



Colliers

Warehouse & Office Complex 204,144± SF on 11.41± AC

1357 W Beaver Street | Jacksonville, FL 32209

Sale Price: \$15,950,000

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Offering Memorandum



204,144± TOTAL SF



IL & CCG-1 ZONING



11.41± TOTAL AC

The Bumgarner Industrial Team of Colliers is pleased to present an exceptional opportunity to acquire a 204,144± SF industrial and office facility strategically located at 1357 W. Beaver Street, just minutes from Downtown Jacksonville, JAXPORT and the region's major transportation arteries. Situated on 11 contiguous parcels totaling 11.41 acres, this versatile four-building campus offers an unmatched combination of heavy power, state-of-the-art infrastructure, secure operations and move-in-ready production and office space.

Whether you're scaling manufacturing, logistics or technology operations, this facility delivers the capacity and connectivity to meet high-demand business needs. With 1600-amp service, bi-fuel generators, high-capacity air compressors, LED lighting and modern breakrooms and offices, the property is designed for performance.

Industrial offerings of this scale, location and condition are rare, don't miss your chance to own a cornerstone asset in one of the Southeast's fastest-growing logistics markets.



RE Number	Parcel Address	Year Built	Bldg Sq Ft.	Acres	Clear Height	Sprinklers	Zoning	Property Use
075509-0500	1357 W Beaver St			8.15			IL	Light Manufacturing
	Building 1	1919	122,680	-	24'	Yes	IL	Light Manufacturing
	Building 2	1950	5,952	-	16'	Yes	IL	Light Manufacturing
	Building 3	1970	21,582	-	16'	Yes	IL	Light Manufacturing
	Building 4	1946	53,930	-	16'	Yes	IL	Warehouse Distribution
075519-0000	1355 W Beaver St			0.85			IL	Parking Lot
075510-1500	0 W Union St			0.59			IL	Vacant Industrial
075506-0000	1315 W Union St			0.41			IL	Vacant Industrial
075501-0000	1316 W State St			0.15			IL	Vacant Industrial
075499-0000	1324 W State St			0.15			IL	Vacant Industrial
075508-0000	1339 W Union St			0.24			IL	Vacant Industrial
075498-0000	0 W State St			0.49			IL	Vacant Industrial
075509-0000	0 Brady St			0.13			IL	Vacant Industrial
075507-0000	0 W Union St			0.17			IL	Vacant Industrial
075503-0000	926 Myrtle Ave			0.09			CCG-1	Vacant Commercial

Property Highlights

Address	1357 W. Beaver St. Jacksonville, FL 32209
Total SF	204,144 (4 buildings) Bldg 1: 122,680 Bldg 2: 5,952 Bldg 3: 21,582 Bldg 4: 53,930
Total Land	11.41 AC; 11 parcels total
Roofing	TPO and metal roofing
Security	Security cameras throughout the entire buildings
Electrical Service	1600 amp/460 vol, square D distribution and supporting equipment
Generators	Bi-fuel generators qty (2)-375KW - to 750KW natural gas, diesel, auto transfer switch for 1600 amp service
Air Compressors	Rotary screw air compressors qty (2)- KRSP 150HP; qty (2) refrigerant 1000 scfm dryers; aluminum smart piping and fittings throughout facility
Lighting	LED lighting; occupancy sensors on and off manufacturing designed light output with higher footcandles
Heating	Infrared radiant heating throughout facility
Sprinklers	Sprinkler system, backflows, antifreeze loop systems
Office	State of the art designed manufacturing offices, breakrooms and restrooms throughout facility to support all production
Flooring	Concrete floors - varies 4-6"
Water	Recycled Water Irrigation is piped to roof from deep well and then to front office/parking grass areas
Storage	High cube storage in the metal warehouse
Air	3.5-minute air exchange in facility production areas (outdoor air)
Zoning	Light Industrial



