

5343 NORMANDY BLVD

JACKSONVILLE, FL | 32205



OWNER USER OPPORTUNITY OR SALE/LEASEBACK



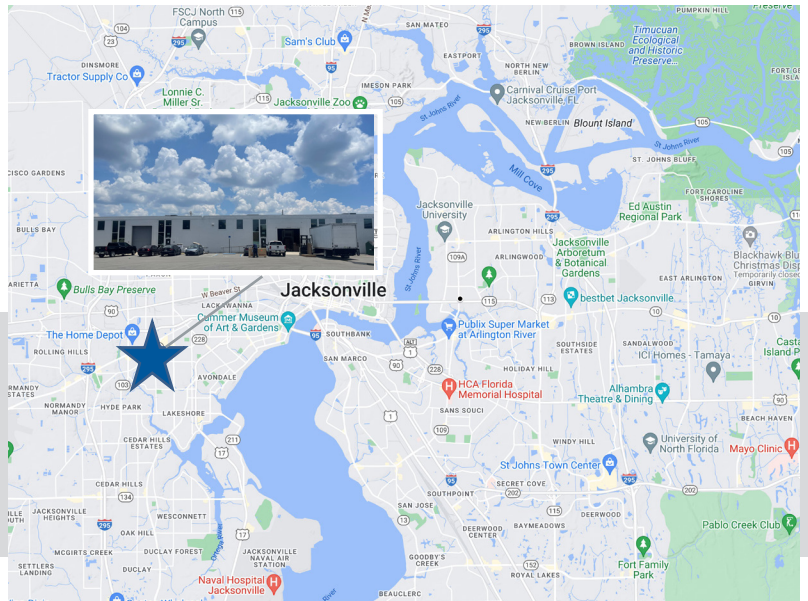
Zoning:
CCG-2



Direct Frontage:
Normandy Blvd

±95,615 SF FOR SALE

SALE PRICE:
\$8,000,000



For further information, please contact our exclusive agents:
