

# ±2,400 SF FLEX/WAREHOUSE AVAILABLE FOR SALE



**6973 HIGHWAY AVE, SUITE 102 | JACKSONVILLE, FL | 32254**

**LOCAL  
MARKET  
EXPERT**

**COLBY SIMS**  
Vice President  
[csims@phoenixrealty.net](mailto:csims@phoenixrealty.net)  
904.399.5222

**NEWMARK**  
PHOENIX REALTY GROUP

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# PROPERTY DETAILS

## PROPERTY SPECIFICS

CONDO SIZE:	2,400 SF
PROPERTY:	Clear Span Warehouse With Single Office And Restroom
CLEAR HEIGHT	16'-22'
LOADING:	Grade Level (10' x 12')
TRUCK COURT:	Community Dock Well
ZONING	IL (Industrial Light)
SPINKLER	Wet Pipe System
YEAR BUILT:	2004
LOCATION:	Close Proximity To I-10, I-295, And Major Roadways
AIR CONDITIONED WAREHOUSE:	100% Climate Controlled Space

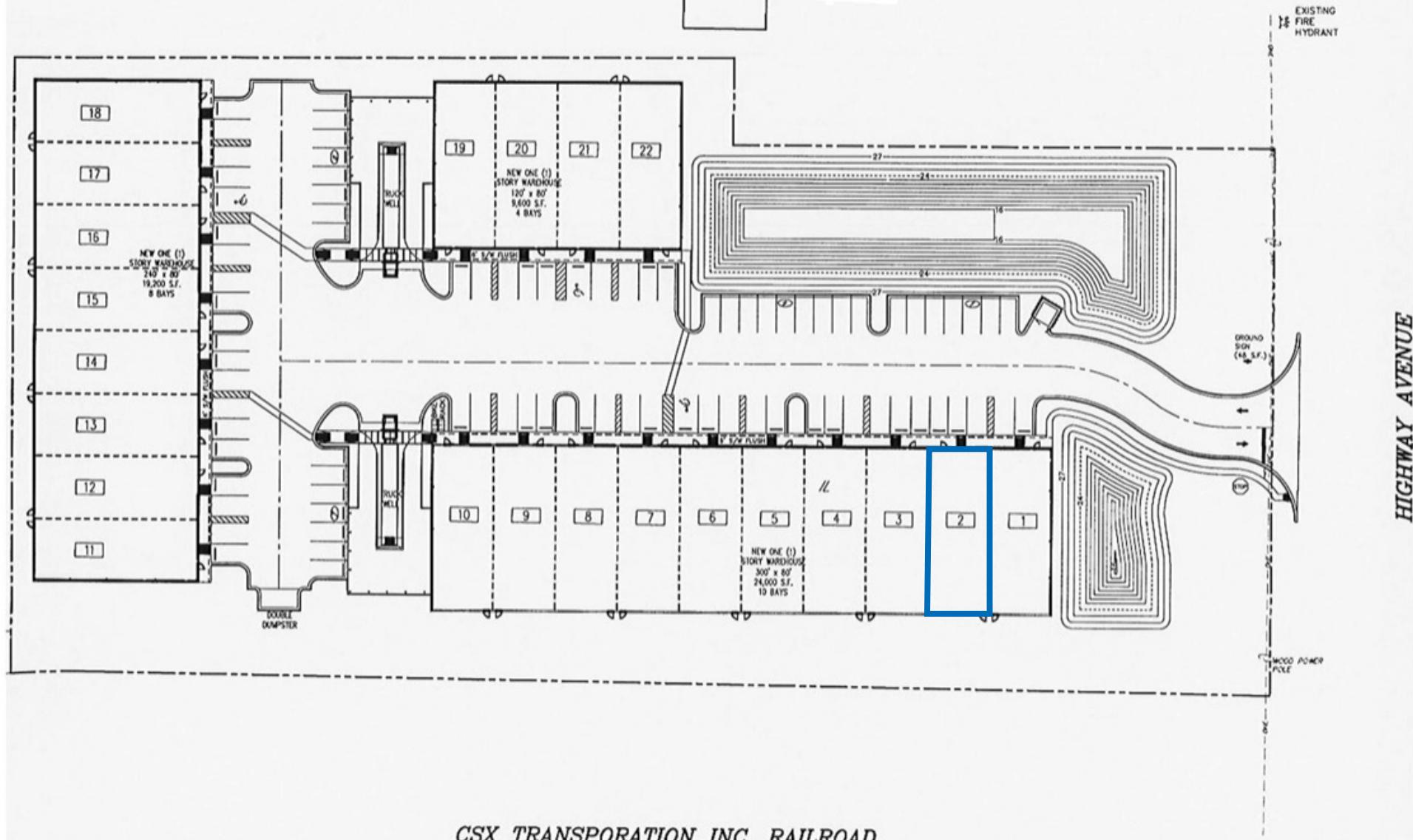
\*Seller/Owner Financing Available

Asking Price: \$475,200



# SITE PLAN

## CSR RINKER CONCRETE PLANT



CSX TRANSPORTATION INC. RAILROAD

HIGHWAY AVENUE

# TENANT PROFILE

## LEASE ABSTRACT

**TENANT:** Newsteder

**TOTAL RSF:** 2,400 SF

**LEASE START DATE:** 02/01/25

**LEASE END DATE:** 01/31/28

**BASE RENT PSF:** \$10.75

**LEASE STRUCTURE:** NNN

**RENT INCREASES:** 3%

**RENEWAL OPTION:** *One (1) Three (3) Year Renewal Option At A Rent Of 105% Of The Rental Rate During The Last Year Of The Initial Lease Term. Renewal Option Is Subject To 3% Annual Increases.*

