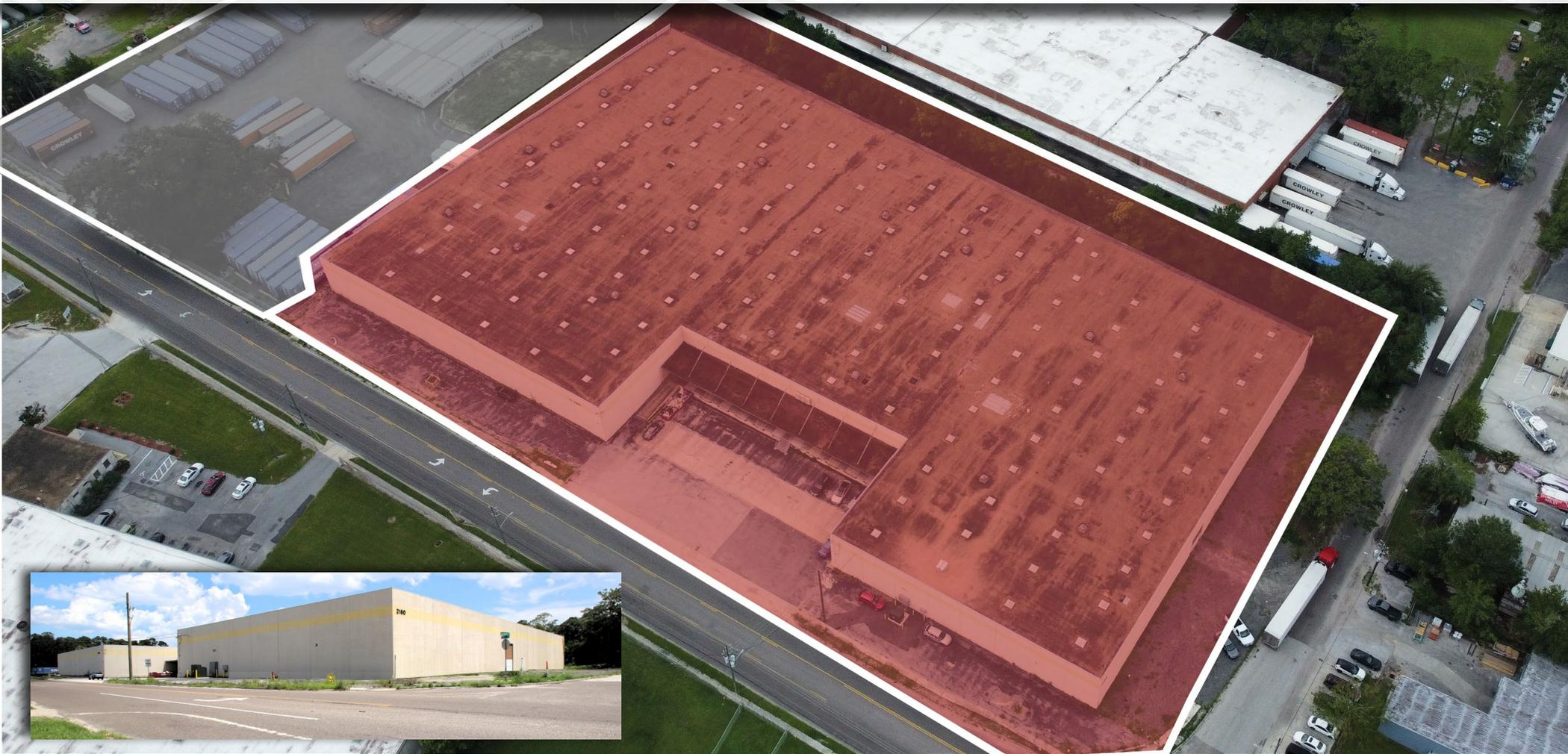


**100 % Leased Investment Opportunity | 155,840 SF with Lay-down Yard**



*Offering Memorandum*

**2160 W 33RD STREET, JACKSONVILLE, FL**

A 155,840± SF Tilt-Wall Building with ±2.40 Acres of Lay-Down Yard

# TABLE OF CONTENTS

## 01 | Executive Summary

The Offering/Process  
Investment Highlights  
Property Summary  
Site Plan  
Lease Terms  
Aerial  
Highway Access

