1234 ORTON STREET JACKSONVILLE, FL 32205

FOR SALE PRICE: \$950,000



PROPERTY HIGHLIGHTS

Zoned IBP (Industrial Business Park))

 \pm 4.3 Acres

Includes Parcel #s 067016-0000, 067010-0010,

067017-0000, 067009-0000

Close Proximity to both I-10 and I-295









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OFFERING SUMMARY -

Price \$950,000 4.3 +/- acres **Total Lot Size** Warehouse/Storage Property Type Warehouse/Storage Proposed Use Zoning **IBP** Lease Thru 2031 **Current Tenant**

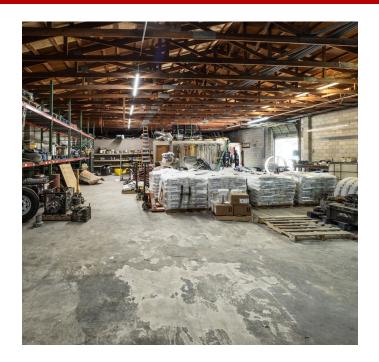














PROPERTY DESCRIPTION

Exceptional opportunity featuring four parcels (067016-0000, 067010-0010, 067017-0000, 067009-0000) totaling ±4.3 acres, zoned IBP (Industrial Business Park), with 12,856± SF of warehouse and office space. Conveniently located just 1 mile from I-10, 2 miles from I-295, and close to major retail, shopping, and restaurants. Property includes two warehouse buildings with 10 private offices, multiple restrooms, four roll-up doors (three dockheight), and ceiling heights of 10' and 12'. New shingle roof completed Oct 2025. Current lease through 2031 provides stable income and strong investment potential in a prime Jacksonville industrial corridor.















DEMOGRAPHIC INFORMATION .	
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Household Median Income	\$49.1k
Household Income Growth Rate	11%
2028 Household Estimate	\$54.5k
Age Demographics Median Age	34
Age Growth Rate	5%
Number of Employees	19.2k
Population	24.8k