Parcel Map

360° Click for virtual tours

Buildings 1 & 4

Building 2

Building 3



Property Location



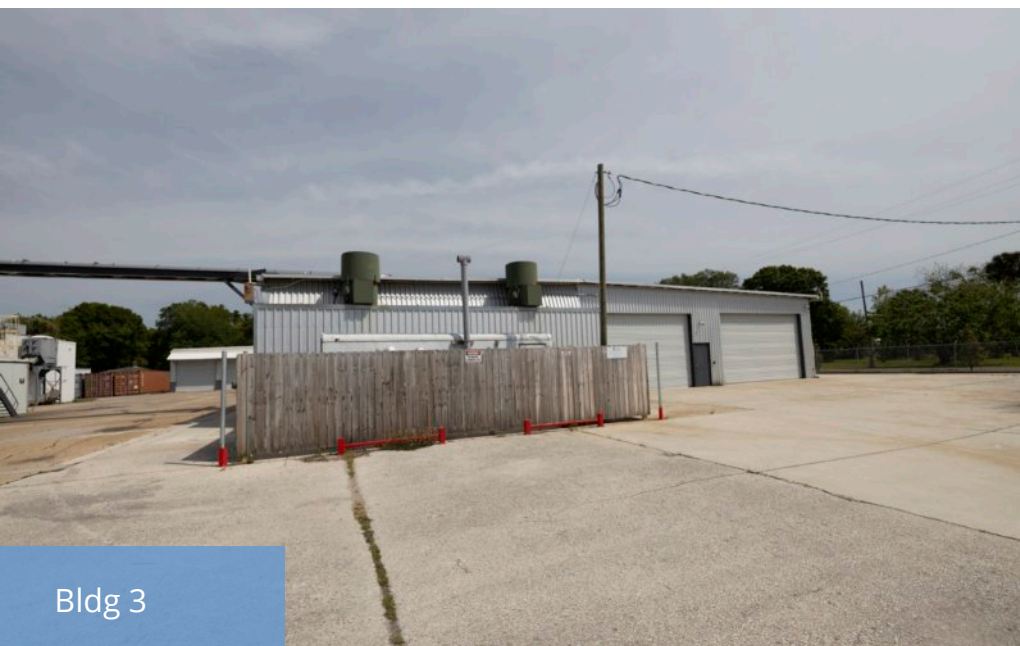
Photo Gallery - Exterior Buildings



Bldg 1



Bldg 2



Bldg 3



Bldg 4

Photo Gallery - Interior Finished

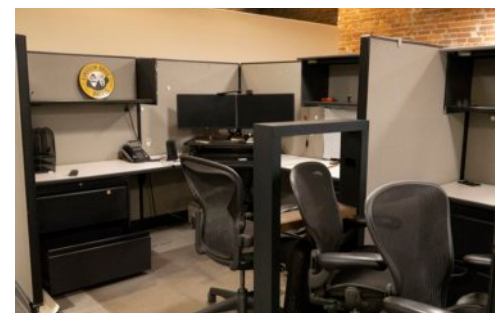
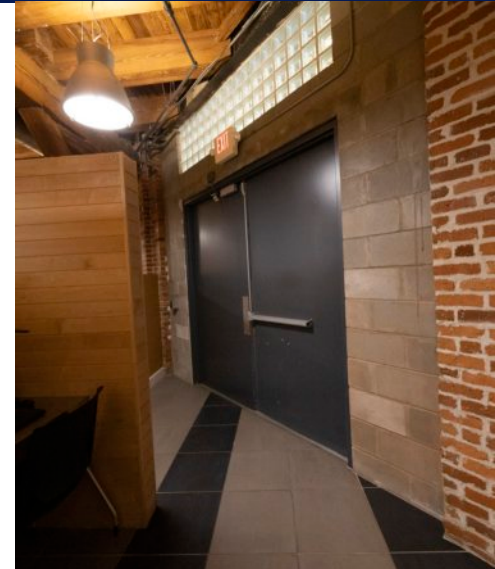


