



# BOWDEN DISTRIBUTION

5343 BOWDEN RD  
JACKSONVILLE, FL 32216

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$9.50/sf + NNN
Building Size:	35,051 SF
Available SF:	16,129
Lot Size:	
Zoning:	CCG-1

## PROPERTY OVERVIEW

16,129 SF available for lease. 8,936 sf is made up of office space and 7,193 sf is made up of warehouse space.

Building is split in half, the East side is occupied by a user taking 18,850 sf. The West side is available. The grade and dock doors are on the West side of the building. That space is common area for both tenants to use.

Other key features include brand new AC, sprinkler system, 24 ft high and 20 ft clear ceilings, 1 grade-level doors and 2 dock-high doors - both at 12x15, Phase 3 power, 240 amps, each unit has their own security system, sufficient parking for employees or trailers, and weekend security patrol.

14 Offices, 2 Conference Rooms, 2 training classrooms, 1 Kitchenette, 1 Fitness Center, Lobby space with private access, & 1 office in warehouse.



# Additional Photos

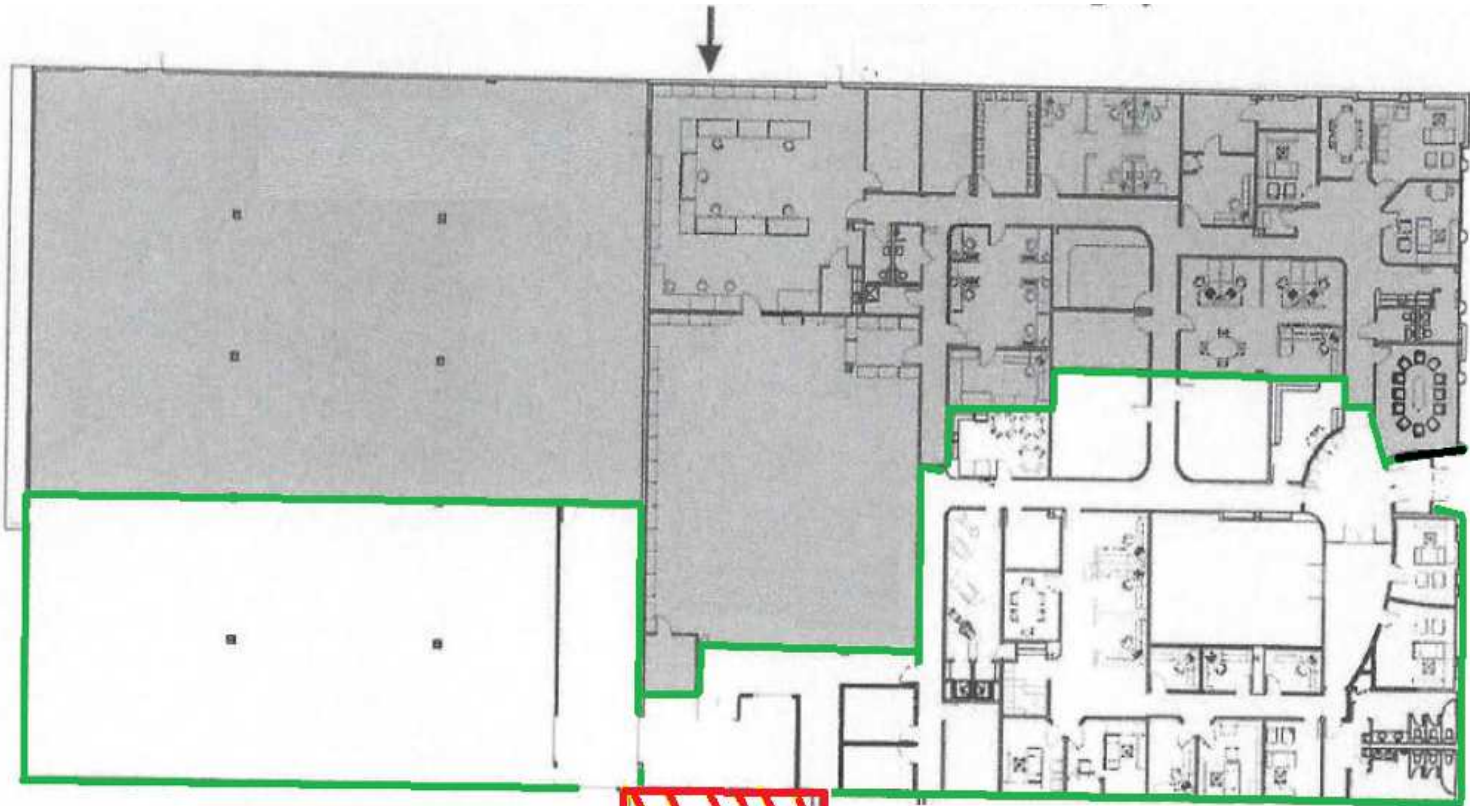




# Additional Photos

**EXHIBIT A**

**Premises**



**16,129 SF AVAILABLE**

**Common Area shared.**  
**Access to both dock doors and grade doors.**

**WFO**  
Coffee Studio, LLC  
2632 Southside Road  
Riverside, Illinois 60540  
708-439-4142

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**Mr. David's Flooring International, LLC**  
88 West Irving Park Road  
Darien, Illinois 60418

