

MULTI-TENANT INDUSTRIAL WAREHOUSE AND DISTRIBUTION BUILDINGS

1507 INDUSTRIAL BLVD
JACKSONVILLE, FL 32254

Ralph Malmros
Advisor

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Property Summary



OFFERING SUMMARY

Sale Price:	\$8,900,000
Lot Size:	11.44 Acres
Year Built:	1954
Building Size:	336,156 SF
Zoning:	IL
Market:	Jacksonville
Submarket:	West Side Industrial
Price / SF:	\$26.48

PROPERTY OVERVIEW

336,156 SF industrial compound suitable for warehousing, distribution or manufacturing on the west side of Jacksonville, Florida. This compound is comprised of 5 buildings situated on 11.44 acres.

This is an excellent location for a company requiring a central location in the Jacksonville market. From this location a user is able to service all of Florida and Southern Georgia in a quick, economical and efficient way. There are ample truck doors and potential access to rail siding.

The available areas can be leased individually or as an entire complex. The size of spaces range from 10,000 SF up to approximately 95,000 SF. There are several areas previously used as coolers that can be retrofitted for produce or similar product types.

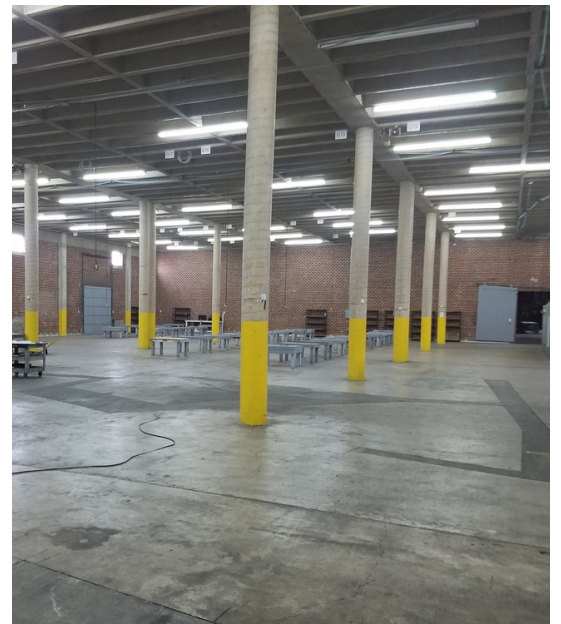
PROPERTY HIGHLIGHTS

- Investment opportunity for multi- tenant occupancy
- Buildings are in good condition including roofs
- Most walls and interior walls are constructed by concrete blocks with a solid construction
- Several areas suitable for upgrade to cooler environment or freezers can be built
- Upgrades for existing offices can easily be done
- Currently available areas for lease are; [Square Feet is estimated]
- 1507 - Building 1 - 10,000 - 64,375 SF
- 1607 - Building 2 - 10,000 - 25,000 SF
- 1610-1630 - Building 3 - 10,000 - 65,000 SF
- 1707 - Building 4 - 10,000 - 30,000 SF