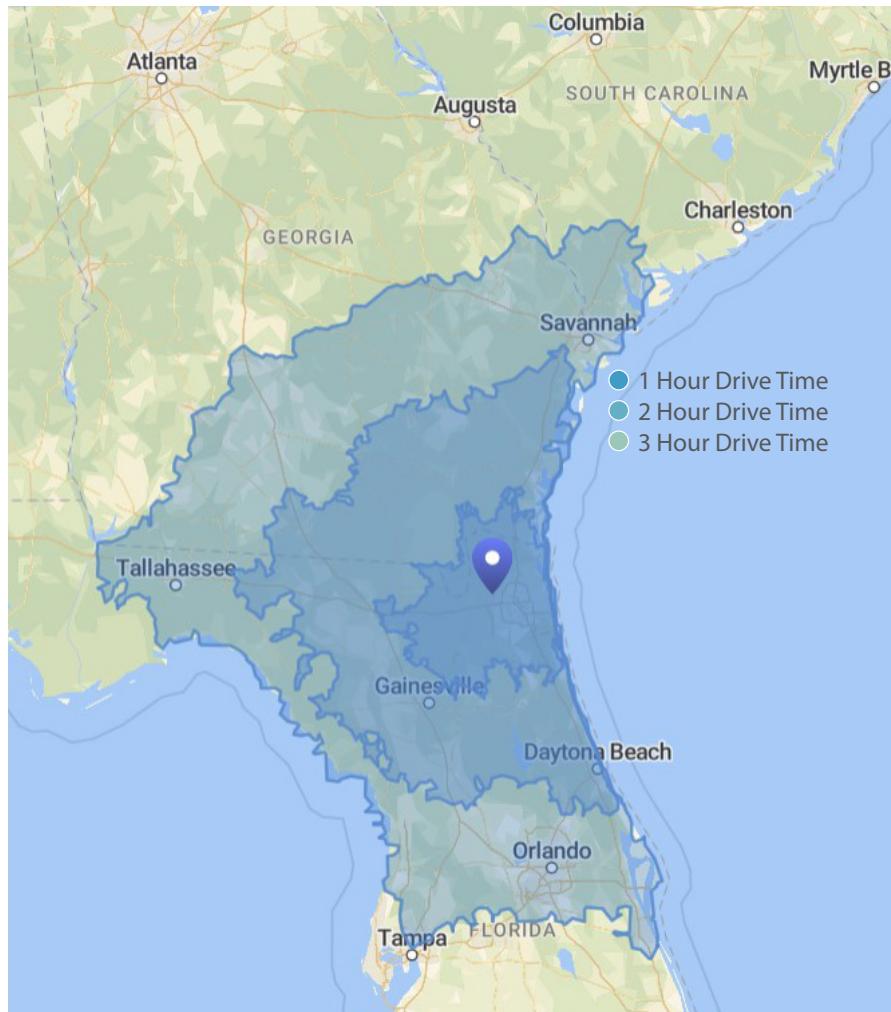


# PROPERTY PHOTOS

---



# EXCELLENT CONNECTIVITY

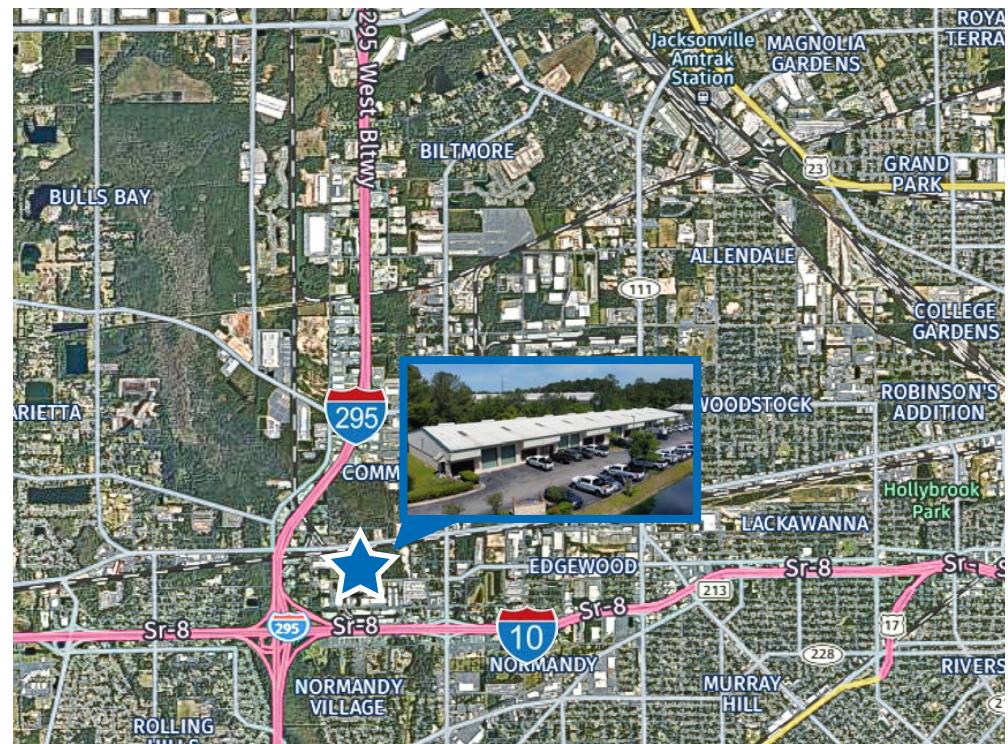


- ✓ Premier Jacksonville industrial location for regional and local distribution
- ✓ Strategically located with easy access to Interstates 10, 95 & 295
- ✓ Excellent Access to UPS/Fedex
- ✓ Strong Local Labor Base

Point of Interest	Time	Miles
95 I-95	8 min	5.4
10 I-10	3 min	1.0
295 I-295	4 min	2.2
JAX International	23 min	18.5
JaxPort	17 min	10.8
Downtown Jacksonville	14 min	7.8

6973 Highway Ave is proximate to the region's major transportation infrastructure, providing direct access and serviceability to the greater Jacksonville metro and neighboring regions.

