

# ±3,524 SF AVAILABLE FOR SALE

9543 SUNBEAM CENTER DR  
JACKSONVILLE, FL 32257



## LOCAL MARKET EXPERTS

JIM SEBESTA  
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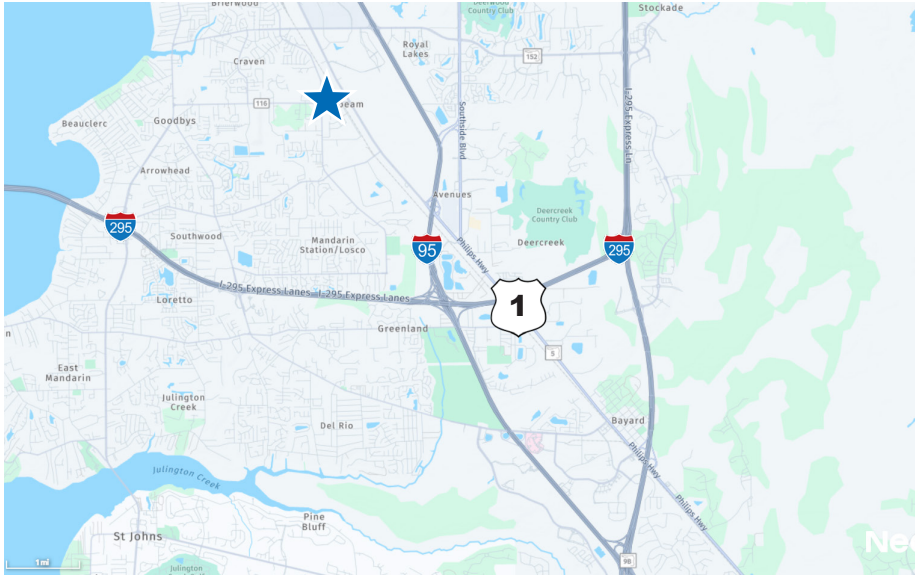
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**NEWMARK**  
PHOENIX REALTY GROUP

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

# PROPERTY DETAILS



**±0.23 Acres Available**



**Easy Access To US-1, I-295, & I-95**



**Zoning: IL (Industrial Light)**

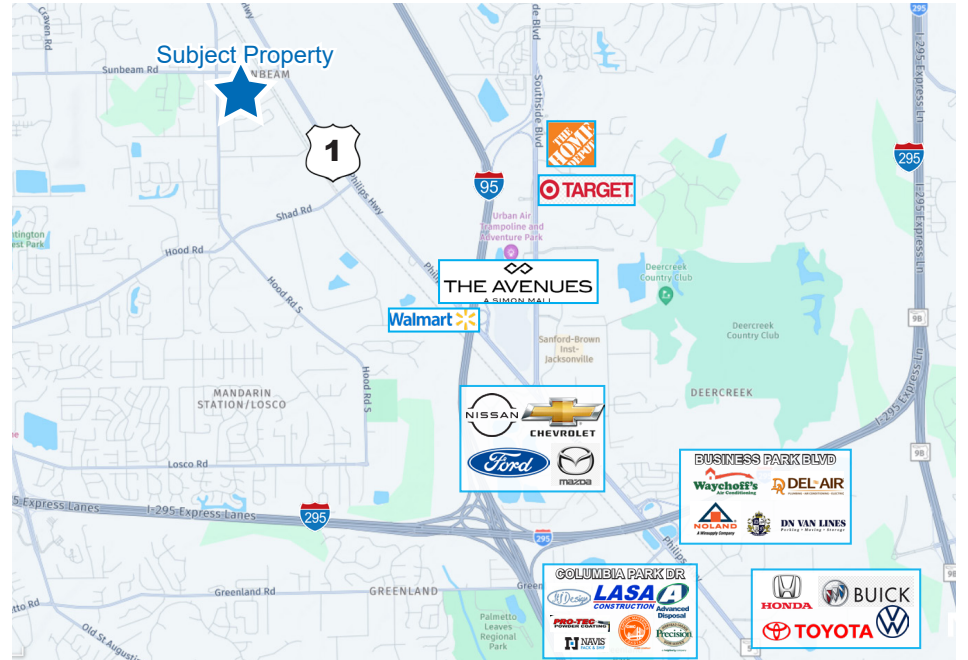
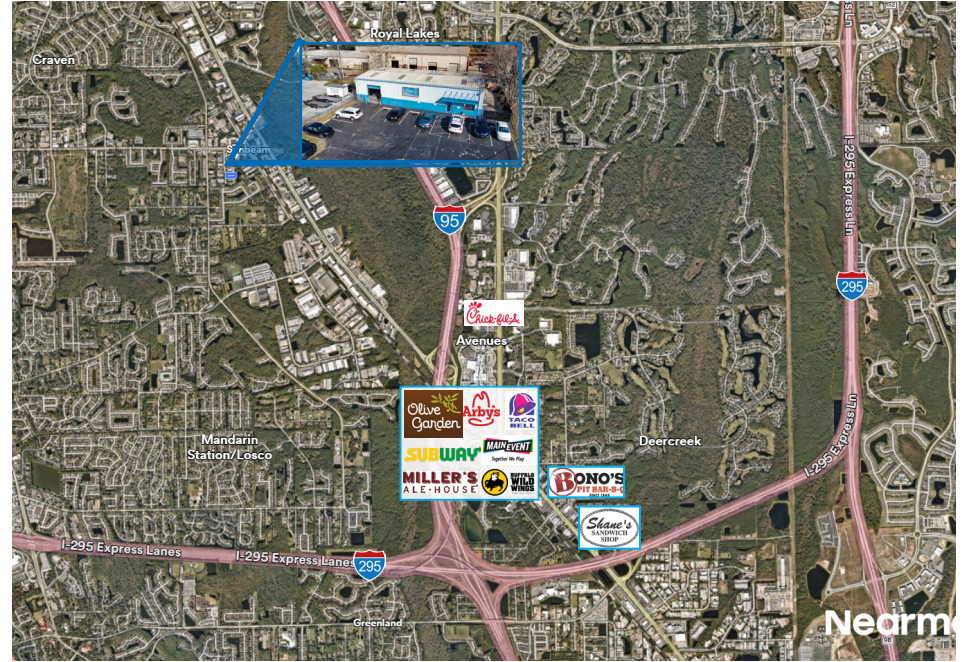