## 02 | The Tenants

Why Jacksonville  
Drive - Time Map

*For more information, please contact:*

### **LISTED BY:**

**DEREK RIGGLEMAN, SIOR**  
Senior Vice President | Principal  
Lee & Associates Central Florida  
321.281.8507  
driggelman@lee-associates.com

**SAMUEL GASLIN**  
Vice President  
Lee & Associates Central Florida  
321.281.8516  
sgaslin@lee-associates.com

### **OFFERING MEMORANDUM DISCLAIMER**

This offering has been prepared by Lee & Associates Central Florida, LLC. The offering has been prepared in part based upon information supplied by the Owner and in part based upon information obtained by Lee & Associates Central Florida, LLC from sources it deems reasonably reliable. However, the information contained in this offering does not purport to be comprehensive or all-inclusive and each prospective buyer is encouraged to conduct his or her own analysis and due diligence concerning the advisability of purchasing the property. In particular, each prospective buyer is encouraged to consult his or her own legal, financial, engineering and environmental advisors for an independent evaluation of the property. No warranty or representation, express or implied is made by the property owner, Lee & Associates Central Florida, LLC or any of their respective affiliates, and such parties will not have any liability whatsoever concerning the accuracy or completeness of any of the information contained herein or any other matter related to the property, including, without limitation, any matter related to the environmental condition of the property or any physical or engineering condition related thereto. Additional information and an opportunity to inspect the property will be made available upon request by interested and qualified prospective buyers.

This offering may contain economic projections concerning the performance of the property, as well as a summary description of certain legal documents affecting the property. All matters relating to the accuracy of completeness of such economic projections and legal documents should be independently reviewed and evaluated by the financial and legal advisors of each prospective buyer. This offer of property is made subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by Lee & Associates Central Florida, LLC or the owner. The property owner and Lee & Associates Central Florida, LLC expressly reserve the right at their sole discretion, to reject any or all expressions of interest or offers to lease or purchase the property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any prospective buyer reviewing this information making an offer to lease or purchase the property, unless a written agreement for the lease or purchase of the property has been fully executed, delivered and approved by the owner and any conditions to the owner's obligations hereunder have been satisfied or waived. Lee & Associates Central Florida is not authorized to make any representations or agreements on behalf of the owner.



---

# 01

## The Offering

---

- The Offering Process
- Investment Highlights
- Property Summary
- Site Plan
- Lease Terms
- Aerial
- Highway Access

# THE OFFERING

Lee & Associates is pleased to present this opportunity to acquire this 100% leased, 155,840 SF building and associated outdoor storage in Jacksonville, FL, located at 2160 W 33rd Street. The property has been improved throughout the years and is a value add opportunity in an infill market that is quickly growing thanks to the long-term growth trajectory of Florida, along with Jacksonville's Port and Jacksonville's presence as the entry point via both land and sea, into Florida.

Upon execution of Seller's NDA, Buyer shall be provided access to a full due diligence file including leases, and various other documents.

*Buyer's Agent, if any, shall be compensated solely by the Buyer. There is no commission available from the Seller for a Buyer's Agent.*



## Investment Summary

Offering Price: **CALL FOR INFORMATION**

Cap Rate: ± 8%

Property: 155,840 SF Tilt-Wall Building

Situated on 7.28 Acres

100% Leased to 2 Tenants

Value Add Opportunity

Tenants (2): Crowley Logistics (Storage Yard Tenant)

+2.40 Acres/LXD: 8/31/2025

USA Big Mountain Paper (Building Tenant)

