

INVESTMENT OPPORTUNITY

3232 Old Kings Rd. Jacksonville, FL 32254 | \$1,200,000



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PROPERTY OVERVIEW

3232 Old Kings Rd. Jacksonville, FL 32254

- Warehouse: 7,440 sqft
- Office/Bathroom: 2 offices/1 bathroom
- Loading Docks: 2
- 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



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.

PROPERTY DESCRIPTION

3232 Old Kings Rd. Jacksonville, FL 32254



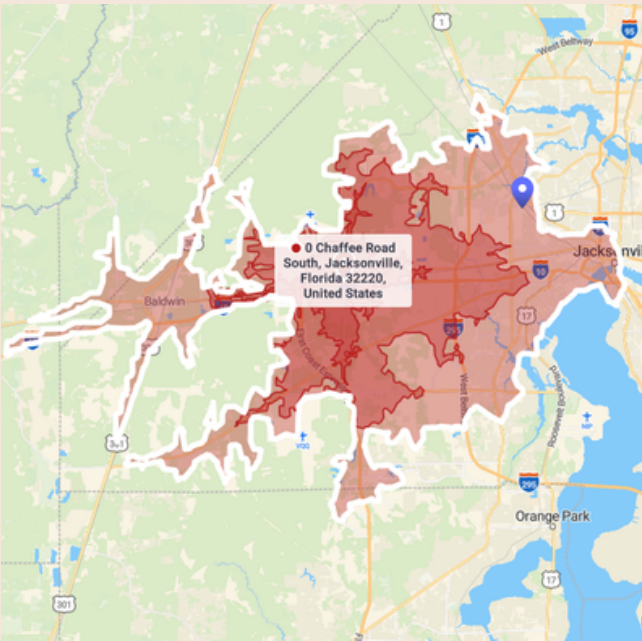
Located in Jacksonville's industrial corridor, 3232 Old Kings Rd offers a rare opportunity to acquire a $\pm 7,440$ SF airplane hangar-style warehouse situated on approximately 1.4 acres and zoned IL (Light Industrial). The property features expansive open warehouse space with excellent functionality 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.

