

±8,817 SF INDUSTRIAL/FLEX BUILDING AVAILABLE FOR SALE OR LEASE

2406 HARPER ST, JACKSONVILLE, FL 32204



LOCAL MARKET EXPERTS

COLBY SIMS
Industrial Specialist
csims@phoenixrealty.net
904.399.5222

BRYAN BARTLETT, SIOR
Senior Vice President/Principal
bbartlett@phoenixrealty.net
904.399.5222

Newmark Phoenix Realty Group, Inc.
10739 Deerwood Park Blvd. #310 Jacksonville, FL 32256

NEWMARK
PHOENIX REALTY GROUP

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

PROPERTY DETAILS

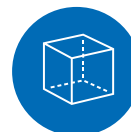
2406 Harper Street is an office/warehouse flex building located in Jacksonville's thriving and emerging sub-market known as The Rail Yard District. Situated in a prime location with easy access to I-95, new developments in this area aim to redefine the entrance to Florida's First Coast and serve as Jacksonville's new welcoming face, capturing the attention of ±60 million passing vehicles annually.

Blending a rich historical background with a forward-thinking approach, The Rail Yard District seamlessly integrates established, robust corporations alongside cutting-edge retail establishments and socially responsible companies. This harmonious fusion creates a distinct atmosphere, fostering a sense of place and generating an exciting urban neighborhood.

2406 Harper Street is an Ideal building for an owner user with in-place income.



Building Size
±8,817 SF



Warehouse Size
±1,463 SF



Office Size
±7,354 SF



Clear Height
14'

Zoning	IL (industrial light)
Utilities	City water and sewer
Loading	1 Dock high door with ability to add grade level loading
Premium Location	Located in the rail yard district
Roof	Replaced in 2014
Maximum Divisible for Lease	±3,967 SF
Fencing	Fenced outdoor storage and parking in rear

Lease Rate: \$9.50 per SF/NNN

Sale Price: \$690,000 \$78 PSF



- The Rail Yard District's rejuvenation adds a distinct character and fresh energy to the upcoming regional hotspot, fostering an unparalleled atmosphere and a novel urban living experience
- It is situated in an opportunity zone and the region's businesses encompass both established and expanding large corporations, inventive retail establishments, and socially responsible enterprises.
- In 2017, the Rail Yard District established its business council, which presently consists of over 65 businesses.
- The Business Council aims to enhance advocacy endeavors for the region's infrastructure development and establish a district identity for the District in the upcoming year.
- The Local Initiative Support Council (LISC) is collaborating with businesses to enhance the submarket by leveraging the region's strengths and offering grants for enhancements.
- LISC has granted funds for the creation of new murals and is executing a tree planting initiative to rejuvenate the District.
- Groundwork and the City are collaborating to revive McCoy's Creek and establish The Emerald Necklace, a scenic recreational spot comprising a series of trails that will link 14 urban neighborhoods with pedestrian walkways and bike paths.
- Jacksonville Farmer's Market, the oldest and largest public market in Florida, and Eco-Relics, the most extensive architectural salvage firm in the south east region of the U.S., are both located here.

