

# 1234 ORTON STREET JACKSONVILLE, FL 32205

FOR SALE  
PRICE: \$950,000



## PROPERTY HIGHLIGHTS

Zoned IBP (Industrial Business Park))

± 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
Total Lot Size	4.3 +/- acres
Property Type	Warehouse/Storage
Proposed Use	Warehouse/Storage
Zoning	IBP
Current Tenant	Lease Thru 2031



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## PROPERTY DESCRIPTION

Exceptional opportunity featuring four parcels (067016-0000, 067010-0010, 067017-0000, 067009-0000) totaling  $\pm 4.3$  acres, zoned IBP (Industrial Business Park), with 12,856 $\pm$  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 dock-height), 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.



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## DEMOGRAPHIC INFORMATION

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



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