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**INTERIOR FINISHES**  
NOT APPLICABLE

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**STRUCTURAL FINISHES**  
NOT APPLICABLE

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**MECHANICAL IDENTIFICATION**  
S.E.D.  
ASPHF  
P/S  
W/S  
D/S

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**ASPHF FINISHES**  
NOT APPLICABLE

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**ARCHITECTURAL SEALS**

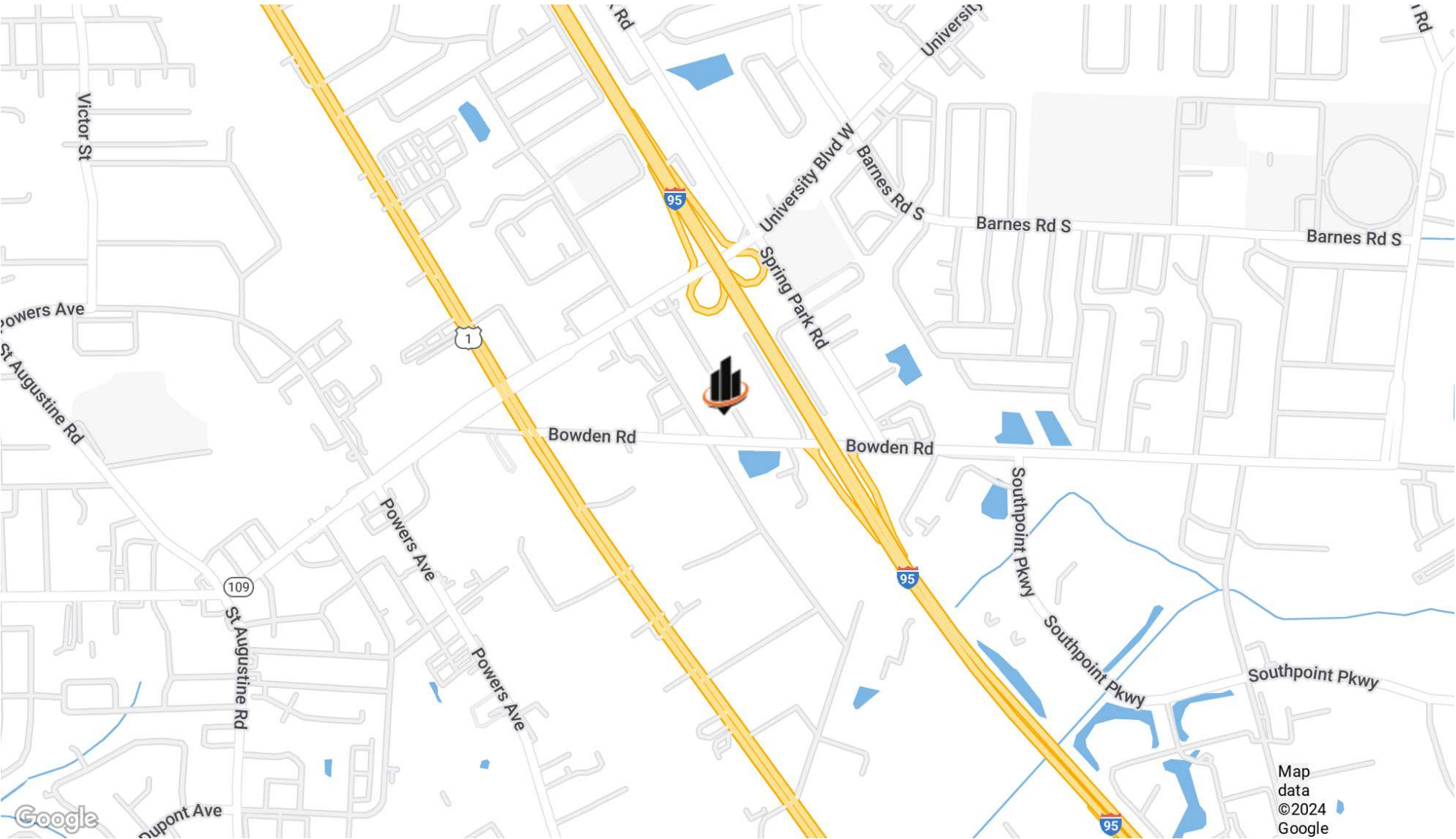
**Mr. David's Flooring Jacksonville**  
Interior Renovation  
8245 Bowden Road  
Jacksonville, Florida 32218  
© 2014-2015 WFO