Bryan Bartlett, SIOR Senior Vice President/Principal
bbartlett@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

www.phoenixrealty.net

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

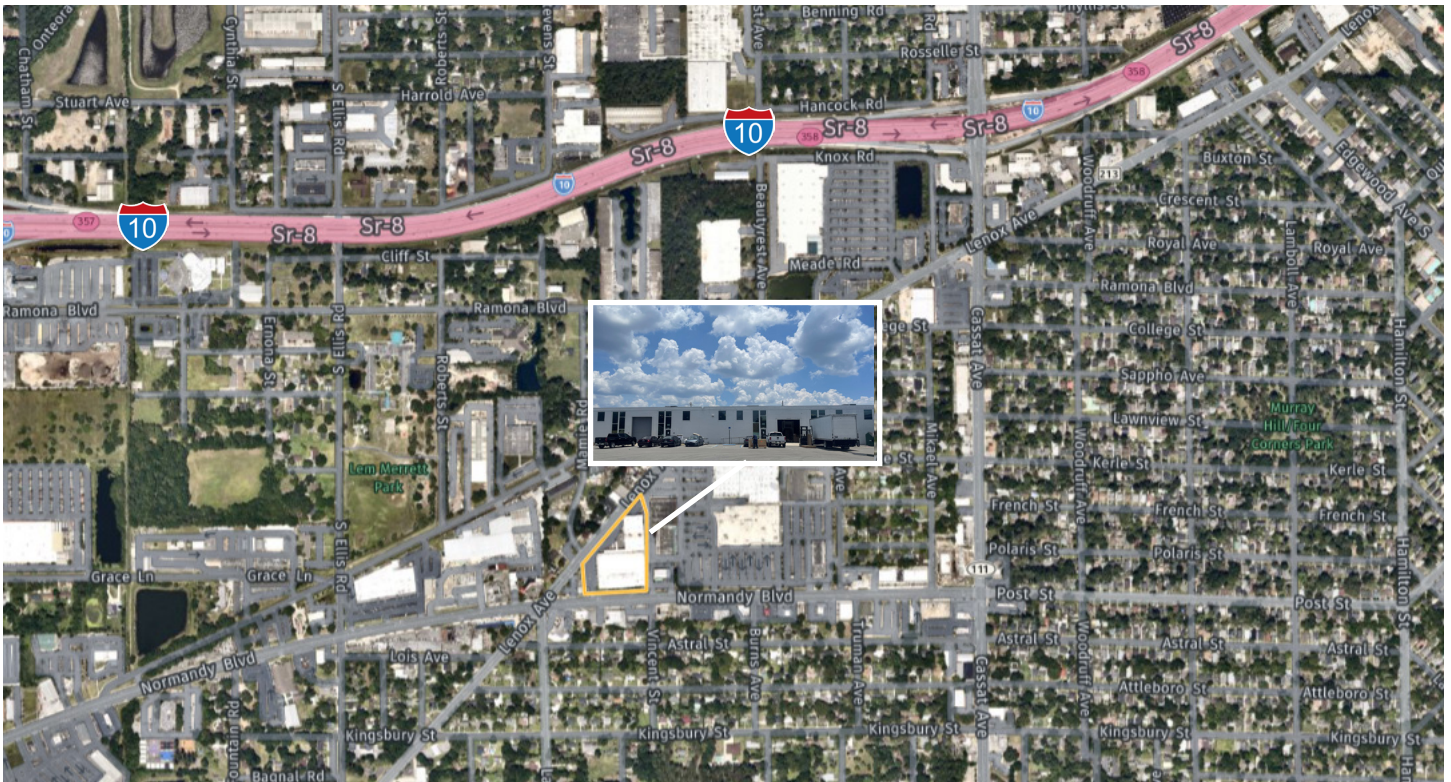
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Building Overview

