



IDEAL DISTRIBUTION POINT, CLOSE TO OCEAN AND AIR PORTS NEXT TO I95 EXIT

1429 W 16TH ST
JACKSONVILLE, FL 32209

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Property Summary



OFFERING SUMMARY

Available SF:	5,000 - 80,000 SF
Lease Rate:	\$4.50 SF/yr NNN
Lot Size:	6.58 Acres
Year Built:	1982
Building Size:	195,000 SF
Renovated:	2017
Zoning:	IL - Light Industrial 048 - Warehousing, Distribution
Market:	Jacksonville
Submarket:	West side Industrial Submarket

PROPERTY OVERVIEW

80,000 +/- SF available now plus 1,400 SF of offices
Ideal for distribution, last mile, regional or cross dock
Close to Ocean Port
The larger rooms are well lit and clean
Insulated dock space
Very large yard that can store both containers and truck, 20+ trailers and room to expand
Ideal as Cross dock space
Multi tenant lease or single tenant
Areas can be combined or used separately

PROPERTY HIGHLIGHTS

- Lease rates \$4.50 per SF NNN
- Was originally a refrigerated/freezer warehouse with many insulated walls in place.
- Can be upgraded and restored to freezer/refrigeration, 10,500 SF freezer ready to go

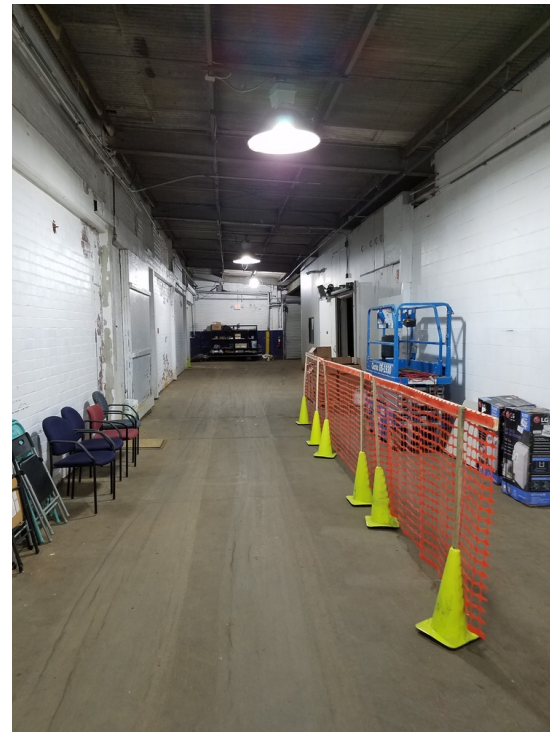
Complete Highlights

LEASE HIGHLIGHTS

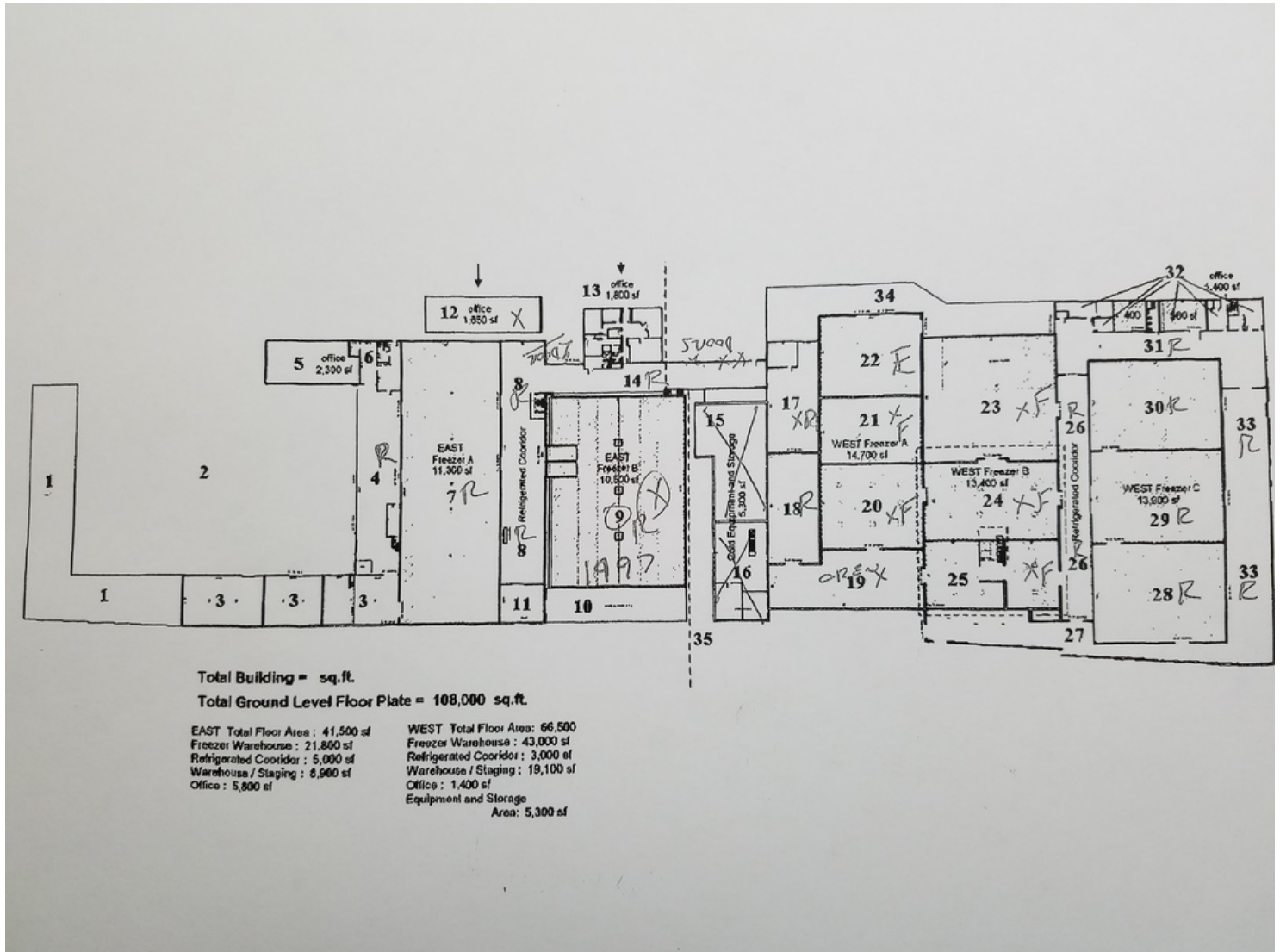
- Lease rates \$4.50 per SF NNN
- Rent abatement can be applied against tenant performing leasehold improvements
- Was originally a refrigerated/freezer warehouse with many insulated walls in place.
- Any freezer/refrigeration will need special installation and is not readily available.



