

3232 Old Kings Rd. Jacksonville, FL 32254

Warehouse: 7,440 sqft

Office/Bathroom: 2 offices/1 bathroom

Loading Docks: 2

Building Height: 16 clear, 20 peak

Bay Doors: Rear: 13.5'w x 14'h Front: 9'w x 10'h

Lot Size: 1.4 acres

Zoning: IL (Light Industrial)

Utilities: Public Water/Private Septic

Parcel ID: 088285-0000

CAP Rate: 5.81%

Purchase Price: \$1,200,000

Description:

Located in Jacksonville's industrial corridor, 3232 Old Kings Rd offers a rare opportunity to acquire a ±7,440 SF airplane hangar-style warehouse situated on approximately 1.4 acres and zoned IL (Light Industrial). The property features expansive open warehouse space with excellent functionality for logistics, storage, manufacturing, fleet operations, or industrial users seeking convenient access to major transportation routes throughout Jacksonville. Positioned directly alongside the railroad, the site offers unique industrial appeal. The building is equipped with 2 loading docks, 3 roll-up doors, 2 office spaces, and 1 bathroom, providing a functional blend of administrative and industrial workspace.

The property is currently tenant occupied under a NNN lease with approximately one year remaining, providing immediate passive income for an investor. The current tenant has expressed interest in remaining long term and is willing to sign a new lease, creating strong potential for continued stable cash flow. With ample outdoor space for parking, equipment, or storage, combined with its strategic industrial location and distinctive warehouse design, this property presents an excellent investment or owner-user opportunity in one of Jacksonville's active industrial markets.

Zoning:

IL (Industrial Light) zoning is intended for light industrial and commercial uses that support manufacturing, warehousing, distribution, and service activity without the intensity of heavy industrial districts. Permitted uses include wholesaling, storage and distribution facilities, light manufacturing and processing, printing and packaging, business and professional offices, and industry-related services. It also allows supporting uses such as restaurants, vocational/technical schools, medical clinics, auto service uses, transportation terminals, and communication facilities under performance standards. This district accommodates businesses that require industrial-type operations while maintaining compatibility with surrounding land uses and protecting community character.