5343 Normandy Blvd | Jacksonville, FL | 32205

PROPERTY HIGHLIGHTS

- ◆ Size: ±95,615 SF
- ◆ Office/Showroom: ±28,000 SF
- ◆ Parcel Size: ±3.84 Acres
- ◆ Clear Height: 18' Clear
- ◆ Sprinkler System: Wet Pipe
- ◆ Column Space: 37' x 30'
- ◆ Loading: Dock High Loading with covered platform
- ◆ Features: New Roof and major upgrades completed throughout
- ◆ Utilities: City water and sewer
- ◆ Owner will consider a sale leaseback on part of the building or will consider a sale to owner user and vacate the premises upon successful closing



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Property Overview

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AERIAL



PROPERTY PHOTOS



Point of Interest

Time Miles



I-295

6 min

1.9



I-95

10 min

4.8



I-10

4 min

1.3



Jax International Airport

24 min

18.7



JaxPort

23 min

16.1

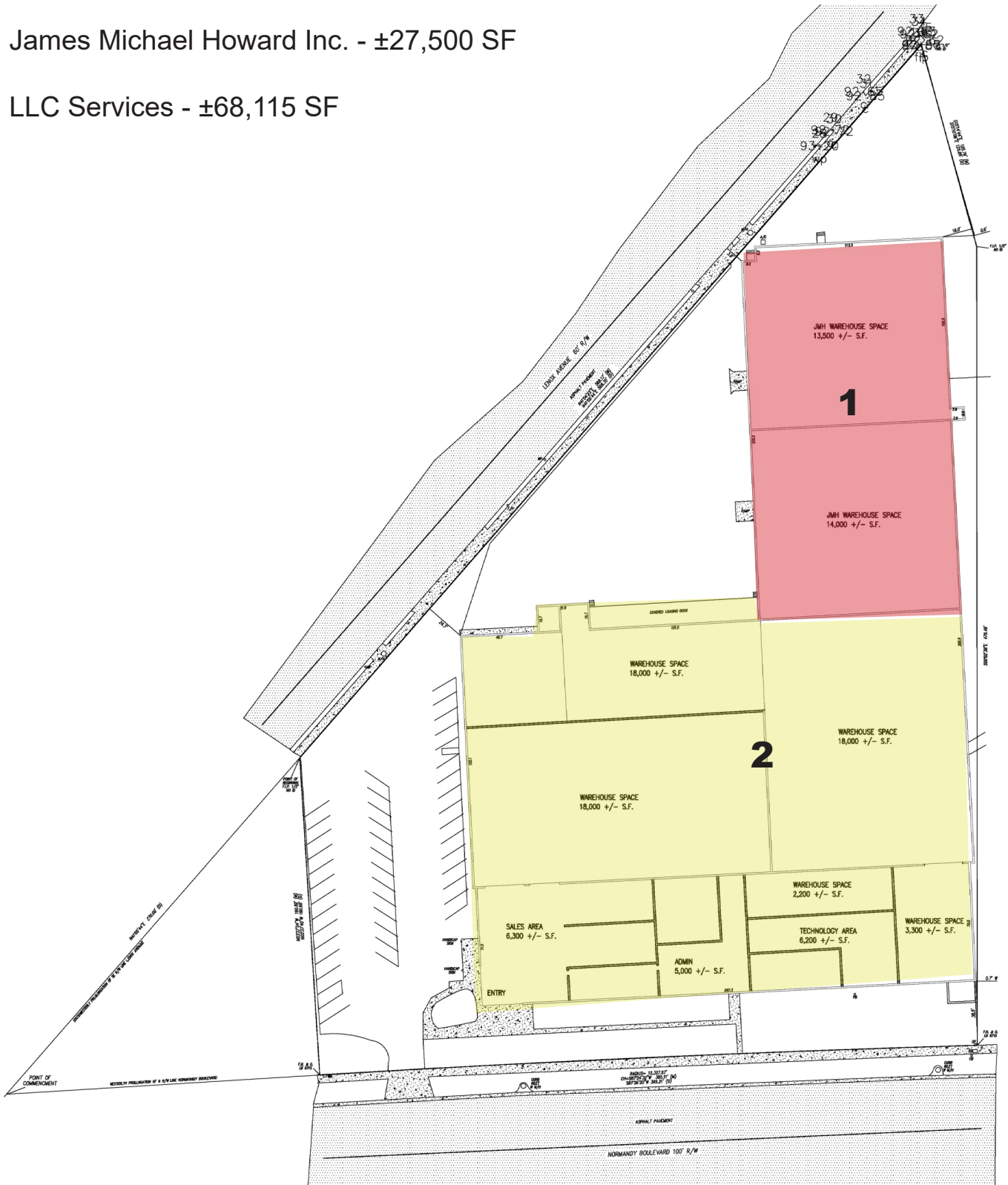
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Floor Plan

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1. James Michael Howard Inc. - $\pm 27,500$ SF
2. LLC Services - $\pm 68,115$ SF