INVESTMENT DETAILS/ TENANT INFORMATION

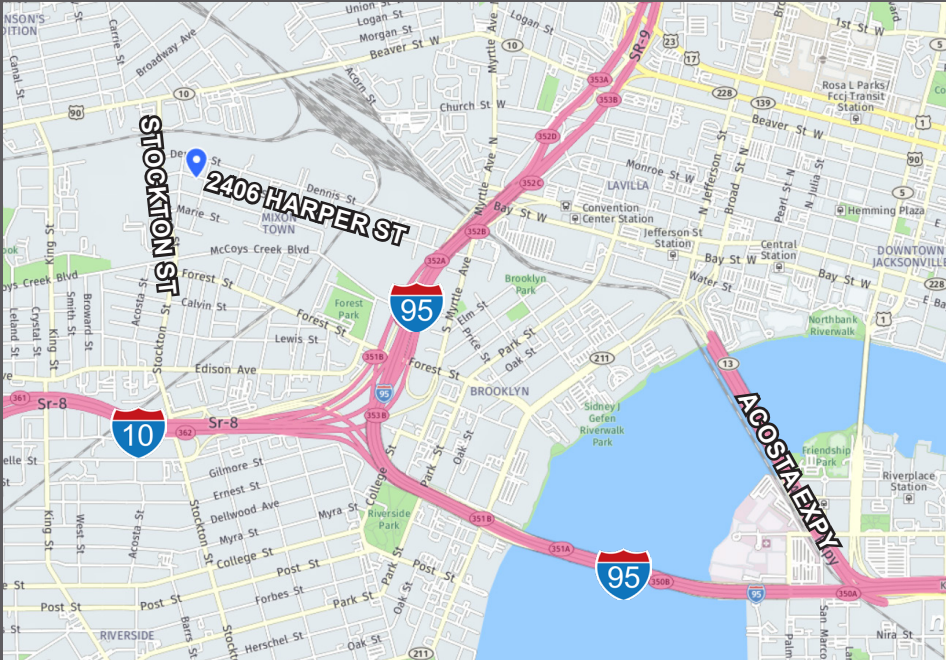
Current Tenant	Aqualis Stormwater Management (www.aqualisco.com)
Leased Space	± 3,850 SF
Lease Expiration	January, 1, 2025
Tenant Rate	\$1,700 per month base rent, plus Florida sales tax and 1/12 of tenant's proportionate share on NNN
Renewal Option	1 option to renew for 3 years at fair market value



Current Tenant	Hal Jones Contractor (www.vecellioogrogan.com/haljonescontractor)
Leased Space	± 1,000 SF
Lease Expiration	April 30th, 2024
Tenant Rate	\$1,015.83
Renewal Option	None



HAL JONES CONTRACTOR
A Division of Vecellio & Grogan, Inc.



PROPERTY PHOTOS



LOCAL AREA



2406 Harper Street

Jacksonville's
Largest Farmers
Market Est. 1938



Dennis + Ives



Brewery/
Taphouse

Brewery/
Taphouse

THE RAIL YARD DISTRICT
Close to 5 miles of area with
businesses bringing in over
\$3 billion of sales each year.