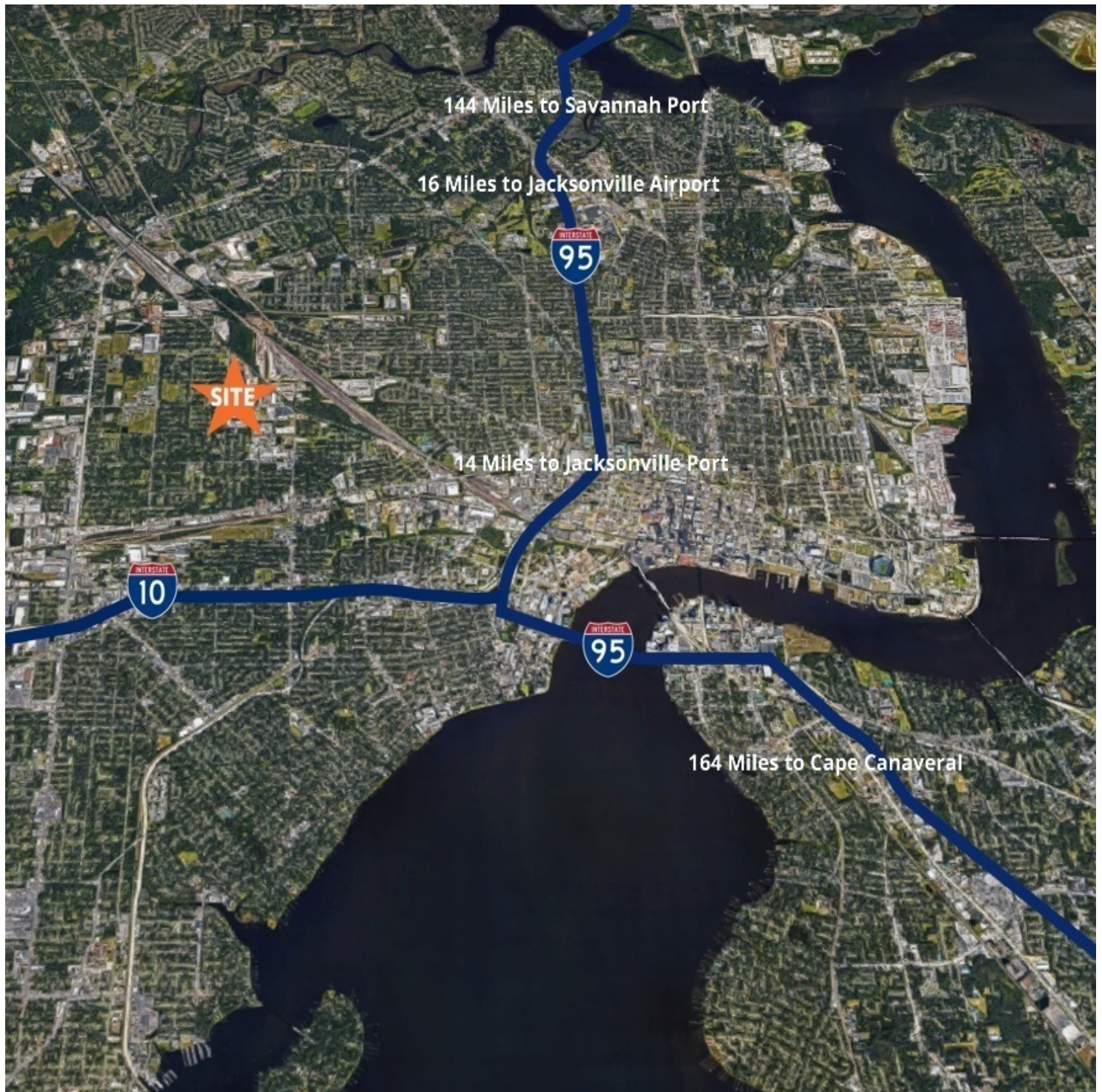
Aerial Photo



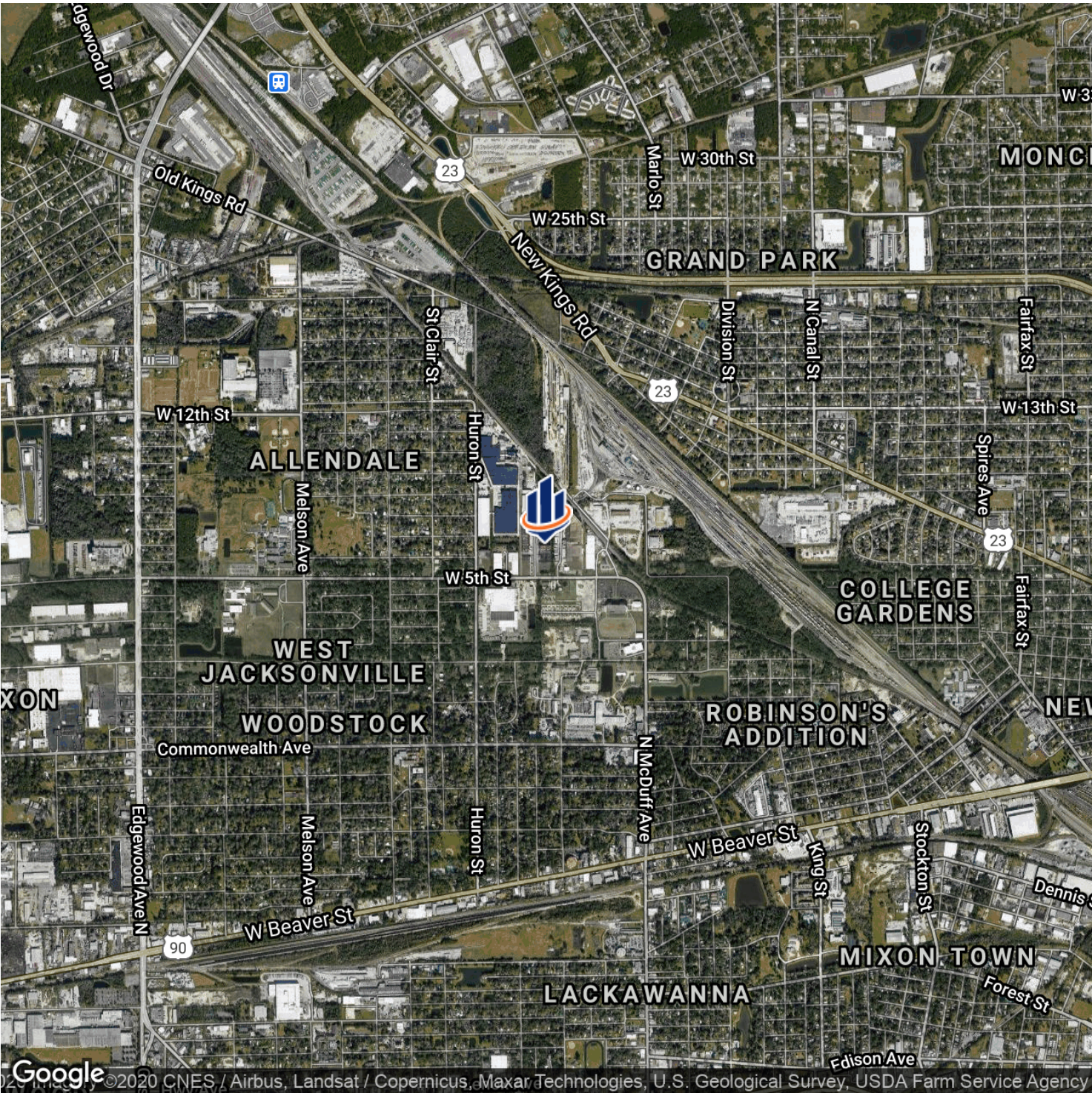
Additional Photos



Distance Map



Centrally Located On The West Side Of Jacksonville



Truck delivery from Jacksonville to your customers



**10 HOUR DRIVE WILL REACH 80+
MILLION CUSTOMERS**

Advisor Bio



RALPH MALMROS

Advisor

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PROFESSIONAL BACKGROUND

Ralph's 30+ year career in Supply Chain, Ecommerce, Warehousing and distribution gave him the opportunity to live and work in many US States and countries such as Canada, Sweden and Switzerland and as a result he has a deep knowledge of the European continent as well.

His Commercial Real Estate clients now have the additional benefit of Ralph's consulting background to Fortune 1000 companies such as TJMaxx and Pier 1 Imports. He is well recognized in the warehousing and distribution industry especially the fastest growing segment of this industry, ecommerce.

He is a "Subject Matter Expert in ecommerce", warehousing, fulfillment, distribution as well as retail. He provides additional services to support his commercial clients not only to select the optimal property but to encompass their total Supply Chain, design and build of distribution centers (racking, shelving, conveyors, automation, IT), retail stores or offices.

He can truly offer a turnkey solution to support and facilitate the sale or lease of any commercial property beyond the "traditional" services.

EDUCATION

Degree in Supply Chain and Logistics/Transportation, University of Umea, Sweden

SVN | Alliance Commercial Real Estate Advisors

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Advisor Bio



ELIZABETH NYENWE

Associate Advisor

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PROFESSIONAL BACKGROUND

Elizabeth Nyenwe is an Associate Advisor at SVN | Alliance specializing in Office and Medical Office Sales and Leasing. Elizabeth was a four year division 1 collegiate tennis athlete and won numerous awards during her collegiate career including being named Freshman of the Year . The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities. In 2016 and 2017 we were named the 6th most recognized commercial real estate brand by the Lipsey Company.

SVN | Alliance is located in Jacksonville and Ormond Beach, FL and provides [sales, leasing, tenant representation, corporate real estate services and property management services.] SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

EDUCATION

Master of Business Administration - Georgia Southern University 2018

Bachelors of Science in Business Administration - Bethune Cookman University 2015

MEMBERSHIPS

Jacksonville Chamber of Commerce

ImpactJax

NAIOP - Northeast Florida

ULI - Urban Land Institute

ICSC - International Council of Shopping Centers

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