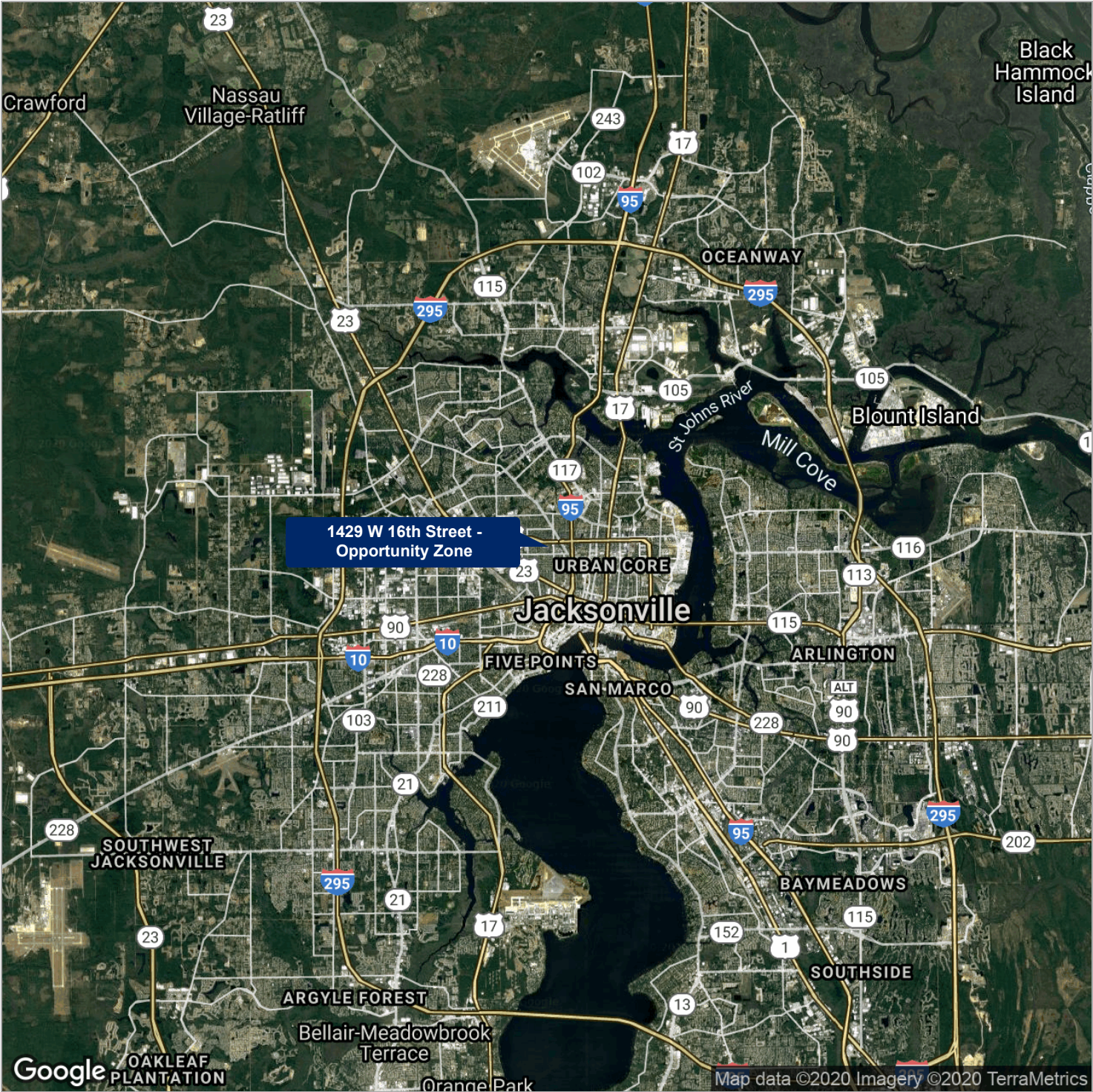
Building Photos