A Subsidiary of Nateen

155,840 SF/LXD: 4/30/2029

Lease Type: NNN, See further Details Herein

Escalations: 3.0% for Both Tenants

**NOI: \$833,847**  
(12 months Beginning 10/1/2023)



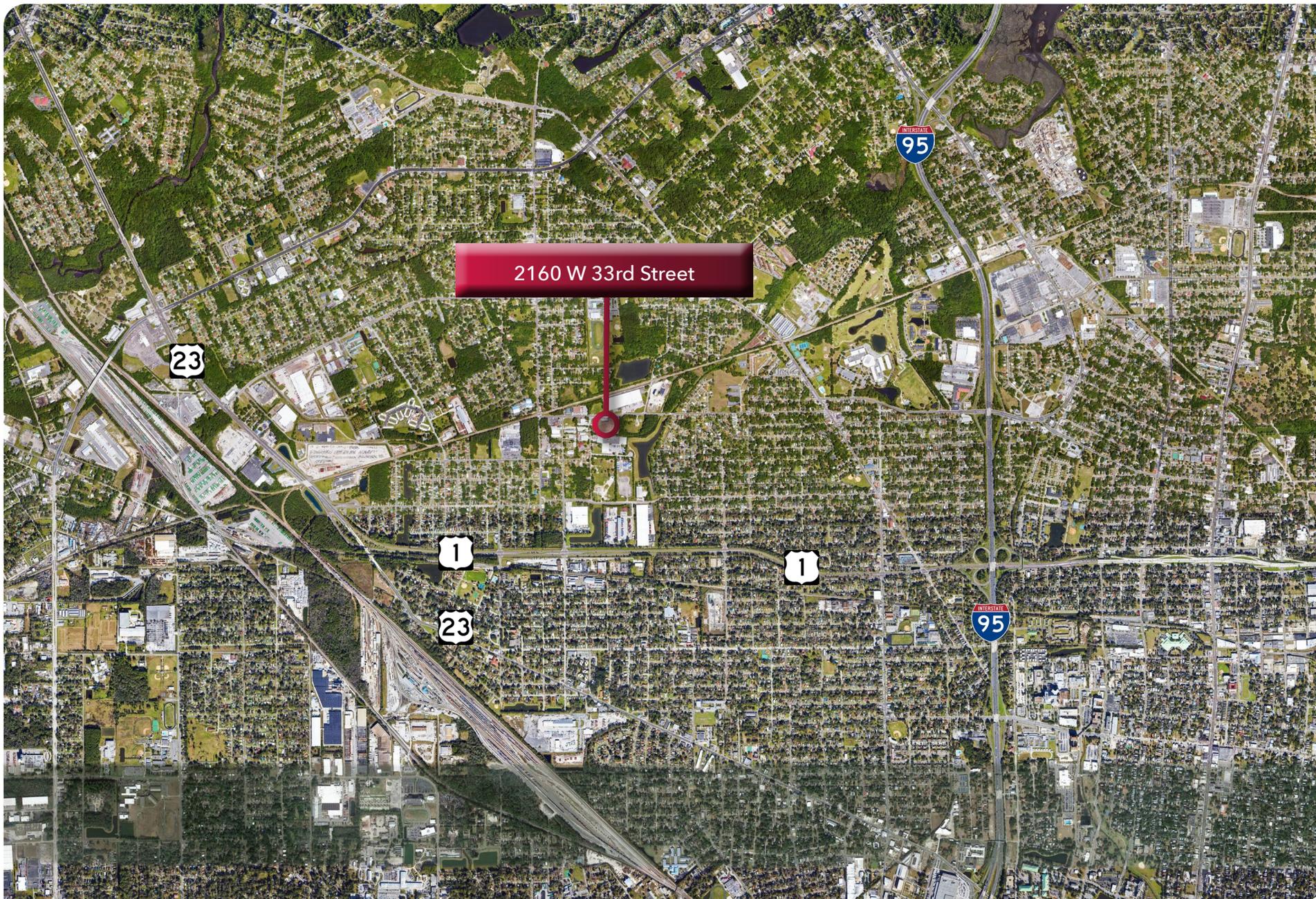
## PROPERTY SUMMARY

|                                |   |                           |  |
|--------------------------------|---|---------------------------|--|
| <b>Property Address:</b>       | 2160 W 33rd Street, Jacksonville, FL  | <b>Clear Height:</b>      | 24' Average Clear Height   |
| <b>Building Size:</b>          | 155,840 SF  | <b>Power:</b>             | Heavy Power, Significant Upgrades for Existing Tenant                        |
| <b>Site Size:</b>              | 7.28 Acres  | <b>Loading:</b>           | Covered Loading Docks with Fire Suppression                                  |
| <b>Outdoor Storage:</b>        | 2.40 Acres  |                           | 9 Dock High Positions at Platform with Oversized Doors (14' W x 12' H Doors) |
| <b>Duval County Parcel #'s</b> | 084034-0010 & 084034-0040   |                           | 1 Dock High Door on Yard Side  |
| <b>Zoning:</b>                 | I-L (Industrial Light)  |                           | 1 Ramp at Platform   |
| <b>Allowable Uses:</b>         | Variety of Warehousing, Wholesaling, Distribution, Light Manufacturing, and Outdoor storage |                           | 1 Grade Level Door   |
| <b>Flood Zone:</b>             | Zone X  | <b>Fire Suppression:</b>  | Wet System   |
| <b>Construction:</b>           | Tilt-Wall   | <b>Rail:</b>              | Former CSX Rail at Rear of Property. No longer Active but Still Owned by CSX |
| <b>Year Built:</b>             | 1971  | <b>Yard Improvements:</b> | Asphalt Millings, Fencing, and Site Lighting                                 |
| <b>Office Size:</b>            | 4,141 SF (1,792 SF on 2nd Story with Elevator)  | <b>Utilities:</b>         | Municipal Water and Sewer  |
| <b>Parking:</b>                | Ample, Plus Street Parking. 2.40 AC Yard for Future Parking                                 |                           |  |