**Loading: Two Grade level doors (10' x 12')**

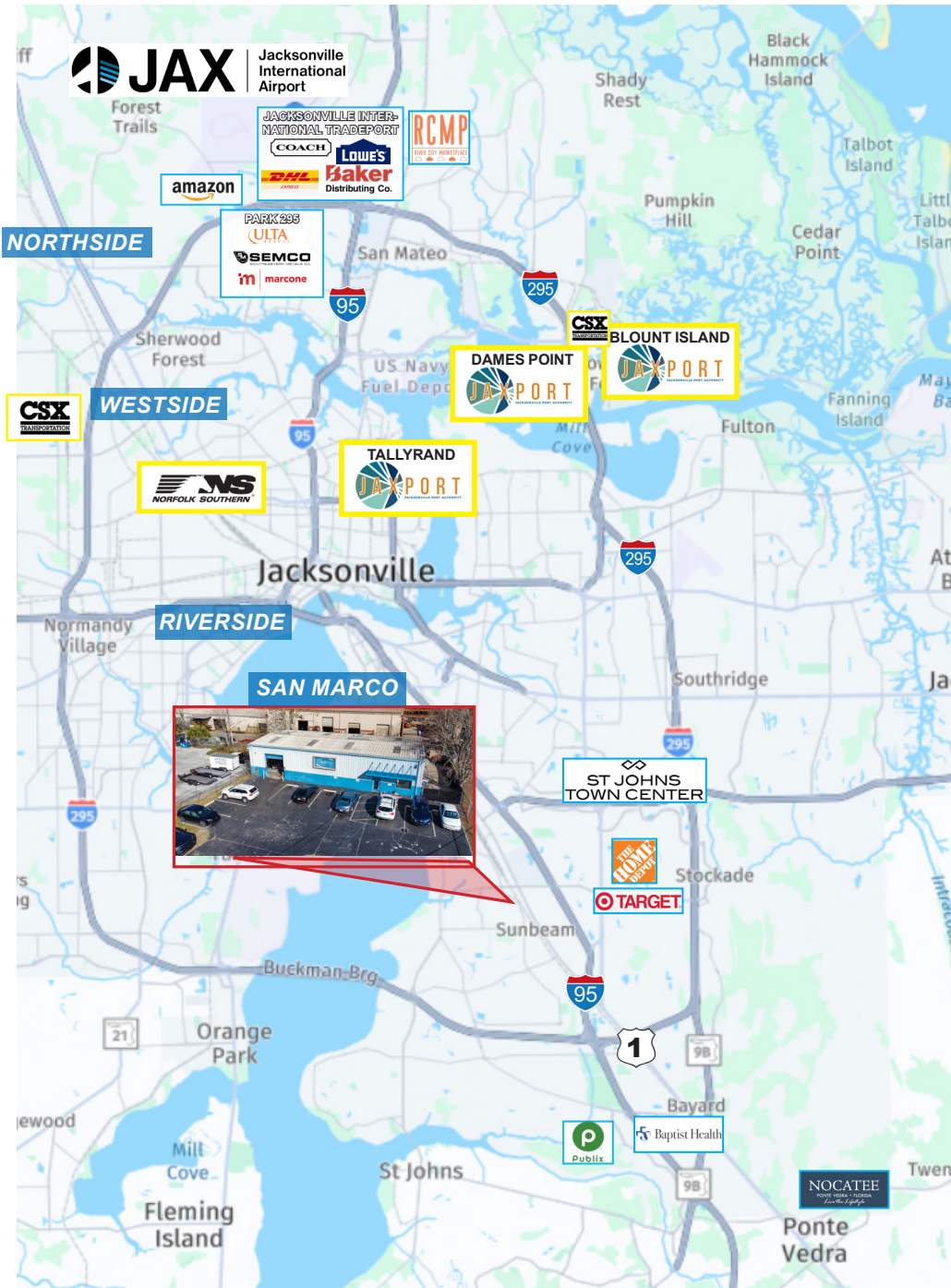
<b>Total Available:</b>	±3,524 SF
<b>Office Size:</b>	±700 SF
<b>Utilities:</b>	City Water and Sewer
<b>Column Spacing:</b>	Clear Span
<b>Ceiling Height:</b>	16' Clear
<b>Construction:</b>	Metal
<b>Year Built:</b>	1988
<b>Power:</b>	Single Phase 240 Volt 200 amps