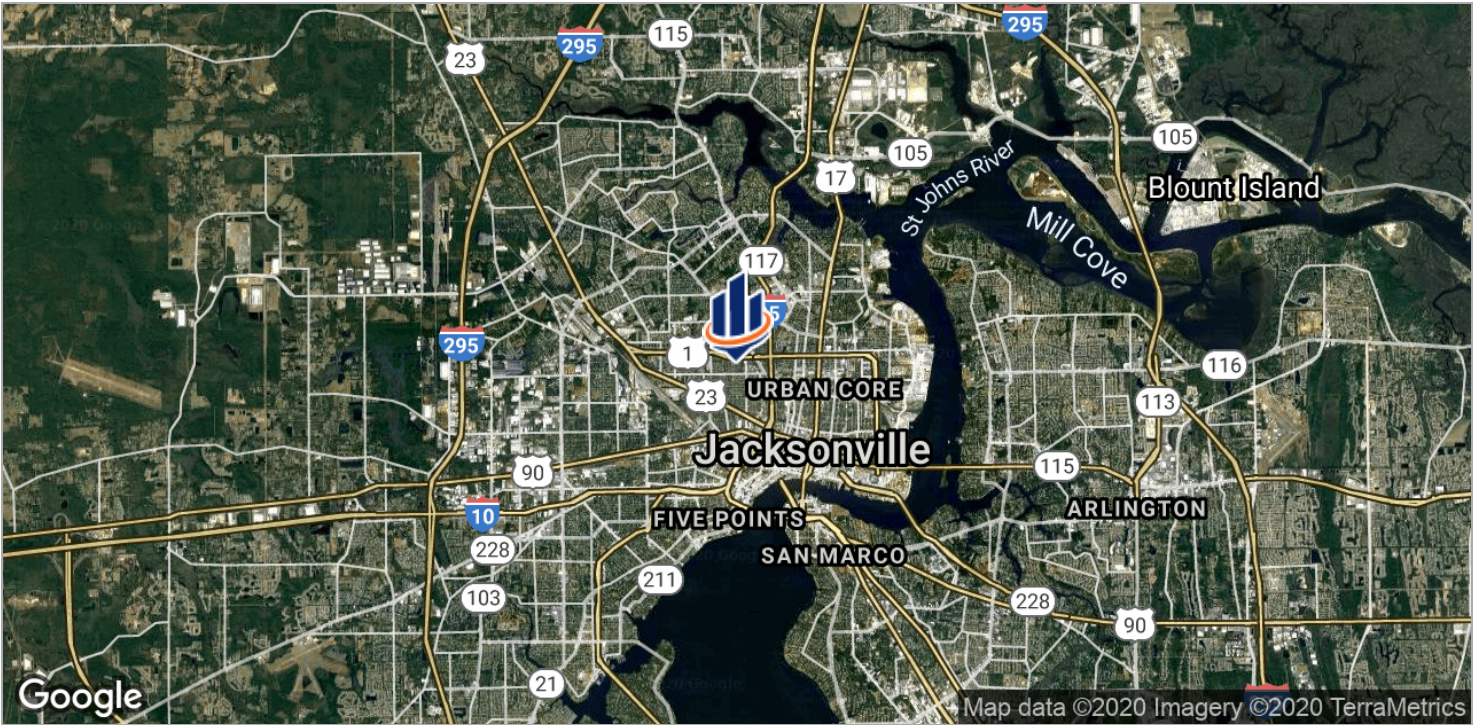
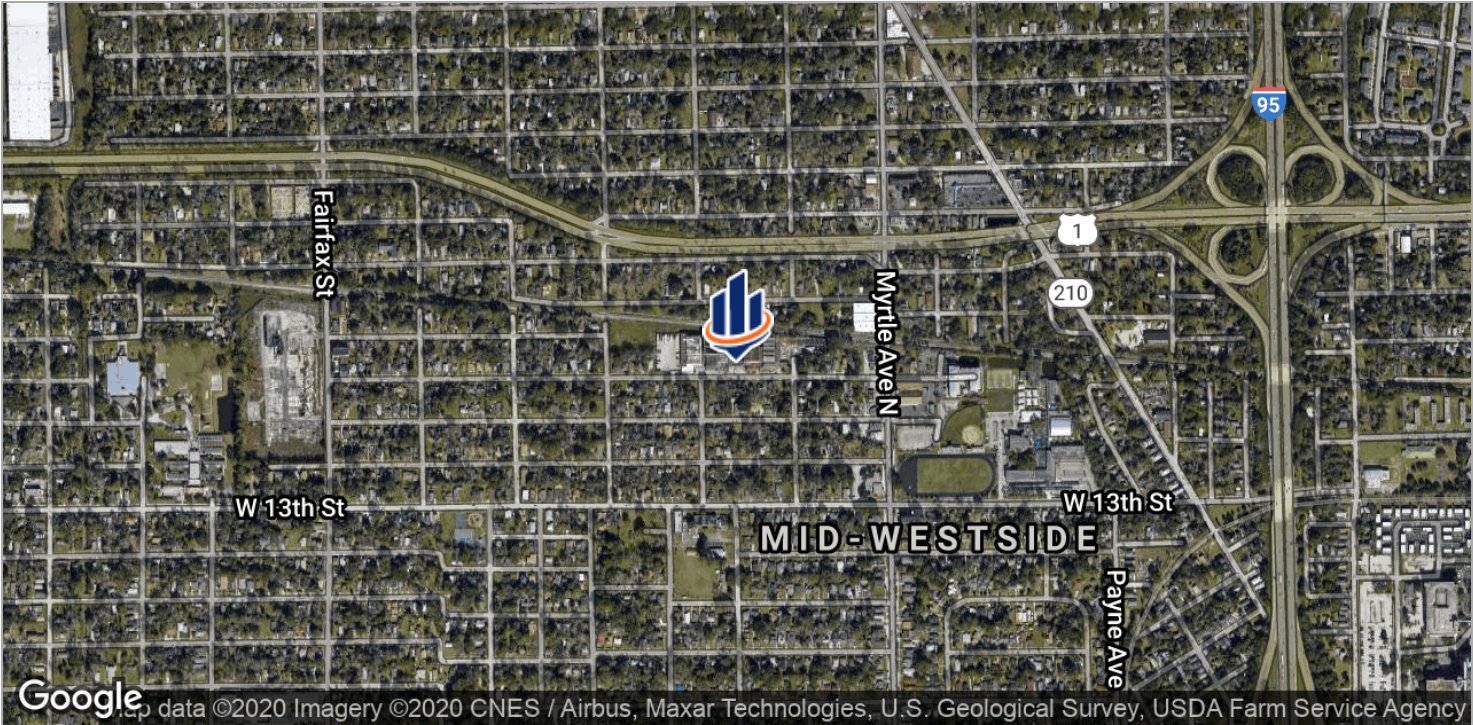
Site Plan



