



For Sale Investment Opportunity

2814 Mercury Road
Jacksonville, FL 32207

Property Highlights

- **Asking price:** \$2,400,000
- **Total SF:** 21,096
- **Lease expiration date:** Q2 2028

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Property Overview

2814 Mercury Road | Jacksonville, FL 32207

Current tenant is paying below market rent on modified gross lease covering common area maintenance and property insurance.

Parcel ID	147255-0020
Submarket	San Marco
Building Size	21,096 SF
Office	Est. 1,000 SF
Building Dimensions	170' x 102'
Acres	0.70
Clear Height	12'
Load Type	Front
Dock High Platform	(2) Positions (1) Edge of Dock Leveler
Drive In	(1) 10'x10' (1) 12'x10'
Auto Parking	10
Truck Court	118'
Trailer Stalls	(1) 45' Positions
Sprinkler	WET
Lights	LEDs
Power	240v, 3p
Zoning / Use	Light Industrial
Flood Zone	X
Built Renovated	1976, 2021 / 2025
Highlights	Roof replaced 2020, updated electrical 2025
2026 Proposed Property Taxes	\$29,750.24

Property Photos



Lease Abstract

2814 Mercury Road | Jacksonville, FL 32207



Tenant Name



Year Founded

2002

Employees

< 10

HQ

Jacksonville, FL

Industry

Office Product / Retail Distribution

Leased SF

21,906

Lease Commencement

3/1/22

Lease Expiration

5/31/28

Base Rent

\$5.46

Gross Rent

\$7.26

Annual Esc.

3.00%

NOI

\$89,857

CAP

3.74%

Security Deposit

\$13,000



Tenant Responsibilities

Utilities
Maintenance of HVAC and Minor Premises Repairs

Landlord Responsibilities

Property Taxes
Security Deposit returned 30 days post termination of the lease.



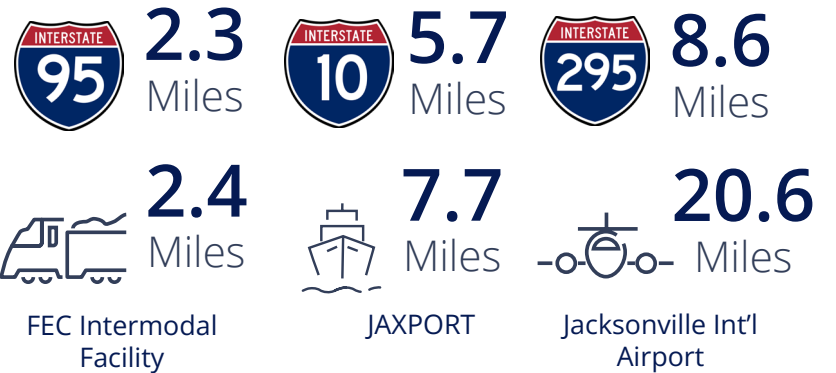
	Philips Hwy	0.8 miles
	I-95	2.3 miles
	Downtown Jacksonville	4.9 miles
	I-10	5.7 miles
	I-295	8.6 miles
	FEC Intermodal Facility	2.4 miles
	CSX Intermodal Facility	16.5 miles
	Norfolk Southern Intermodal Facility	16.7 miles
	Jacksonville Int'l Airport	20.6 miles
	JAXPORT Talleyrand	7.7 miles
	JAXPORT Dames Point	15.2 miles
	JAXPORT Blount Island	16.4 miles
	Port of Savannah	147 miles
	Port of Tampa	205 miles
	Port of Charleston	245 miles

Business Friendly Environment

- Abundant regional labor pool
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