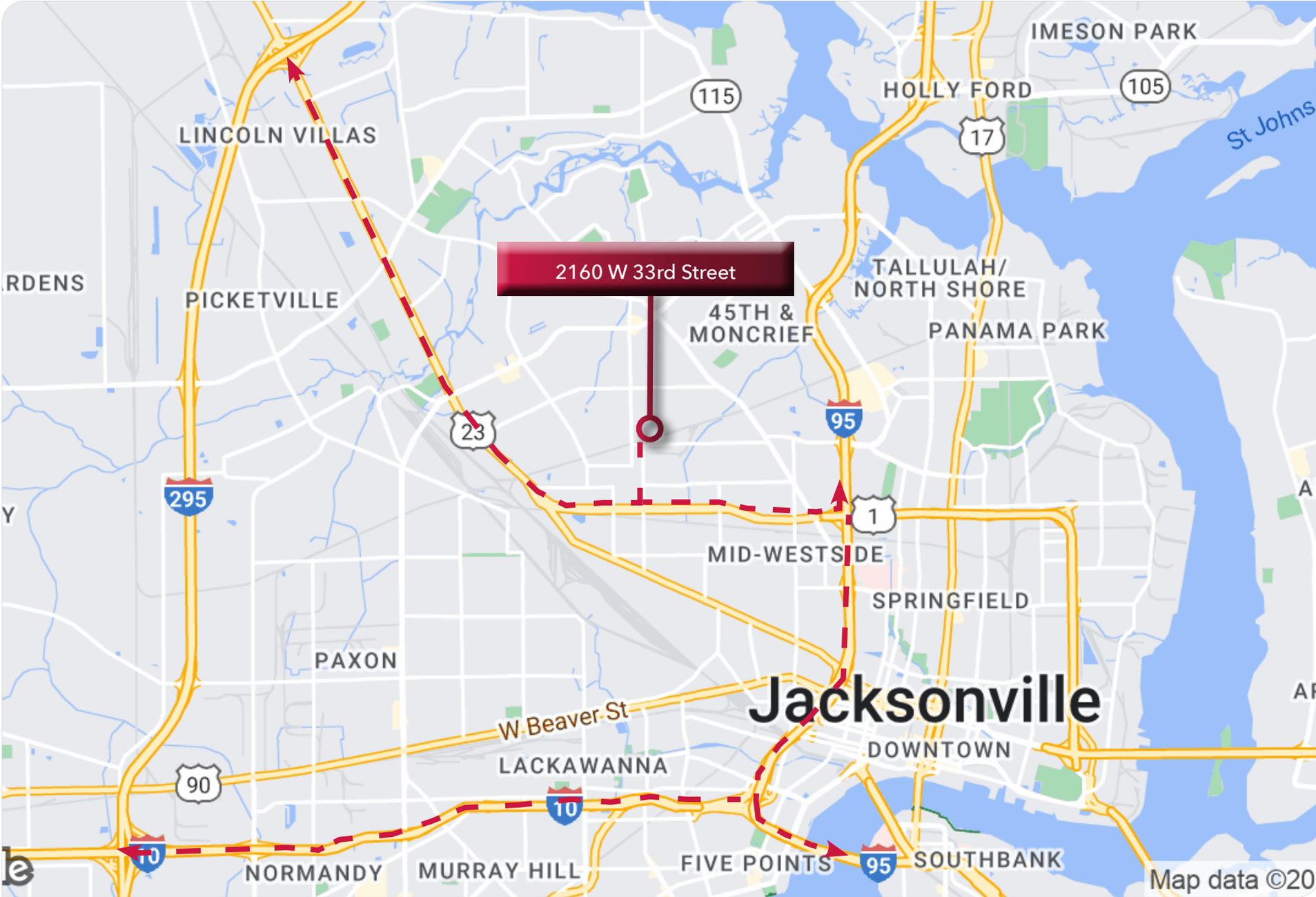
**SITE PLAN**



# AERIAL VIEW



**HIGHWAY ACCESS**





---

# 02

## The Tenants

---

Why Jacksonville  
Drive-Time Map

# TENANT PROFILES

## CROWLEY

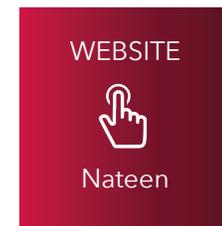
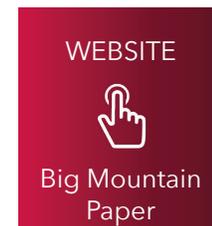
Crowley, founded in 1892, is a privately held, U.S.-owned and operated logistics, marine and energy solutions company serving commercial and government customers that is headquartered in Jacksonville, Florida. Services are provided worldwide by five primary business units - Crowley Logistics, Crowley (Government) Solutions, Crowley Shipping, Crowley Fuels and Crowley Wind Services.

Crowley owns, operates and/or manages a fleet of more than 200 vessels, consisting of RO/RO (roll-on-roll-off) vessels LO/LO (lift-on-lift-off) vessels, articulated tugbarges (ATBs), LNG - powered container/roll-on, roll-off ships (ConRos) and multipurpose tugboats and barges. Land-based facilities and equipment include port terminals, warehouses, tank farms, gas stations, office buildings, trucks, trailers containers, chassis, cranes and other specialized vehicles.



## USA BIG MOUNTAIN PAPER COMPANY/NATEEN

USA Big Mountain Paper, Inc. is a manufacturer of diapers located in Jacksonville, Florida specialized in producing products for any kind of needs - from most affordable to the most premium quality. Big Mountain Paper Company is a division of Nateen. Nateen sells products to 60+ countries under its brand name and private labels. Reportedly, the company chose Jacksonville for its port location and favorable shipping prices.



# WHY JACKSONVILLE

## TRENDS

Jacksonville is an important part of the sunshine state with over 1.6 million people in the MSA, offering a wide variety of economic drivers such as popular beaches, a large military presence, Florida's largest container port, a phenomenal highway system, and a lower cost of living than other major Florida MSA's. Thriving industries in Jacksonville include port related logistics, manufacturing and distribution, banking and financial services, and tourism. The area is home to several Fortune 500 companies and is a consistently ranked as one of the fastest growing markets in America.

From a logistics standpoint, Jacksonville offers 3 major interstates, 3 railroads, multiple deepwater marine terminals, 40 daily trains, and access to nearly 100 million US consumers within a day's drive.

## PORT

Jacksonville's port (JAXPORT) features 5 different terminals, all from just 5 to about 10 miles away from the property. JAXPORT features container, auto, and intermodal facilities. The port is the number one container port in Florida, with ample capacity for future growth.