## LOCATION MAP



# WHY JACKSONVILLE

## Overview

- Jacksonville's strategic location in the Southeast, coupled with its deep-water port makes it an attractive option for businesses that want to serve larger regional and international markets.
- Jacksonville is the largest metro area by land mass in the U.S.
- The region's strong military presence, together with its affordable cost of living and high quality of life, attracts a young and talented workforce.



## Job and Economy Overview

- Jacksonville MSA's employment is projected to increase 1.8% over the next year.
- The Jacksonville area unemployment rate was 3.2% in April 2024, a 0.7% point increase from the April 2023 rate of 2.5%.
- In April 2024 the trade, transportation, and utilities sector gained the most jobs among all major industries, adding 14,900 jobs from March 2024, followed by professional and business services, adding 11,800 jobs.

## Population Overview

- Jacksonville's population growth is driven by millennial workers and retirement age individuals, both seeking a higher quality of life coupled with a lower cost of living.
- The Jacksonville MSA is expected to grow to over 1.8M by 2030, increasing by almost 300,000 people from today.

\*information via <https://www.floridajobs.org>



# FLORIDA'S ECONOMIC SUCCESS

## Florida's Workforce Supplies Business Talent

A diverse market alongside strong training and education facilities creates one of the nation's most attractive workforces for businesses in Florida.

Florida's talent pipeline is consistently ranked among the best in the nation. Much credit for the excellent skills of the Florida workforce can be given to the state's educational institutions and unique workforce training programs. Florida is home to the nation's 3rd largest workforce, totaling more than 11 million. The state's 12 public universities, 6 major medical schools and numerous private colleges and universities work closely with the business community to build programs that reflect the needs of Florida's industries.

## Florida's Business Advantages

From a pro-business climate to top infrastructure and a skilled workforce, it's no wonder why companies expand in Florida.

Florida can propel your company's growth in today's competitive global market. Florida stands ready to welcome companies with the talented workforce, top-ranked infrastructure, global connectivity and quality of life your company needs. These are just a few reasons why global players, established companies and blossoming startups have chosen to expand in Florida. Explore more of Florida's business advantages below.

## Pro-Business Climate

Florida's huge market and pro-business climate help companies reach growth and expansion goals with ease. Florida consistently ranks among the best states for business, thanks to its pro-business state tax policies, competitive cost of doing business and streamlined regulatory environment. Government and economic development leaders work together to ensure that the state's business climate remains favorable to companies of all sizes, including some of the nation's leading corporations.

Beyond that, Florida offers a cost-efficient alternative to high-tech states with more affordable land, labor and capital than its competitors. The state's regulatory agencies and local governments provide quicker, less costly and more predictable permitting processes for significant economic development projects without reducing environmental standards. Florida's zero percent personal income tax also makes it easier for you to build the business of your dreams. More money in your pocket today means more flexibility to spend on your business, your family and your future.

## Success Today Requires Global Access

From moving people to moving data, Florida has built what it takes to be an economic powerhouse. Florida has been named the No. 1 state for higher education by U.S. News & World Report for five consecutive years.

Florida's transportation infrastructure is one of the world's most extensive multi-modal systems, featuring international airports, deep-water seaports, extensive highway and rail networks and multiple hubs that allow for high-speed data transmission from around the U.S. to Europe, Latin America and Africa.

Florida is connected to the world in every possible way. From strong cultural and trade connections with Latin America to unmatched global reach via its modern ports and airports and its leadership in the commercial space industry, Florida is a true global hub for business.

The state is also recognized as one of the top five telecom hubs in the world. The Network Access Point (NAP) in Miami serves as a major switching station for Internet traffic coming to and from Latin America, while other high-speed networks, such as the Florida LambdaRail and LA Grid, facilitate R&D efforts. In addition, Florida has some of the fastest and most widely available wireless networks.

\*information via <https://www.enterpriseflorida.com>

\*information via <https://www.enterpriseflorida.com>