Photo Gallery - Lobby, Breakroom & Kitchen Area

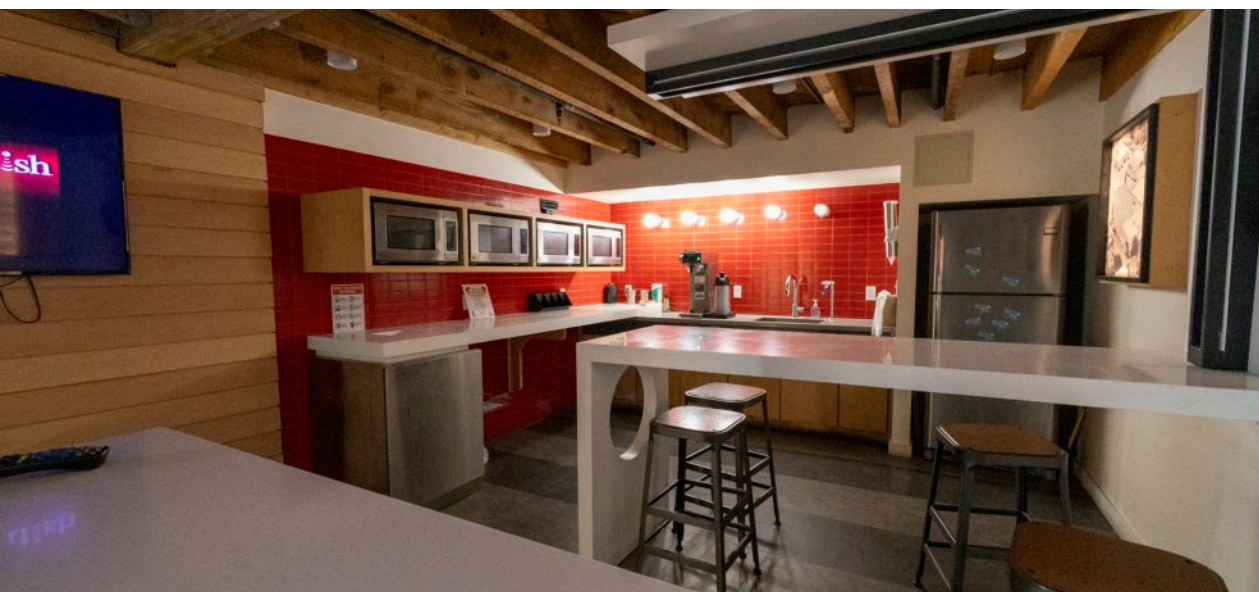
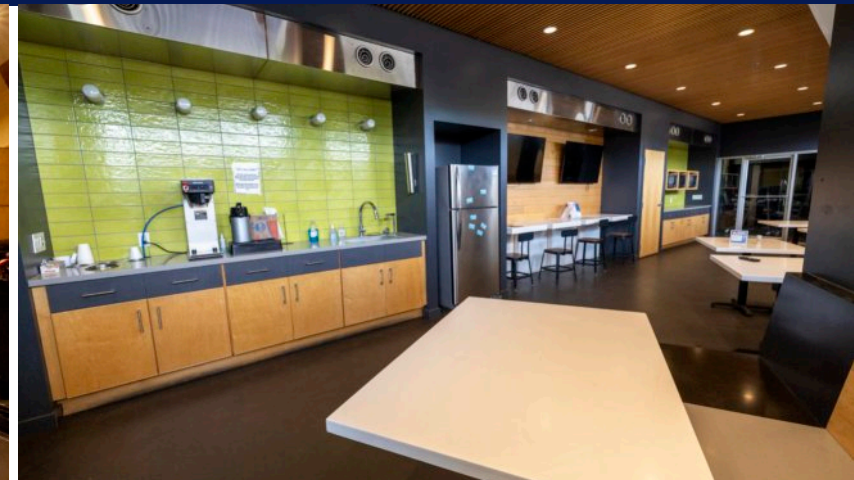
