



1930 W BEAVER

1930 W BEAVER ST
JACKSONVILLE, FL 32209

Blair "Red" Greenlaw
Regional Director | Senior Advisor
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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,525,000
Cap Rate:	6.14%
NOI:	\$93,675
Lot Size:	3.78 Acres
Year Built:	1987
Building Size:	34,040 SF
Zoning:	CCG-2
Market:	Jacksonville, FL
Traffic Count:	20,400
Price / SF:	\$44.80

PROPERTY OVERVIEW

SVN Alliance has been retained to exclusively offer the opportunity to purchase a Hajoca Corporation-leased property located in Jacksonville, Florida. This offering is to acquire the fee-simple interest ownership in the well-maintained commercial warehouse located at 1930 W. Beaver Street.

The property consists of a 34,040 square foot building located on a 3.78 acre parcel of land in the heart of Northeast Florida's Industrial complex. The facility is leased to the Hajoca Corporation under a long-term lease with approximately 5.5 years remaining.

The property is located just 1.0 mile from Interstate 10 and less than 1.5 miles from I-95, making access to and from the facility convenient from all directions.

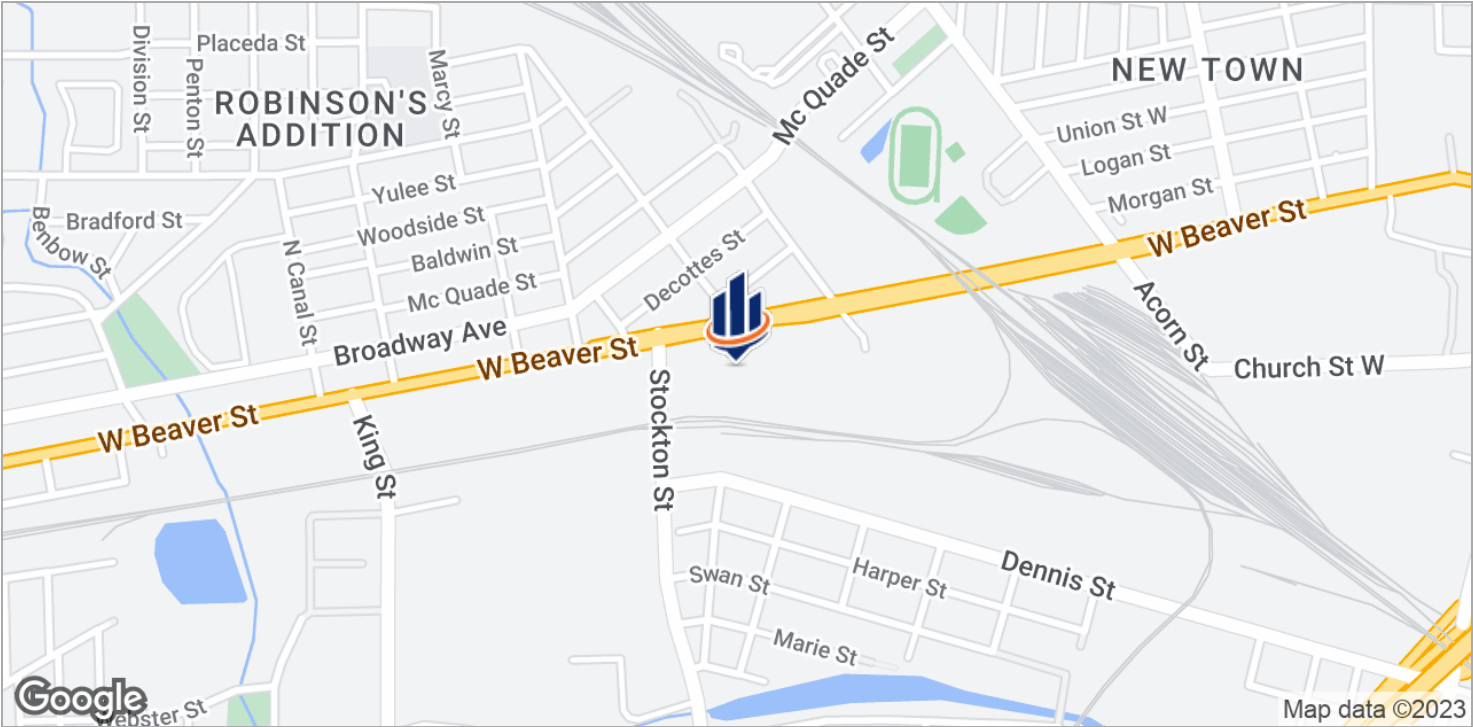
Interior Photos



Warehouse Photos



Location Maps



BLAIR "RED" GREENLAW

Regional Director | Senior Advisor



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PROFESSIONAL BACKGROUND

Red has extensive real estate experience as an investor and project manager and leverages skills developed in these activities to help businesses maximize their potential through real estate. His brokerage activities include both tenant and landlord representation, as well as considerable experience as a listing agent. As an Advisor he provides clients with detailed financial analysis on real estate investments and critical advice during the buy/sell decision making process.

Prior to becoming licensed in Real Estate, Red spent nearly two decades as a pilot in the U.S. Navy, where he still holds a commission as a Commander in the United States Navy reserve. His most recent assignment was as the Commanding Officer of VR-62, an aviation squadron that conducts worldwide strategic operations in support of deployed assets and theater commanders. Red holds a bachelor's degree from The University of Maryland and a master's degree from The Naval War College.

Red was selected as the Northeast Florida Regional Director for SVN Alliance in 2017.

EDUCATION

BA - The University of Maryland at College Park
MA - United States Naval War College

MEMBERSHIPS & AFFILIATIONS

Jacksonville Chamber of Commerce
JAXUSA Partnership
NAIOP