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**CODE**



# Location Map



*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*



# Demographics Map & Report

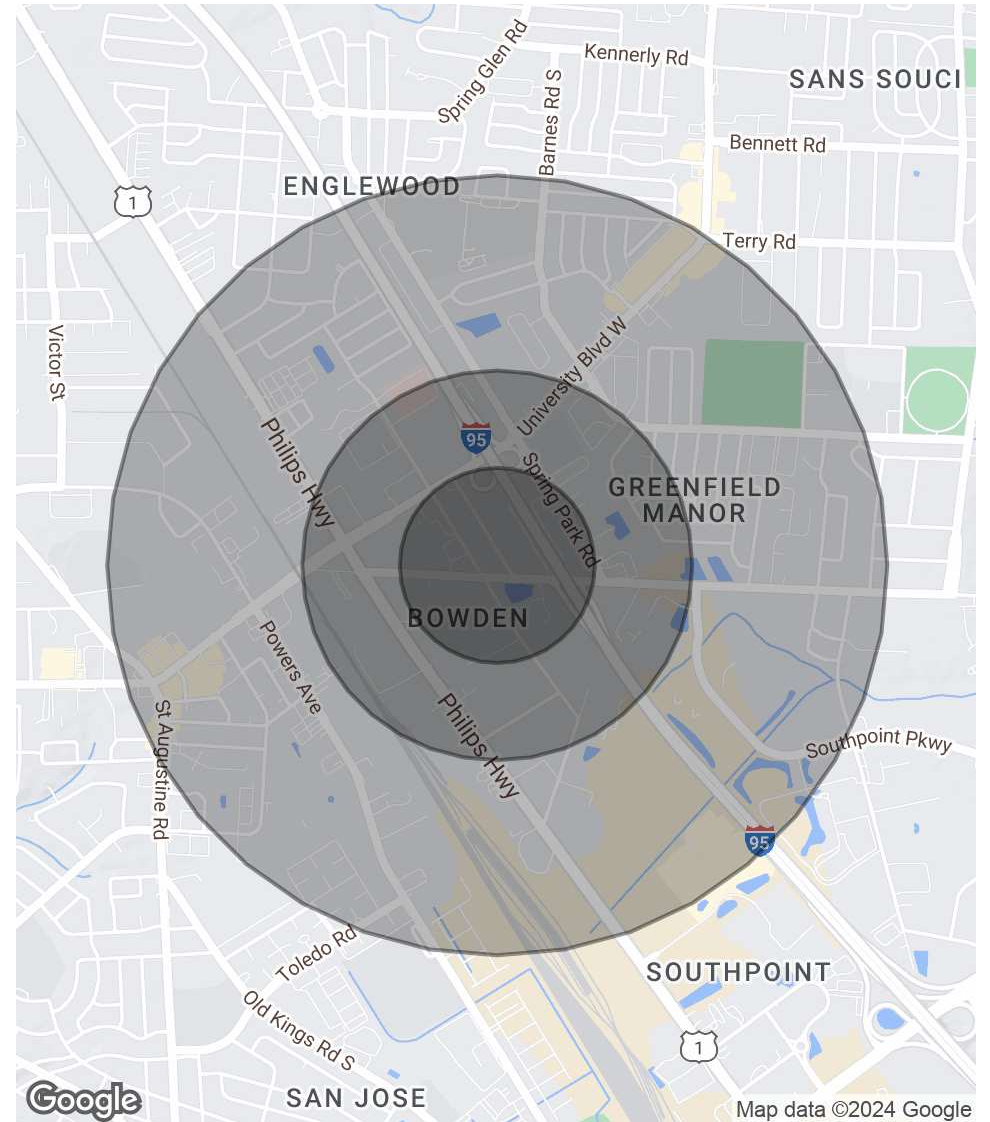
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	269	1,650	9,239
Average Age	41.3	37.3	36.2
Average Age (Male)	35.9	34.0	33.7
Average Age (Female)	43.2	39.4	39.1

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	101	634	3,683
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$58,911	\$54,157	\$69,132
Average House Value	\$161,191	\$152,006	\$148,876

2020 American Community Survey (ACS)





# Meet The Team



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