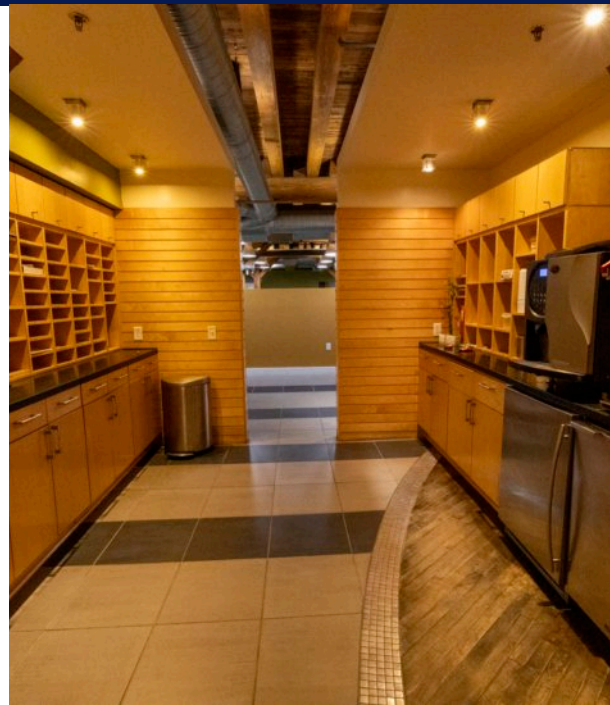
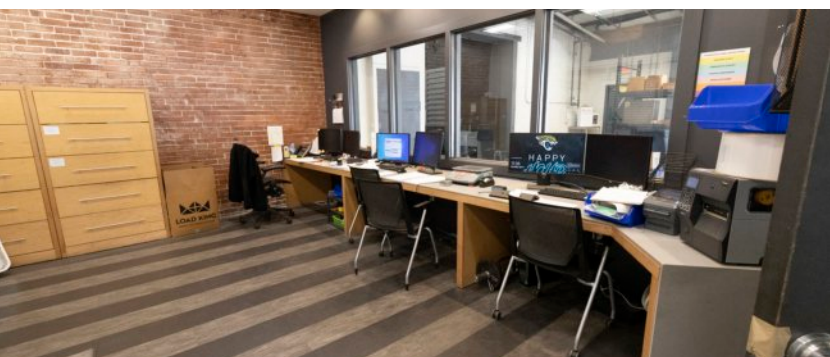