AAADT 150,000



AAADT 137,000

Brewery/
Taphouse

Brewery/
Taphouse

Coffee
Shop

Coffee
Shop

Coffee
Shop



NORTHBANK

ALGOSTA EXPY - AADT 29,000

SOUTHBANK



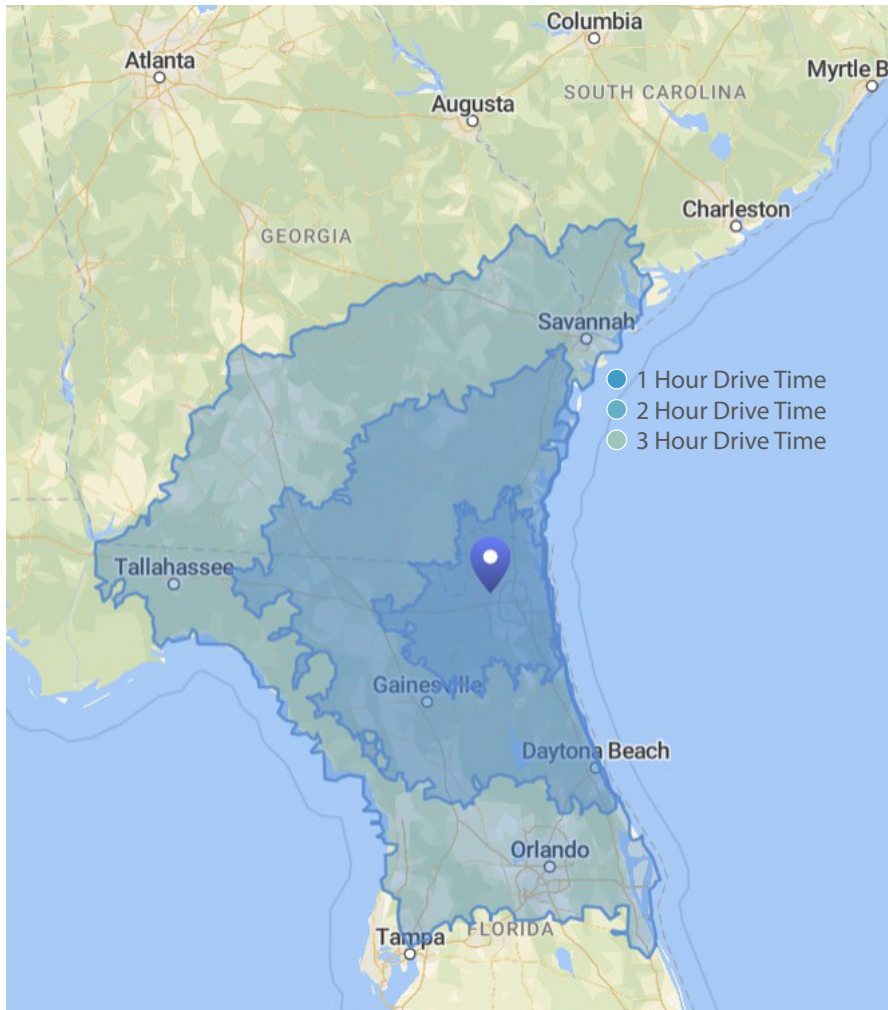
RIVERSIDE



AAADT 170,000

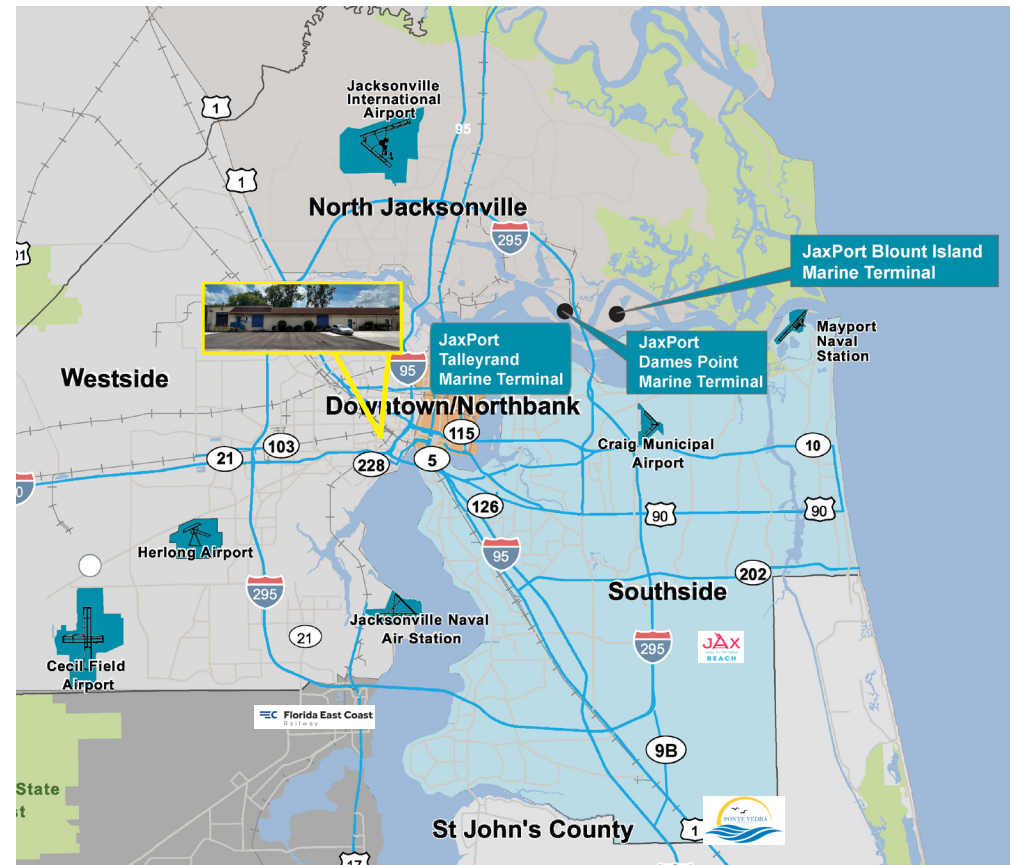
SAN MARCO

EXCELLENT CONNECTIVITY



Point of Interest	Time	Miles
I-95	4 Min	1.3
I-10	3 Min	0.8
I-295	10 Min	5.9
Jax International Airport	17 Min	14.2
JaxPort	20 Min	13.7
CSX Intermodal Facility	20 min	11.7
Norfolk Southern Intermodal Facility	4 min	1.2

2406 Harper Street is proximate to the region's major transportation infrastructure, providing direct access and serviceability to greater Jacksonville metro and neighboring regions.



