

JACKSONVILLE INDUSTRIAL MARKET

KEY INDICATORS : AT A GLANCE

127 M ↑
Inventory SF

5.3 M ↑
Under Constr SF

4.6 M ↑
12 Mo Net Absorp SF

3.4% ↓
Vacancy Rate

4.0-6.0 ↓
Cap Rates %

4.85-6.25 ↑
Net Lease Rate \$

NEWMARK SALE HIGHLIGHTS

Address	Seller	Buyer	Size
101 Commercial Dr	1495 5th St LLC	Foodie	58,000 SF
5545 Shawland Rd	Willingham Trust	NCM Acquisitions	114,640 SF
6907 Broadway Ave	Mackinnon	New Age	24,242 SF
Blanding Blvd	Vallen Court	Hartley	4.1 AC

NEWMARK LEASE HIGHLIGHTS

Address	Landlord	Tenant	Size
8558 Westside Ind Dr	Gwinette Industries	n/a	218,625 SF
2737 Ignition Dr	NorthPoint	SE Metals	210,540 SF
2737 Ignition Dr	NorthPoint	Arrowhead	120,842 SF
11900 S Freeway	FWI35 Logistics	SCL	861,840 SF

PROPERTY HIGHLIGHTS



2160 W 33RD STREET

Up to ±157,355 SF of Warehouse Space Available For Lease. It is located on ±4.88 Acres Total. Owner can deliver additional parking or trailer court upon request that is ±3 Acres.



PARK 295

Industrial Park
±100,000 SF - ±436,000 SF
Large, master planned industrial park currently under construction with one building 100% leased. Well situated right next to I-295 and very close to the International Airport and Jaxport Marine Terminal.



ONE IMESON

3 Star Industrial Warehouse ±1.7 MM SF Building with warehouse space available. Located just three miles from Jacksonville's international airport (JIA) and minutes from I-95, I-10, and Highway 17.



3031 WESTSIDE BLVD

±106,443 Sf warehouse in westside industrial district for sale. The building is located on ±5.79 Acres with ±5,500 sf of office space and features a new roof: 115 fleece backed mil single ply TPO with a 20 year warranty



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