

±150,778 SF WAREHOUSE AVAILABLE FOR SALE OR LEASE



4700 WALGREEN ROAD | JACKSONVILLE, FL 32209

**LOCAL
MARKET
EXPERTS**

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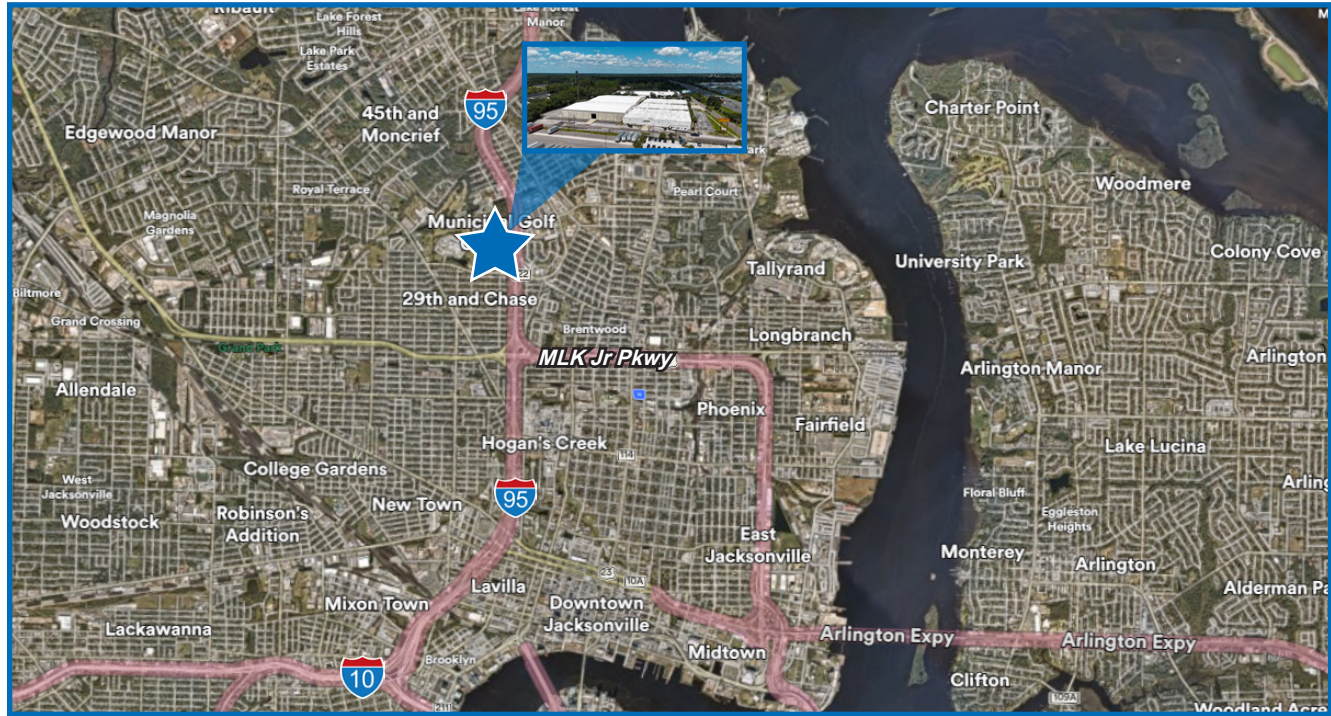
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AERIALS



PROPERTY SPECIFICS

BUILDING SIZE	±150,778 SF
SITE SIZE	±6.94 Acres
SIGNAGE	40' Interstate Pylon Sign
LOAD CONFIGURATIONS	Loading Access On The Front, Sides, And Rear Of The Building
SECURITY	8' Metal Fence, 3 Electric Gates For Secure Access
CLEAR HEIGHT	14' - 28'
COLUMN SPACING	40' W x 26' D
REAR TRUCK COURT	100' D
FLOOD ZONE	Zone X (Minimal Flood Hazard)