**Sales Price: \$616,700 (\$175psf)**

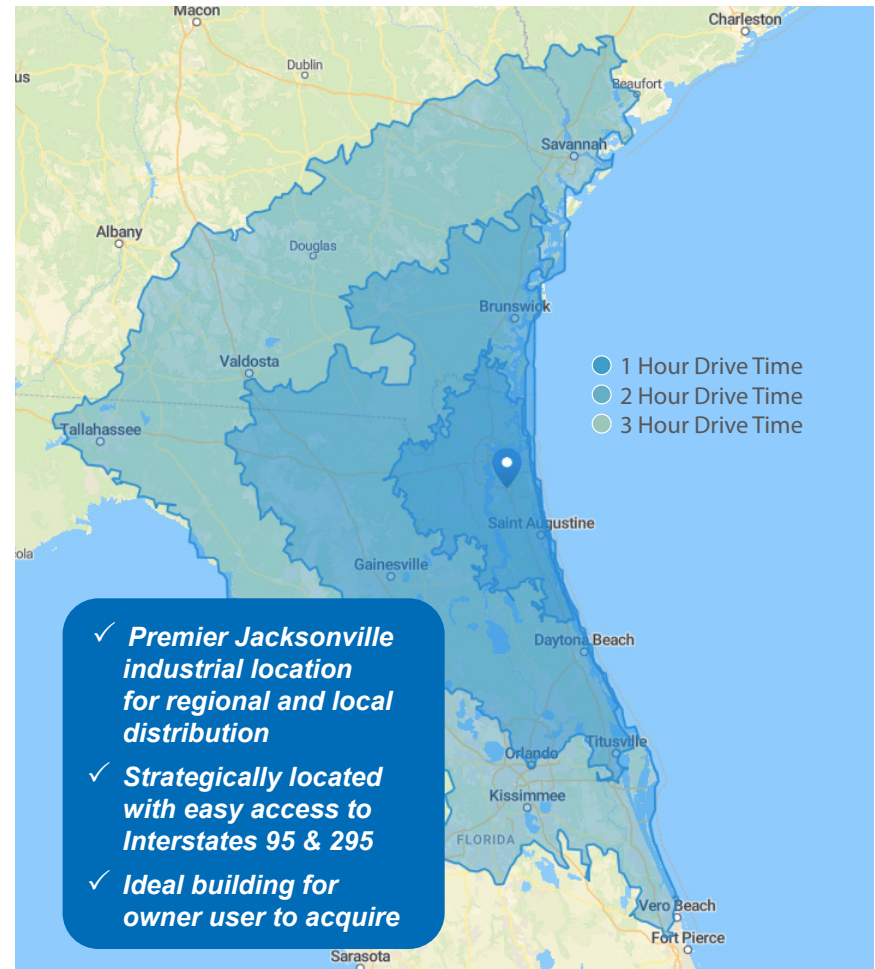
# PROPERTY PHOTOS



# EXCELLENT CONNECTIVITY



Point of Interest	Time	Miles
I-95	4 Min	2.2
I-10	18 Min	11.7
I-295	6 Min	3.4
Jax International Airport	30 Min	26.6
JaxPort	22 Min	18.1
CSX Intermodal Facility	31 min	22.8
Norfolk Southern Intermodal Facility	27 min	16.8



- ✓ Premier Jacksonville industrial location for regional and local distribution
- ✓ Strategically located with easy access to Interstates 95 & 295
- ✓ Ideal building for owner user to acquire

# 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

- Unemployment rate: Florida's unemployment rate in 2024 is 3.3%, which is 0.7 percentage points lower than the national
- Employment: Florida's employment in 2024 is 11,835,884
- Population: Florida's population in 2024 is 22,954,162
- Economic growth: Florida's real economic growth in the first quarter of 2024 was 3.0%, which was the sixth highest in the nation
- Job creation: Florida has created 424,144 new businesses in 2024

## 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



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