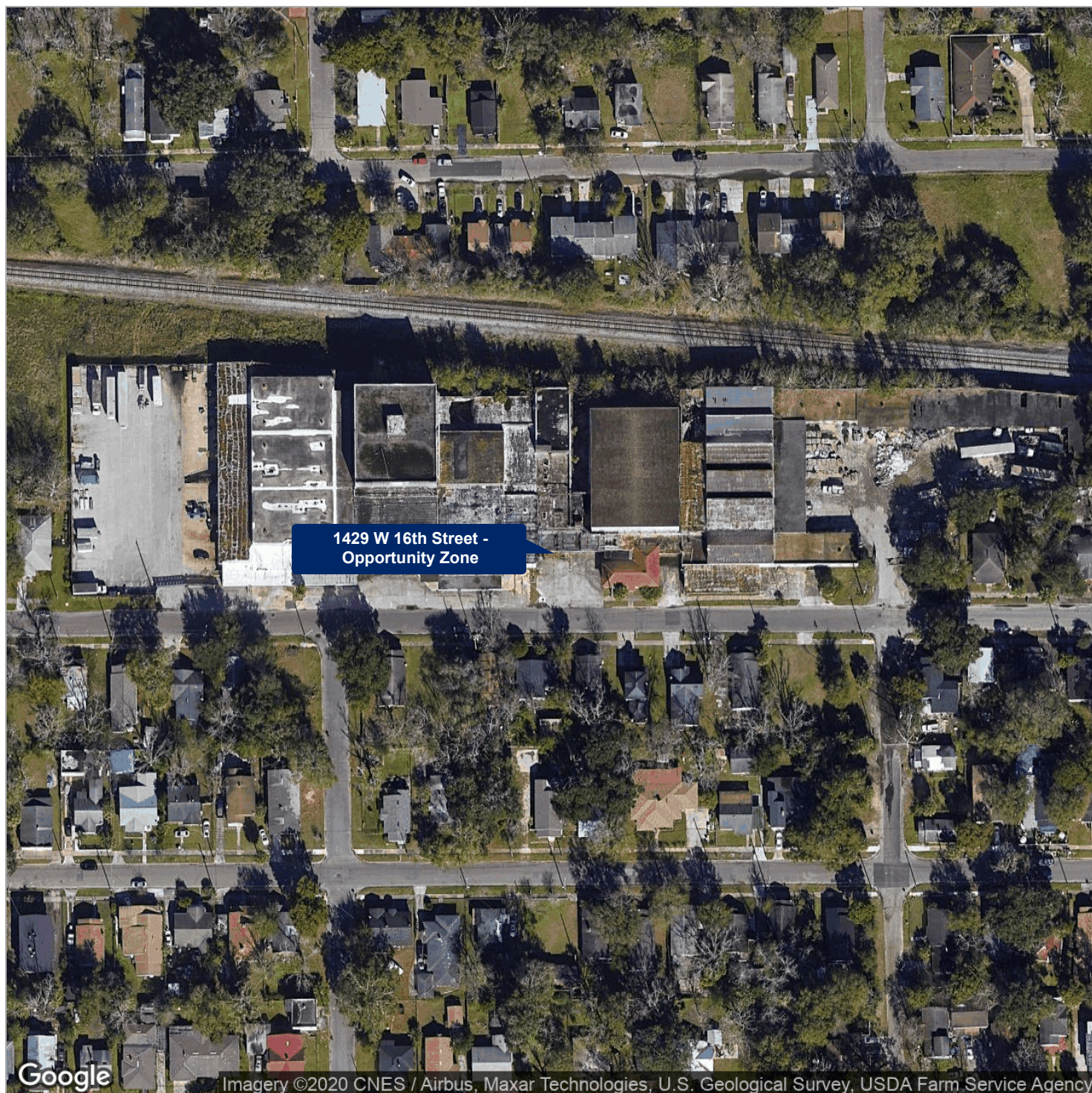
Regional Map



Location Maps



Aerial Map



Advisor Bio & Contact

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