DOCK-HIGH LOADING (21) Dock-High Doors

DRIVE IN DOORS (4) Drive Ins With Ramp

DOCK LEVELERS (6) Dock Levelers

LIGHTING New LED Lighting Installed 2025

ZONING CCG-2

SPRINKLERS Wet Pipe Sprinkler System

UTILITIES City Water & Sewer, Electric, Gas, Heating

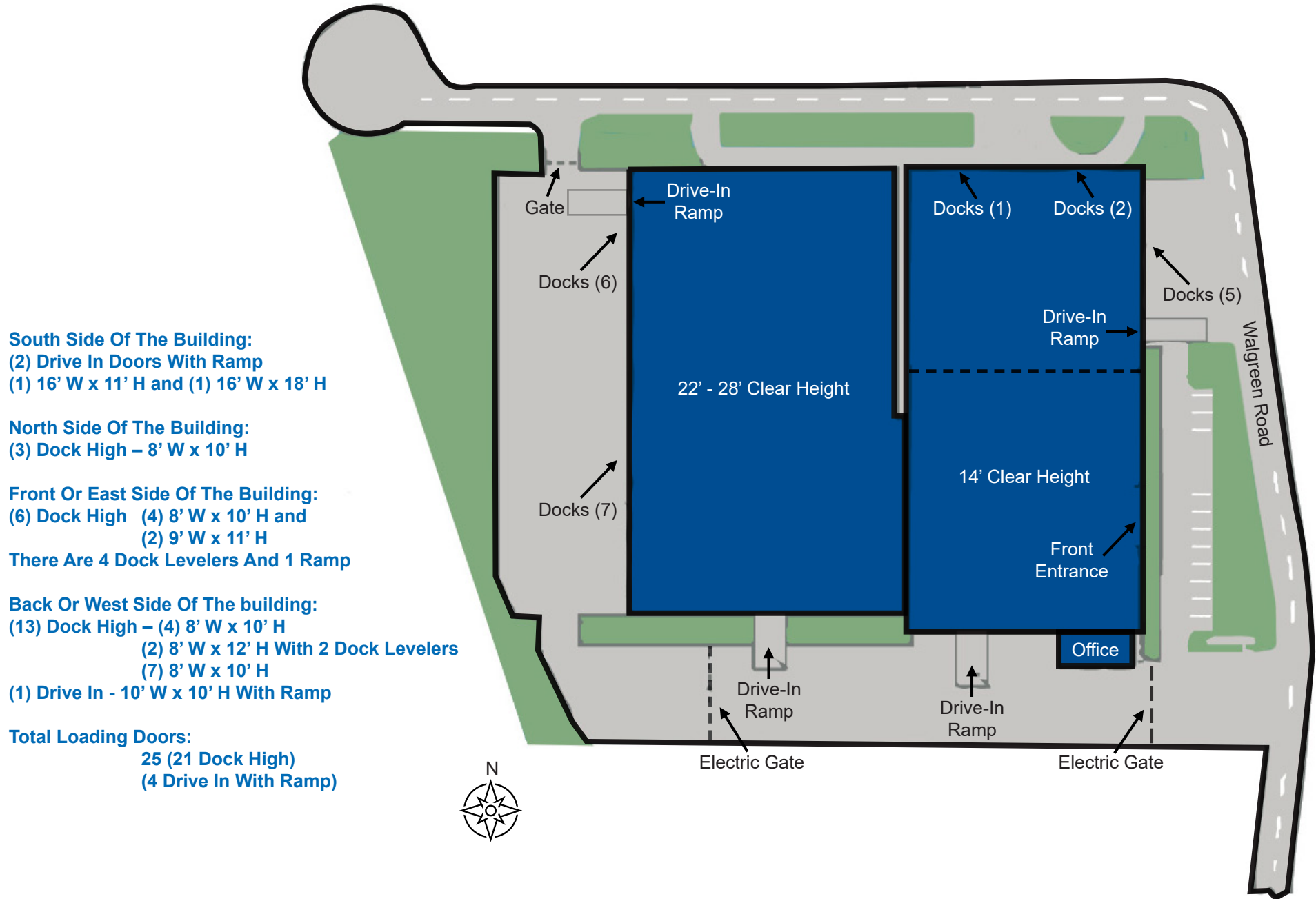
ELECTRICAL 2000 Amp, 208-600 V, 3-Phase

YEAR BUILT 1960, Renovations In 2025 Include New Loading Doors, LED Lighting, Remodeled Office, Exterior Paint & More

ROOF New TPO Roof Installed 2018 (front warehouse) and 2023 (back warehouse)