Strategic Location

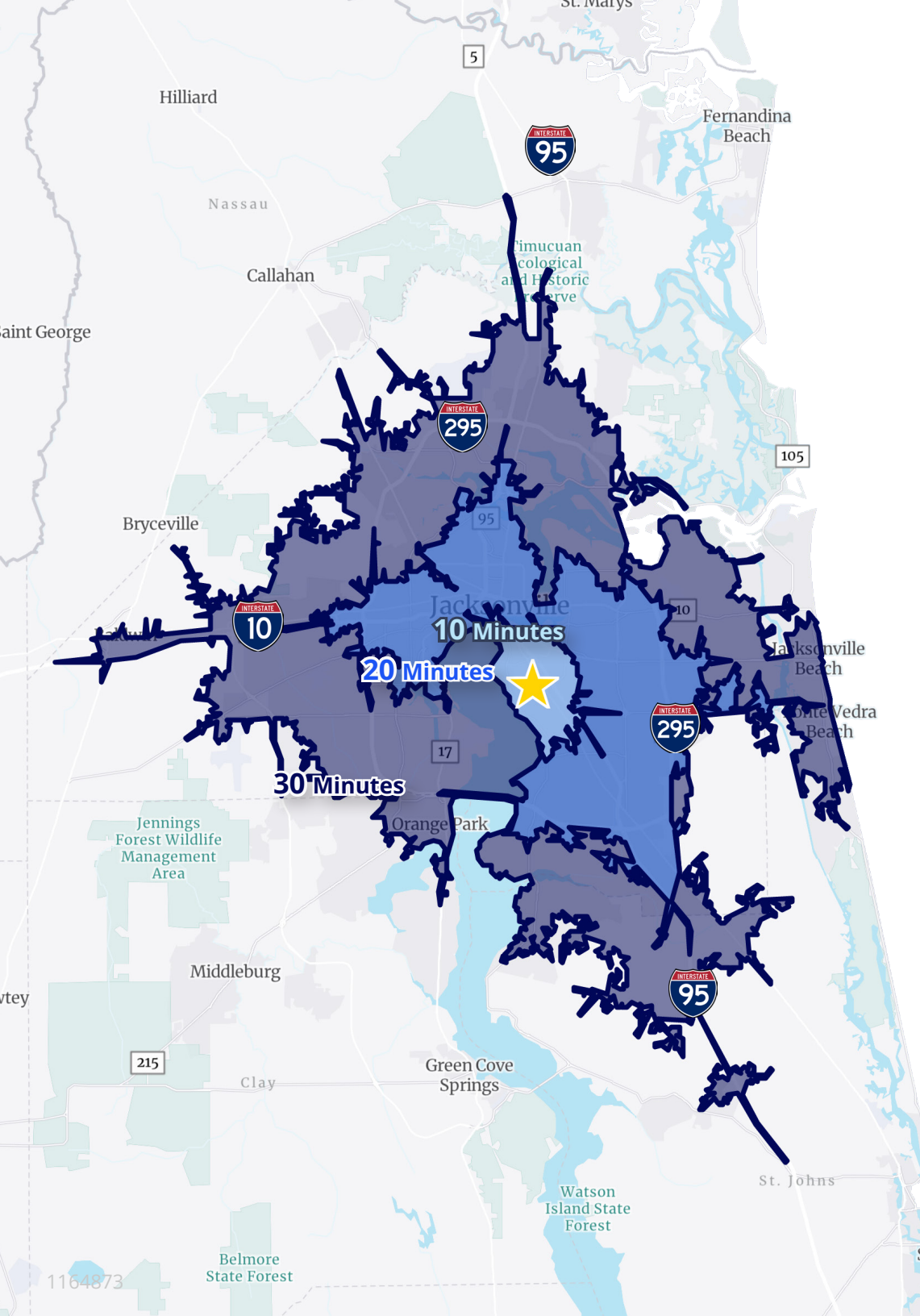
Excellent connectivity to the region's major transportation infrastructure.