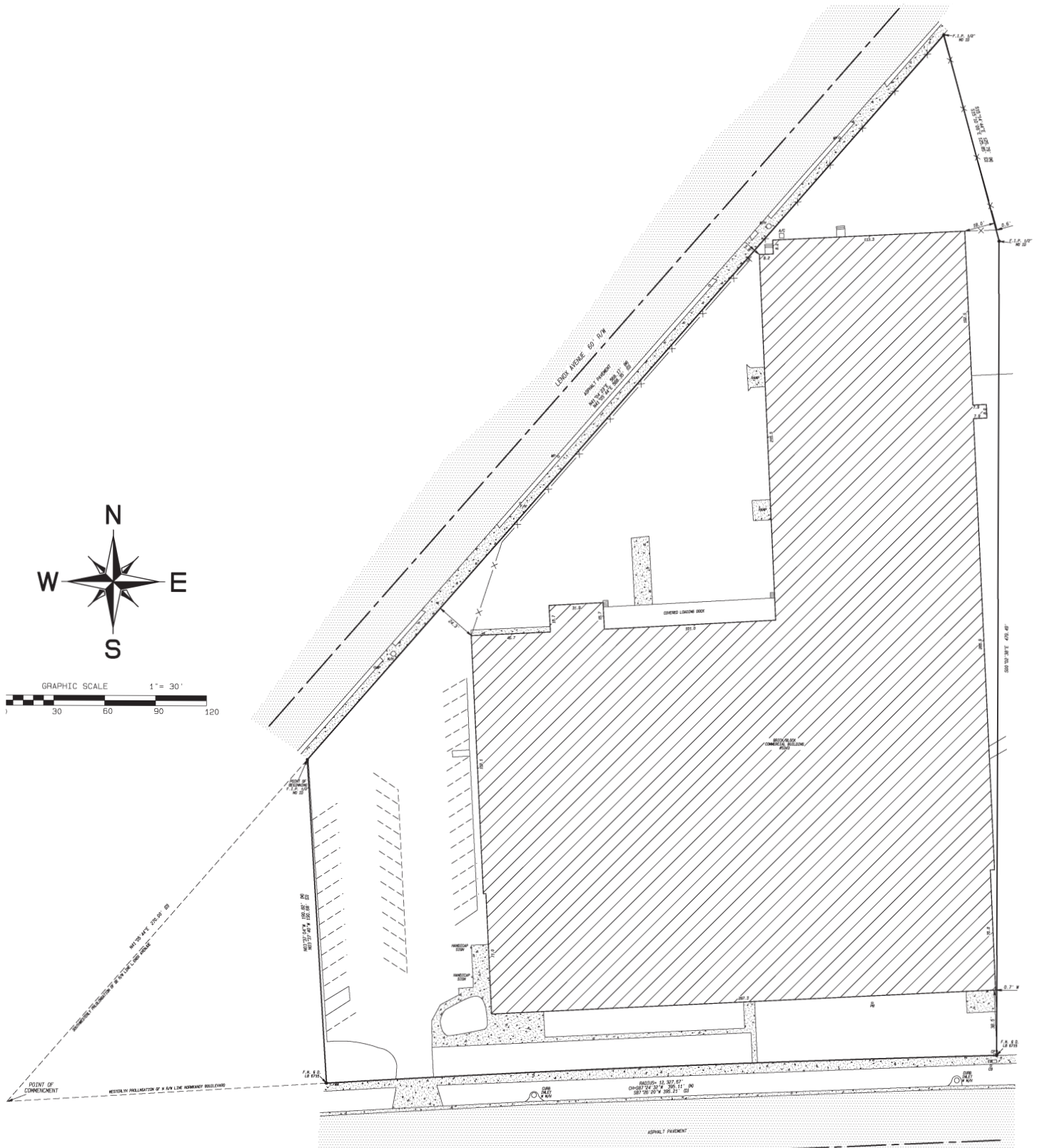


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Survey

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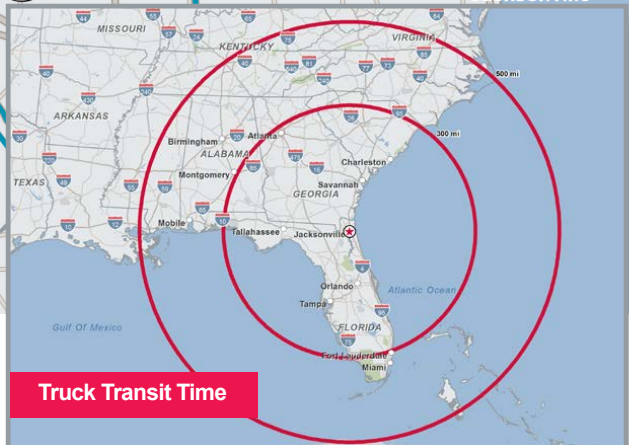
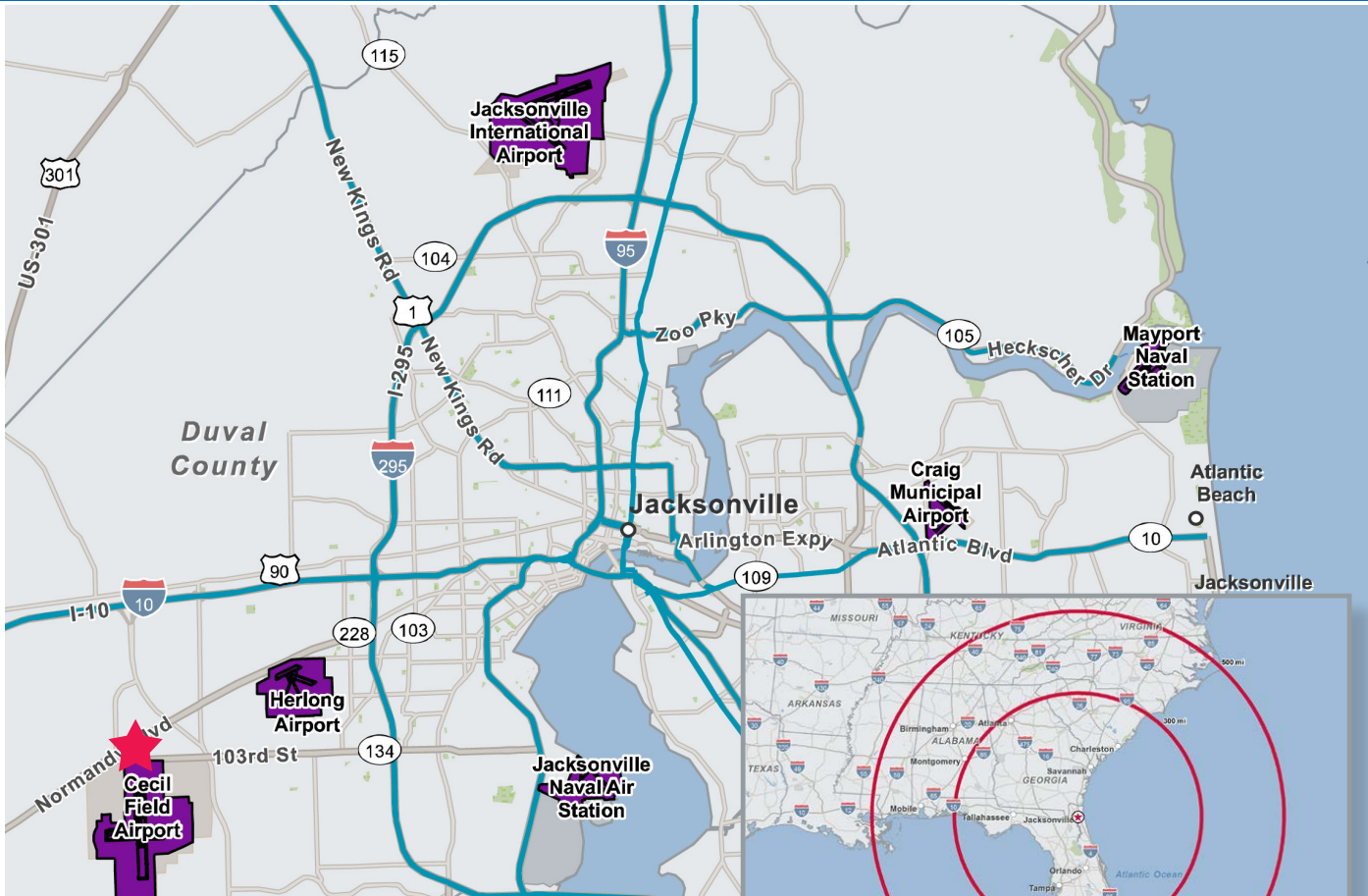


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Area Overview

5343 Normandy Blvd | Jacksonville, FL | 32205



Truck Transit Time

TRUCK TRANSIT TIME: A key factor to many operators. From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.