LEASE RATE: \$5.75/SF NNN + \$1.50/SF CAM
SALE PRICE: \$9,900,000

SITE PLAN



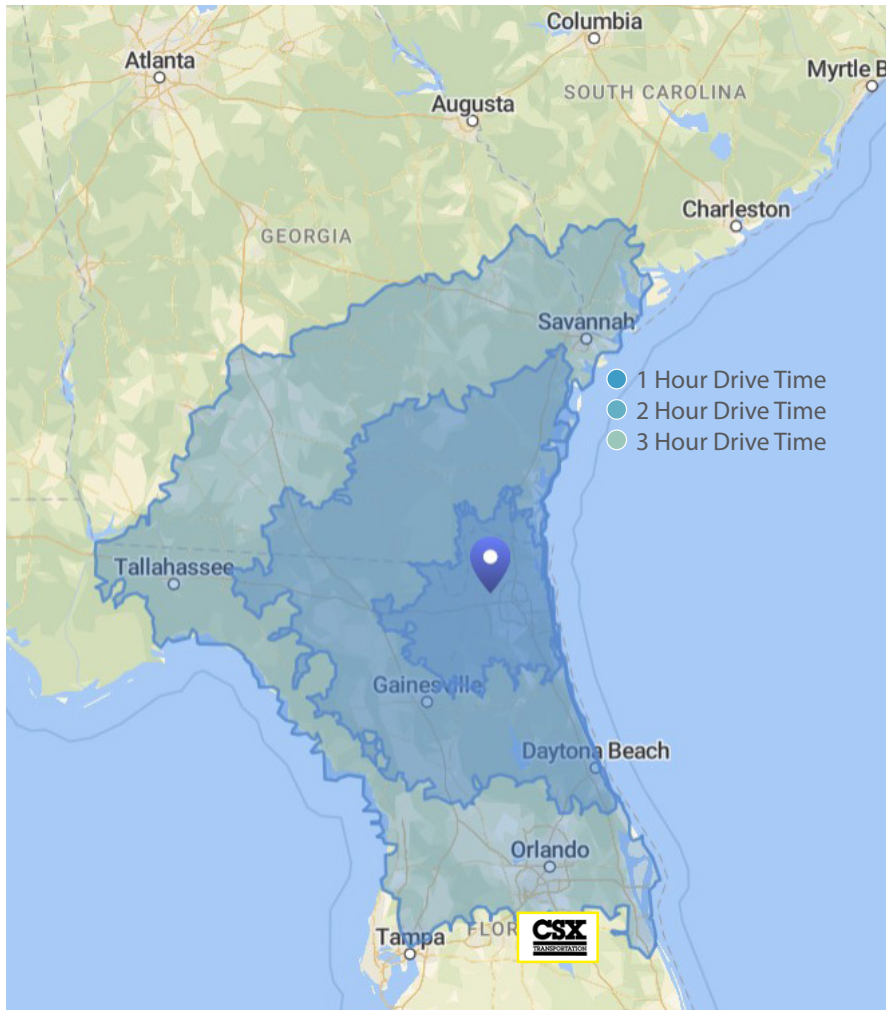
AREA MAP



PROPERTY PHOTOS



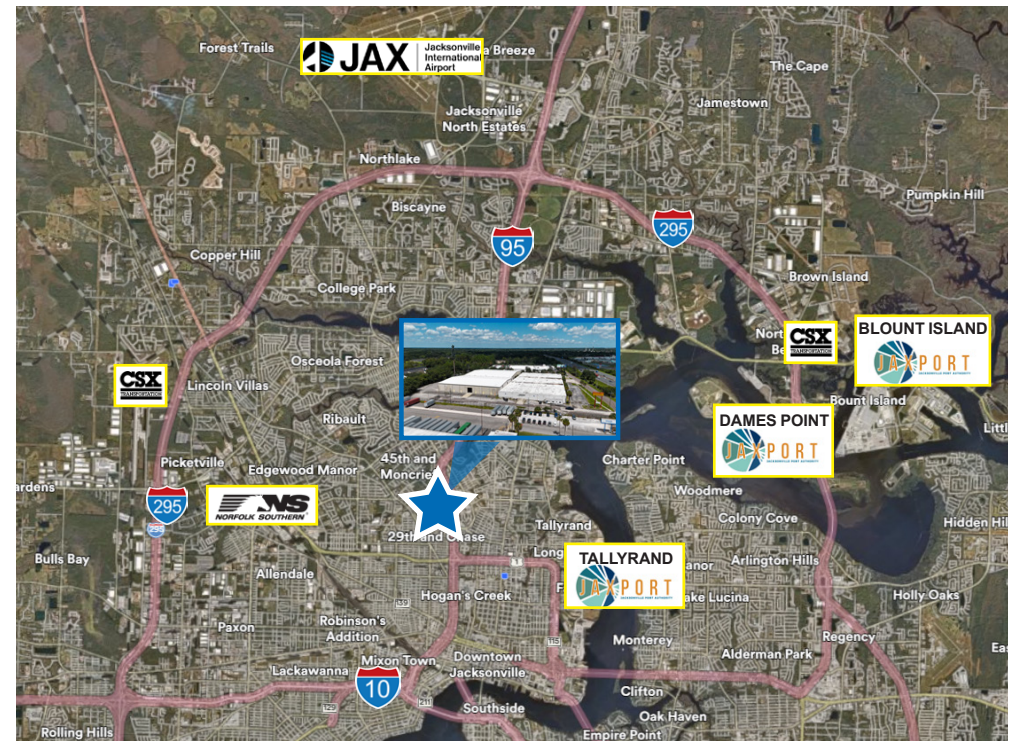
EXCELLENT CONNECTIVITY



Point of Interest	Time	Miles
I-95	2 min	0.5
I-10	8 min	4.8
I-295	9 min	7.4
Jax International Airport	14 min	11.6
JaxPort Talleyrand	10 min	4.3
CSX Intermodal Facility	20 min	8.2
Norfolk Southern Intermodal Facility	16 min	6.6

4700 Walgreen Road is proximate to the region's major transportation infrastructure, providing direct access and serviceability to the greater Jacksonville metro and neighboring regions.

LOCATION MAP



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

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.enterprisefflorida.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

