

# Investment Sale With Value Add

## Westside Industrial Offering

1930 W Beaver St, Jacksonville, FL 32209



### 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 6 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.

The current tenant occupies 76% of the building allowing for new ownership to lease out the remaining space and dramatically increase NOI. 8,100 SF of vacant space is currently built out for an office user and is immediately available for lease. However, this space could be reconfigured into approximately 5,000 SF of warehouse space with a retail / showroom area to service customers.

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# Property Layout



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