BENCHMARK DEMOGRAPHICS

3232 Old Kings Rd, Jacksonville, Florida, 32254

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

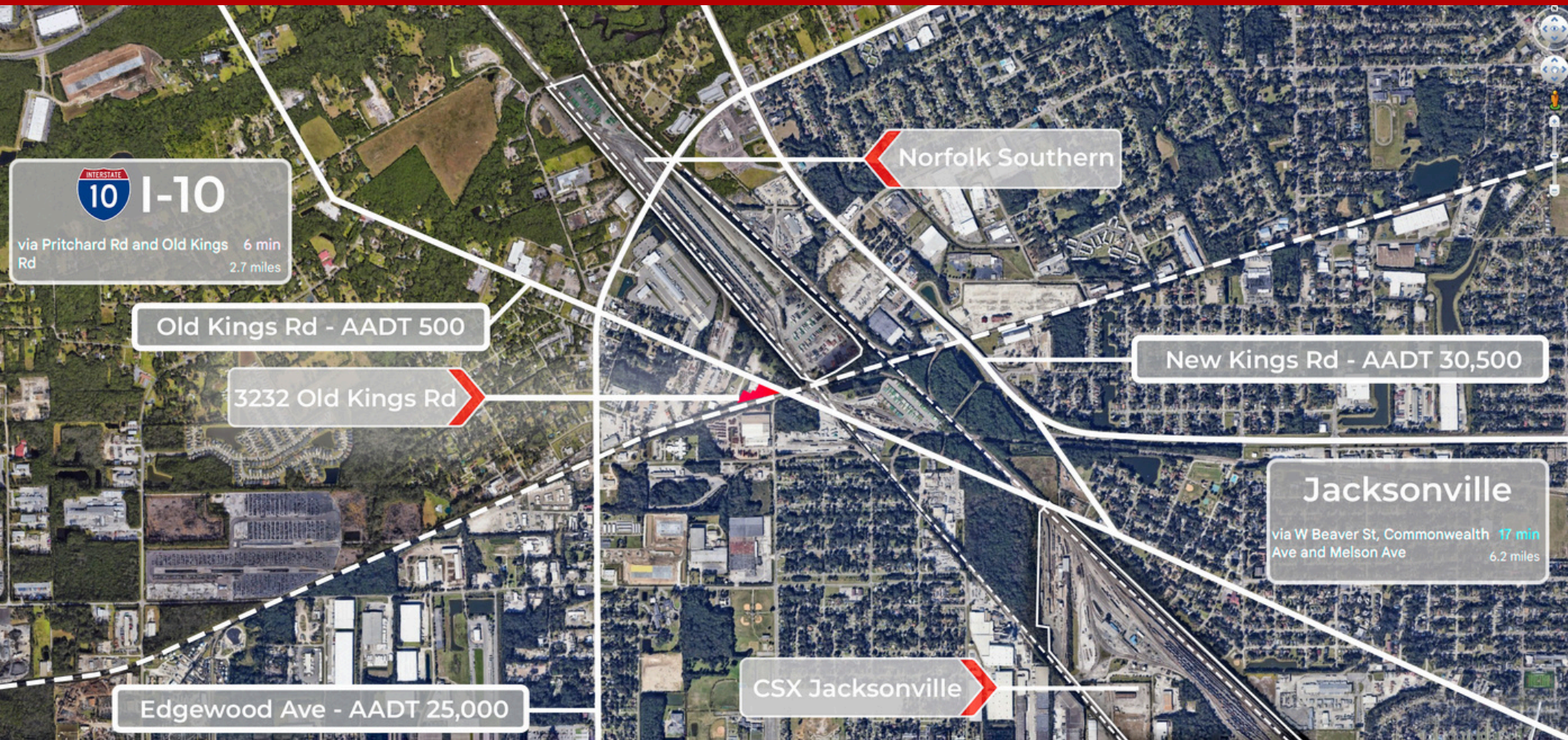
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	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Duval County	CBSAs Jacksonville, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	7.10%	6.41%	6.08%	5.69%	5.44%	4.69%	5.39%
5 - 9	7.15%	6.58%	6.16%	5.93%	5.86%	5.03%	5.75%
10 - 14	7.49%	6.81%	6.01%	5.73%	6.04%	5.34%	5.98%
15 - 19	6.97%	6.79%	6.30%	6.05%	6.22%	5.84%	6.47%
20 - 34	18.95%	18.38%	20.08%	21.29%	19.22%	18.43%	20.33%
35 - 54	23.88%	22.99%	24.63%	25.70%	25.63%	24.41%	25.20%
55 - 74	22.29%	23.73%	23.29%	22.41%	23.50%	25.55%	22.82%
75+	6.04%	8.31%	7.47%	7.24%	8.09%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	17.5%	20.8%	18.6%	9.8%	8.1%	8.0%	8.3%
\$15,000-\$24,999	7.4%	11.4%	9.1%	5.5%	5.0%	5.8%	5.9%
\$25,000-\$34,999	15.6%	11.8%	9.6%	6.4%	5.8%	6.7%	6.3%
\$35,000-\$49,999	15.9%	13.9%	12.7%	11.0%	9.8%	10.5%	9.8%
\$50,000-\$74,999	19.7%	18.7%	18.1%	17.8%	16.5%	16.9%	15.6%
\$75,000-\$99,999	7.1%	9.0%	10.7%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	14.5%	10.0%	12.3%	18.9%	19.6%	18.4%	17.8%
\$150,000-\$199,999	1.1%	2.0%	4.5%	7.5%	9.3%	8.7%	9.8%
\$200,000+	1.2%	2.3%	4.4%	10.3%	13.0%	12.1%	14.0%
KEY FACTS							
Population	7,876	67,538	188,249	1,054,465	1,764,628	23,027,836	339,887,819
Daytime Population	9,689	77,473	265,550	1,140,746	1,765,462	22,846,618	338,218,372
Employees	2,848	25,307	81,045	525,747	841,514	10,832,721	167,630,539
Households	2,901	26,496	77,359	431,039	699,626	9,263,074	132,422,916
Average HH Size	2.71	2.50	2.35	2.39	2.47	2.43	2.50
Median Age	36.7	39.1	38.9	38.7	40.4	43.6	39.6
HOUSING FACTS							
Median Home Value	82,074	120,094	217,557	355,630	395,594	416,969	370,578
Owner Occupied %	47.3%	53.3%	52.0%	58.2%	66.7%	67.2%	64.2%
Renter Occupied %	52.7%	46.7%	48.0%	41.8%	33.3%	32.8%	35.8%
Total Housing Units	3,294	29,964	86,803	468,453	767,323	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$40,975	\$39,798	\$49,946	\$74,128	\$82,649	\$78,205	\$81,624
Per Capita Income	\$20,791	\$22,625	\$29,182	\$41,767	\$45,252	\$44,891	\$45,360
Median Net Worth	\$32,364	\$38,494	\$53,850	\$153,805	\$249,654	\$253,219	\$228,144

LOCATION OVERVIEW

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