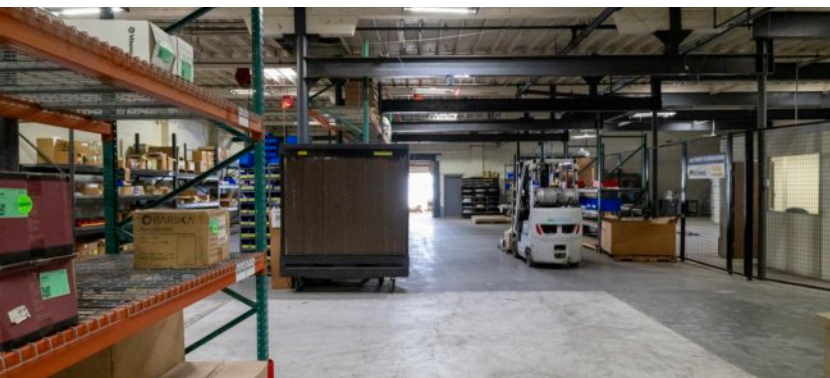
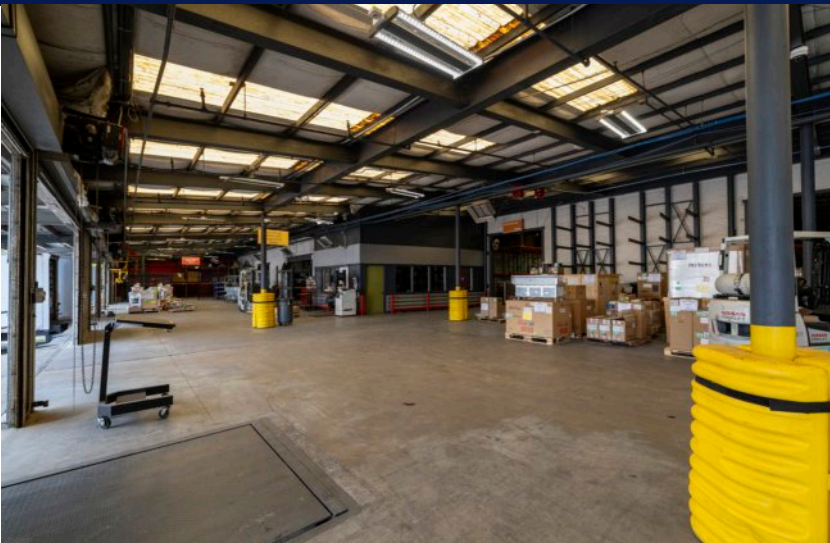
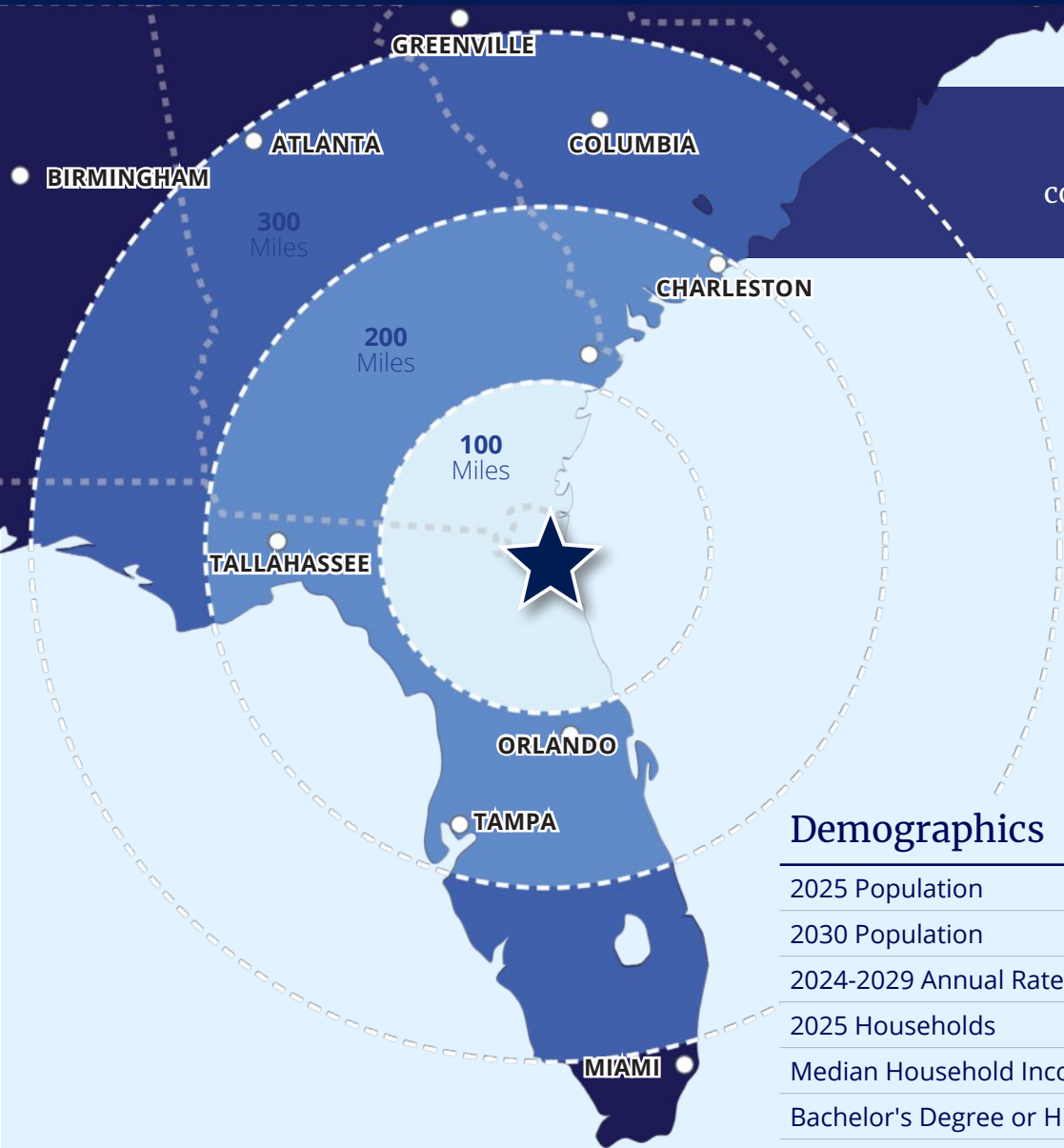