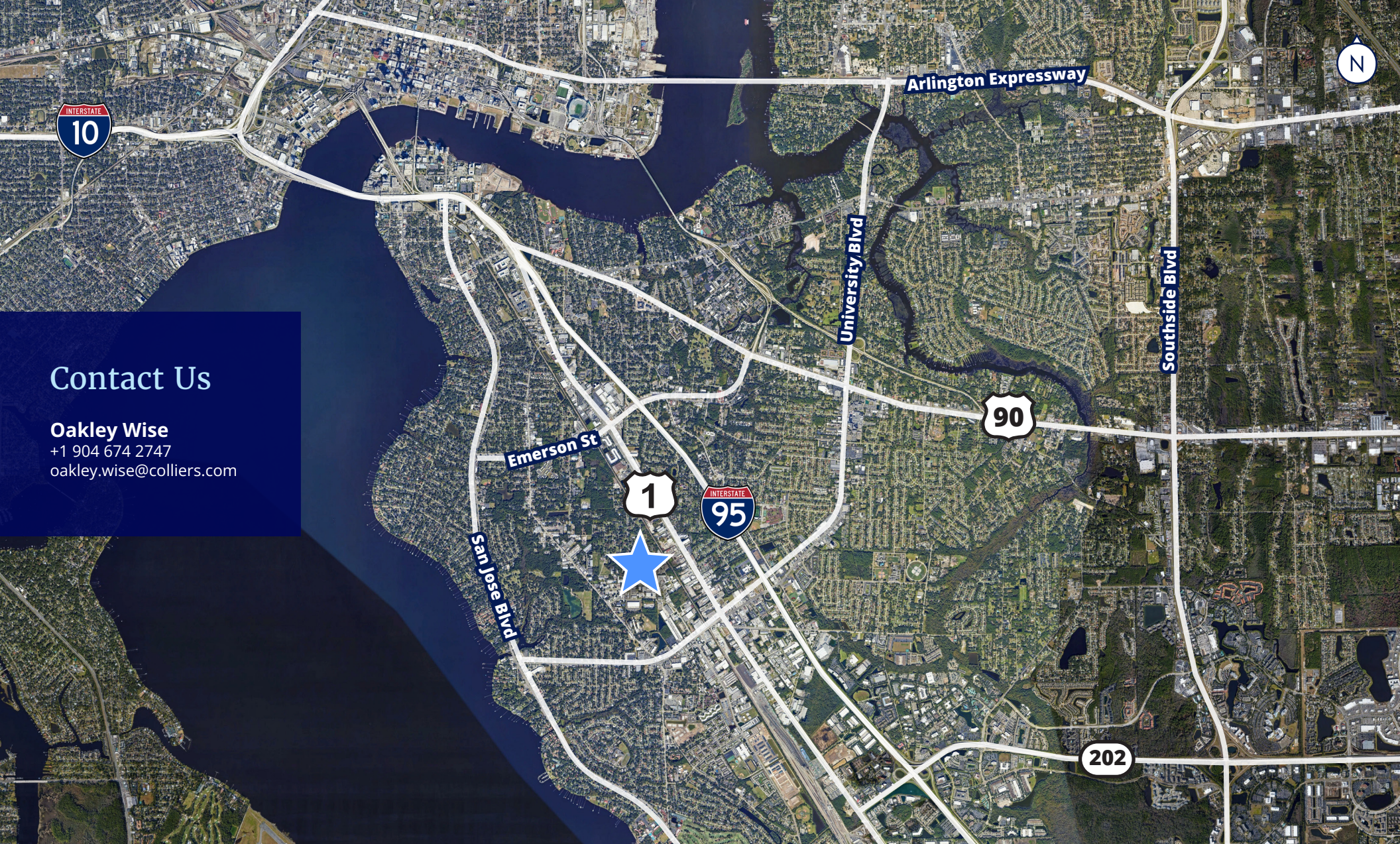


Jacksonville's **strong regional demographics** offers an affordable alternative to other metros in Florida and a high quality of life for skilled labor with a growing workforce.

Demographics

	10 Miles	20 Miles	30 Miles
2025 Population	710,033	1,418,910	1,620,796
2030 Population	729,437	1,501,214	1,733,689
Population Change 2025-2030	0.54%	1.13%	1.36%
2025 Households	295,367	561,258	639,881
Median Household Income	\$67,035	\$81,512	\$83,059
Bachelor's Degree or Higher	23.2%	25.7%	25.5%
Unemployment Rate	4.5%	4.0%	4.0%
Total Employees	352,963	690,531	781,318





Contact Us

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