Unemployment Rate

4.7%



Average Annual Wage

\$50,094

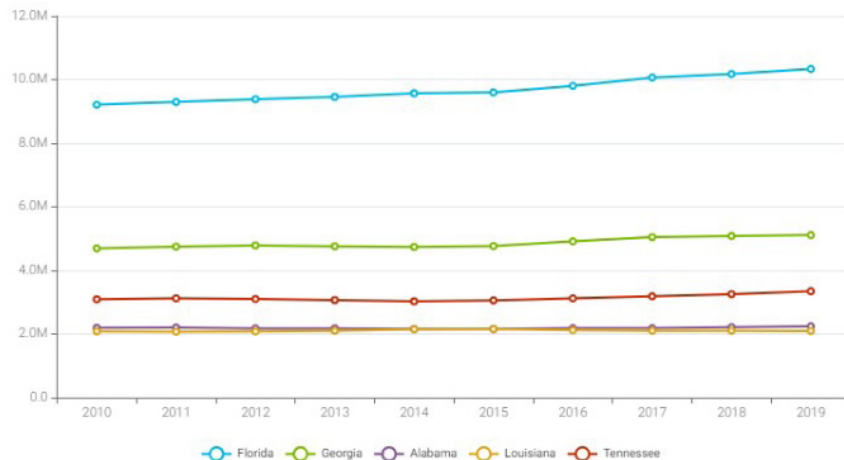


Total Wages

\$109.0B



Workforce Size and Growth



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

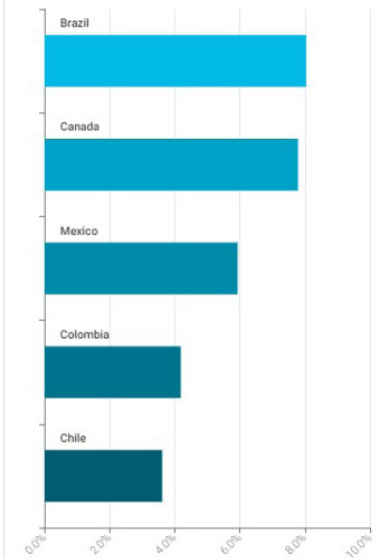
Florida's huge market and pro-business climate help companies reach growth and expansion goals with ease.

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>

State's top export markets
(2019)



GDP

\$950.8B



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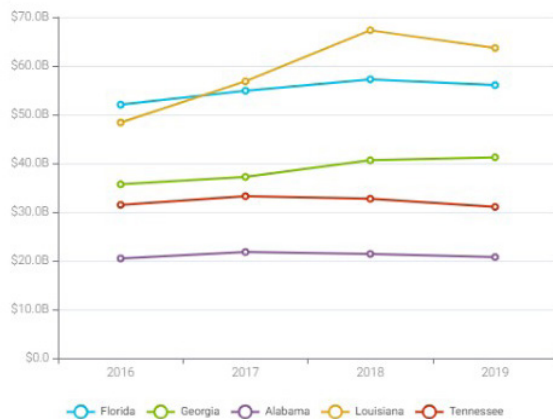
LARGEST FOREIGN TRADE
ZONE NETWORK IN THE USA

Population

21.48M



State Annual Exports Comparison



Average Income

\$51,989



Fortune 500 Companies

18



Size of workforce

10.3M

