

925 North Ocean Street
JACKSONVILLE, FL 32202



**INDUSTRIAL /
REDEVELOPMENT**
FOR SALE OR LEASE

THE OFFERING

BUILDING INFORMATION

BUILDING SIZE	30,000 +/- SF
CONSTRUCTION	Masonry
YEAR BUILT	1950
Main Warehouse	22,500 +/-
Office Area in Main Warehouse	2,000 +/- SF
Warehouse (Smaller Section)	5,400 +/-
4 Offices with Restrooms	
CLEAR HEIGHT	
Slab to Bottom of Joists	15.7'
Slab to Bottom of Roof Deck	22.9'
DOCKS	5
RAMPS	2
COLUMN SPACING	75' x 16'
ELECTRICAL	3 PHASE
SPRINKLERED	WET SYSTEM
CITY WATER/SEWER	Yes
FENCED STORAGE	Yes
ACREAGE	1.53 +/- Acres

PROPERTY OVERVIEW

This is a rare opportunity to acquire a full city block in Downtown Jacksonville. The property consists of 1.53 acres of land with a 28,000 square foot warehouse and a 900 square foot accessory building. Both buildings are masonry construction and fire sprinklered. The main building features a dock high, ramp, and grade level access. Located on the fringe of development just north of Downtown Jacksonville, the property is prime for multifamily redevelopment or can be used for industrial uses. The property is close to TIAA Bank Field, 121 Financial Ballpark, Baptist Medical Center, MOCA, and Jacksonville Center for the Performing Arts.

925 North Ocean Street is in the heart of downtown Jacksonville and is across the street from Springfield Park and Playground. The building has quick and easy access to Arlington Expressway and North Main Street. The space features a dock, a ramp, and grade level loading on site. The building has its original architectural integrity in place with 24± feet. ceilings and plenty of natural light.

FOR SALE OR LEASE

ASKING PRICE:	\$4,350,000.00
PRICE PSF:	\$145
ASKING RENT:	Negotiable
LEASE TYPE:	NNN

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- 5 DOCKS
 - 2 RAMPS
 - 22' CLEAR HEIGHT
 - SPRINKLERED | WET SYSTEM
 - 3 PHASE POWER

WAREHOUSE INTERIOR



- 75' x 16' Column Spacing
- Main Warehouse 150' x 150'
- Former Manufacturing Facility

WAREHOUSE INTERIOR

SURROUNDING AREA

TIAA Bank
FIELD



McDonalds



HARVEYS
supermarket
Trading Since 1924

E STATE ST.

N NEWNAN ST.

BURGER
KING

ORANGE ST.

VEHICLES PER DAY
34,028 +/-



N OCEAN ST.



HIGH
TRAFFIC



WALK
TO
DOWNTOWN

1

CITY
BLOCK

SELF STORAGE

RETAIL | MIXED
USE

MULTI FAMILY

POTENTIAL
REDEVELOPMENT
USES



HIGH GROWTH METRO
FUTURE SITE CONVERSION
++ LAND VALUE



GROW WITH JACKSONVILLE

JACKSONVILLE MAP



**FOR ADDITIONAL INQUIRIES
PLEASE CONTACT**

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