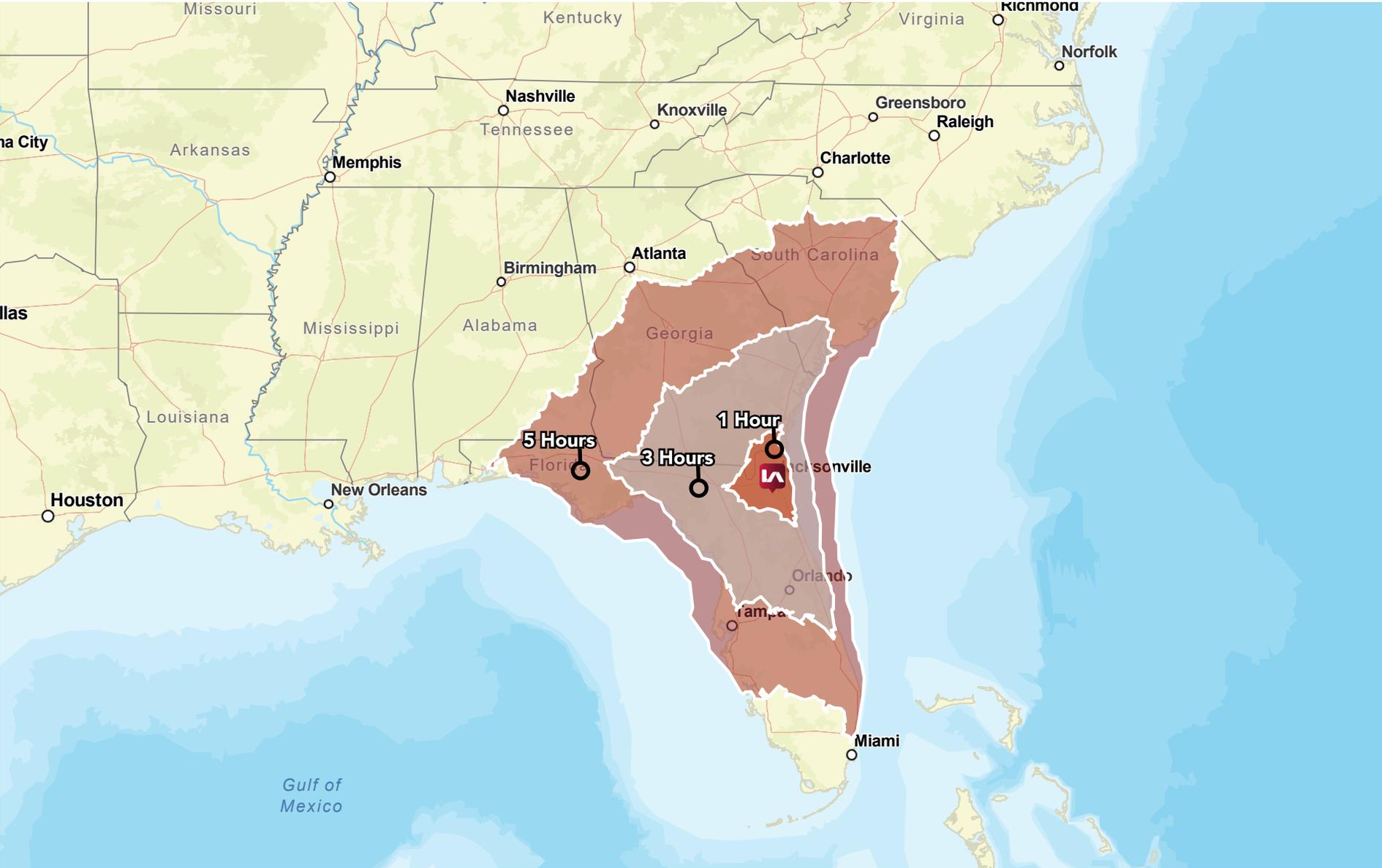
## JACKSONVILLE INDUSTRIAL MARKET

Jacksonville's industrial market totals 157 million square feet, with a vacancy rate of just 4.3%, and average rents of \$9.80/SF. As an overall tight market, there is room for rent growth which will be bolstered by the area's port, and strategic location as a whole. Jacksonville absorbed 3.2 million square feet in the last 12 months, and with just 4.6 million square feet under construction, the market appears to be very much in-balance.

The property is located in the North Side industrial submarket, which is very well-located in close proximity to I-95, I-10, I-295, the Jacksonville CBD, and Jaxport. A long-established industrial submarket of Jacksonville, the area continues to grow with recent deliveries taking advantage of the strategic location.



# DRIVE-TIME MAP





*For more information, please contact one of the following individuals:*

**CONTACT**

**DEREK RIGGLEMAN, SIOR**  
Senior Vice President | Principal  
Lee & Associates Central Florida  
321.281.8507  
driggleman@lee-associates.com

**SAMUEL GASLIN**  
Vice President  
Lee & Associates Central Florida  
321.281.8516  
sgaslin@lee-associates.com