- ✓ **Premier Jacksonville industrial location for regional and local distribution**
- ✓ **Strategically located with easy access to Interstates 10, 95 & 295**
- ✓ **Close proximity to extensive food industry presence in the high growth North Florida Region**

WHY JACKSONVILLE

Overview

- Jacksonville's strategic location in the Southeast, coupled with its deep-water port makes it an attractive option for businesses that want to serve larger regional and international markets
- Jacksonville is the largest metro area by land mass in the U.S.
- The region's strong military presence, together with its affordable cost of living and high quality of life, attracts a young and talented workforce



Job and Economy Overview

- Jacksonville MSA's employment is projected to increase 15.8% over the next eight years
- Business relocations and expansions continued to directly benefit the area, resulting in an unemployment rate of 2.5% in February 2023
- From January 2022 - January 2023, over 35,600 jobs were created, resulting in a growth rate of 4.7%

Population Overview

- Jacksonville's population growth is driven by millennial workers and retirement age individuals, both seeking a higher quality of life coupled with a lower cost of living
- The Jacksonville MSA is expected to grow to over 1.8M by 2030, increasing by almost 300,000 people from today

*information via <https://www.enterpriseflorida.com>



FLORIDA'S ECONOMIC SUCCESS

Florida's Workforce Supplies Business Talent

A diverse market alongside strong training and education facilities creates one of the nation's most attractive workforces for businesses in Florida.

Florida's talent pipeline is consistently ranked among the best in the nation. Much credit for the excellent skills of the Florida workforce can be given to the state's educational institutions and unique workforce training programs. Florida is home to the nation's 3rd largest workforce, totaling more than 10 million. The state's 12 public universities, 6 major medical schools and numerous private colleges and universities work closely with the business community to build programs that reflect the needs of Florida's industries.

Success Today Requires Global Access

From moving people to moving data, Florida has built what it takes to be an economic powerhouse.

Florida's transportation infrastructure is one of the world's most extensive multi-modal systems, featuring international airports, deep-water seaports, extensive highway and rail networks and multiple hubs that allow for high-speed data transmission from around the U.S. to Europe, Latin America and Africa.

Florida is connected to the world in every possible way. From strong cultural and trade connections with Latin America to unmatched global reach via its modern ports and airports and its leadership in the commercial space industry, Florida is a true global hub for business.

The state is also recognized as one of the top five telecom hubs in the world. The Network Access Point (NAP) in Miami serves as a major switching station for Internet traffic coming to and from Latin America, while other high-speed networks, such as the Florida LambdaRail and LA Grid, facilitate R&D efforts. In addition, Florida has some of the fastest and most widely available wireless networks.

*information via <https://www.enterpriseflorida.com>

FL WORKFORCE



FLORIDA'S ECONOMIC SUCCESS

Florida's Business Advantages

From a pro-business climate to top infrastructure and a skilled workforce, it's no wonder why companies expand in Florida.

Florida can propel your company's growth in today's competitive global market. Florida stands ready to welcome companies with the talented workforce, top-ranked infrastructure, global connectivity and quality of life your company needs. These are just a few reasons why global players, established companies and blossoming startups have chosen to expand in Florida. Explore more of Florida's business advantages below.

Pro-Business Climate

Florida's huge market and pro-business climate help companies reach growth and expansion goals with ease.

Florida consistently ranks among the best states for business, thanks to its pro-business state tax policies, competitive cost of doing business and streamlined regulatory environment. Government and economic development leaders work together to ensure that the state's business climate remains favorable to companies of all sizes, including some of the nation's leading corporations.

Beyond that, Florida offers a cost-efficient alternative to high-tech states with more affordable land, labor and capital than its competitors. The state's regulatory agencies and local governments provide quicker, less costly and more predictable permitting processes for significant economic development projects without reducing environmental standards. Florida's zero percent personal income tax also makes it easier for you to build the business of your dreams. More money in your pocket today means more flexibility to spend on your business, your family and your future.

*information via <https://www.enterpriseflorida.com>