Photo Gallery - Shipping & Receiving



Demos & Distances



As the westernmost city on the East Coast, Jacksonville offers companies same-day access to more than 98 million consumers.

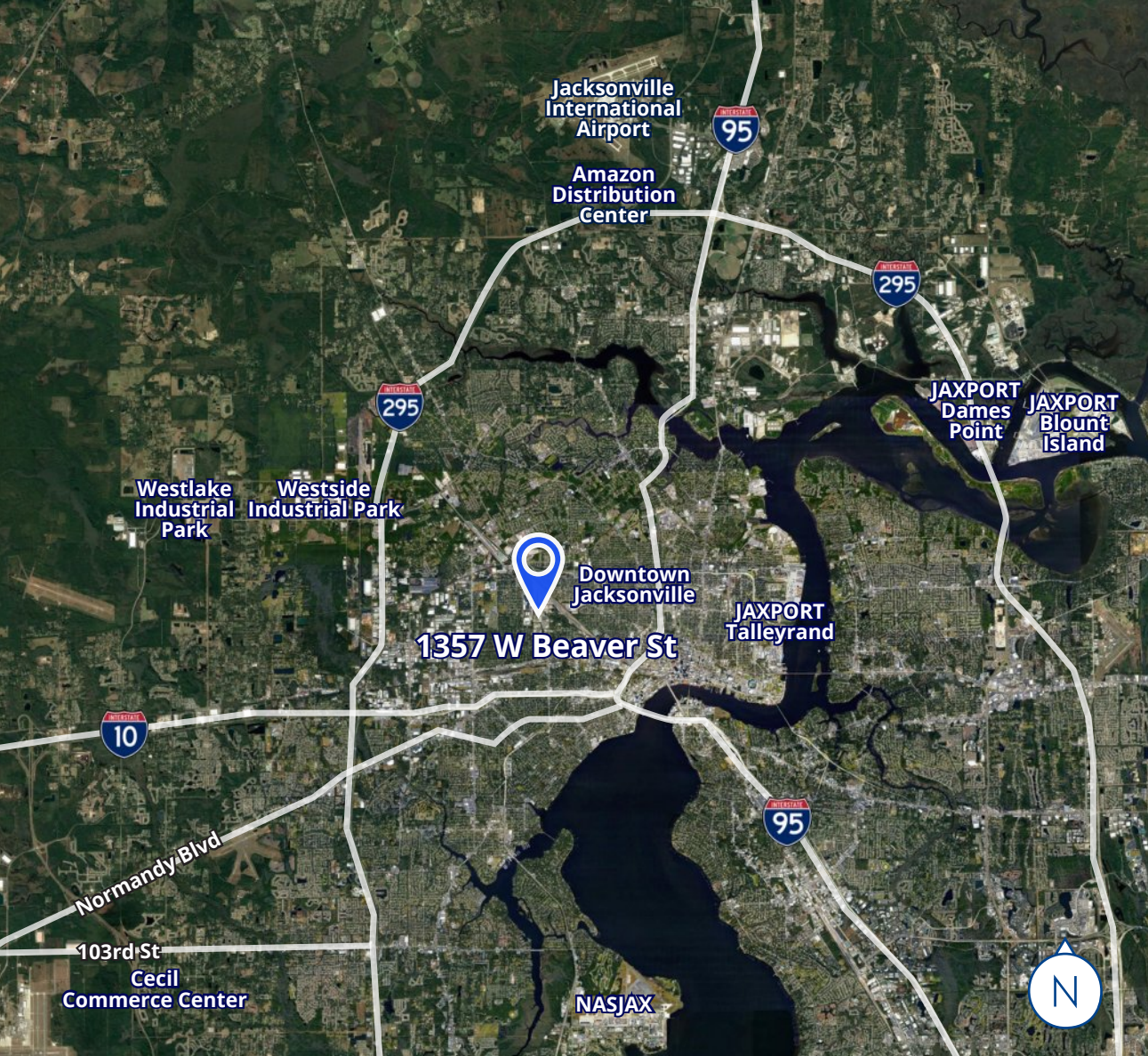
Key Distances

Downtown Jacksonville	2.1 miles
Orlando, FL	132 miles
Savannah, GA	138 miles
Tallahassee, FL	173 miles
Tampa, FL	199 miles
Charleston, SC	244 miles
Miami, FL	342 miles
Atlanta, GA	345 miles

Demographics

	100 Miles	200 Miles	300 Miles
2025 Population	3,761,175	15,083,369	31,236,212
2030 Population	4,003,727	16,019,296	32,880,997
2024-2029 Annual Rate (CAGR)	1.46%	1.37%	1.23%
2025 Households	1,528,037	6,041,521	12,550,559
Median Household Income	\$\$72,013	\$74,897	\$76,199
Bachelor's Degree or Higher	20.6%	21.6%	22%
Unemployment Rate	4.1%	4.0%	4.2%

Source: Esri, Esri-Data Axle, U.S. Census



US 23	.3 miles
Interstate 95	.6 miles
US 1	1.7 miles
Interstate 10	2.8 miles
I-295	6.3 miles



CSX - Moncrief Yard	3.1 miles
Norfolk Southern Intermodal	6.7 miles
Florida East Coast Railway	7.9 miles



NAS JAX	10.4 miles
Jacksonville Int'l Airport	14.3 miles
Cecil Airport	18.2 miles



JAXPORT Talleyrand	5.4 miles
JAXPORT Dames Point	12.8 miles
JAXPORT Blount Island	13.7 miles

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