies expand in Florida.

Florida can propel your company's growth in today's competitive global market. Florida stands ready to welcome companies with the talented workforce, top-ranked infrastructure, global connectivity and quality of life your company needs. These are just a few reasons why global players, established companies and blossoming startups have chosen to expand in Florida. Explore more of Florida's business advantages below.

Pro-Business Climate

Florida's huge market and pro-business climate help companies reach growth and expansion goals with ease. Florida consistently ranks among the best states for business, thanks to its pro-business state tax policies, competitive cost of doing business and streamlined regulatory environment. Government and economic development leaders work together to ensure that the state's business climate remains favorable to companies of all sizes, including some of the nation's leading corporations.

Beyond that, Florida offers a cost-efficient alternative to high-tech states with more affordable land, labor and capital than its competitors. The state's regulatory agencies and local governments provide quicker, less costly and more predictable permitting processes for significant economic development projects without reducing environmental standards. Florida's zero percent personal income tax also makes it easier for you to build the business of your dreams. More money in your pocket today means more flexibility to spend on your business, your family and your future.

Success Today Requires Global Access

From moving people to moving data, Florida has built what it takes to be an economic powerhouse. Florida has been named the No. 1 state for higher education by U.S. News & World Report for five consecutive years.

Florida's transportation infrastructure is one of the world's most extensive multi-modal systems, featuring international airports, deep-water seaports, extensive highway and rail networks and multiple hubs that allow for high-speed data transmission from around the U.S. to Europe, Latin America and Africa.

Florida is connected to the world in every possible way. From strong cultural and trade connections with Latin America to unmatched global reach via its modern ports and airports and its leadership in the commercial space industry, Florida is a true global hub for business.

The state is also recognized as one of the top five telecom hubs in the world. The Network Access Point (NAP) in Miami serves as a major switching station for Internet traffic coming to and from Latin America, while other high-speed networks, such as the Florida LambdaRail and LA Grid, facilitate R&D efforts. In addition, Florida has some of the fastest and most widely available wireless networks.

*information via <https://www.enterpriseflorida.com>

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