



Industrial Flex Property **For Sale**

9555 SUNBEAM CENTER DRIVE, JACKSONVILLE, FL 32257

9555 SUNBEAM CENTER DR



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SECTION 1

PROPERTY INFORMATION

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OFFERING SUMMARY

Sale Price:	\$800,000
Building Size:	3,407 SF
Roll up Doors	(2) 12FT
Lot Size:	0.27 Acres
Price / SF:	\$234.81
Year Built:	1987
Renovated:	2026
Zoning:	IL
Market:	Southside

PROPERTY OVERVIEW

SVR Commercial, as exclusive advisor, is pleased to present the opportunity to acquire 9555 Sunbeam Center Drive in Jacksonville, Florida. The Property features a 3,407-square-foot, two-story industrial building situated on approximately 0.27 acres.

The fully fenced site includes approximately 1,320 square feet of open warehouse space with a 17'6" ceiling height and two 12-foot roll-up doors. The ground floor also offers approximately 1,044 square feet of office space with two restrooms, while the second floor provides approximately 1,043 square feet of air conditioned additional storage space.

LOCATION OVERVIEW

The property is located on Sunbeam Road with convenient access to Philips Highway and San Jose Boulevard. The site is situated in an established commercial corridor serving the surrounding residential and business communities. The property is approximately 6 miles from I-95 and 3 miles from Baymeadows Road, providing convenient access throughout the Jacksonville market.

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PROPERTY HIGHLIGHTS

- Fenced perimeter
- Convenient and accessible location
- Two 12' roll up doors
- Zoned IL



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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



SECTION 2

LOCATION INFORMATION

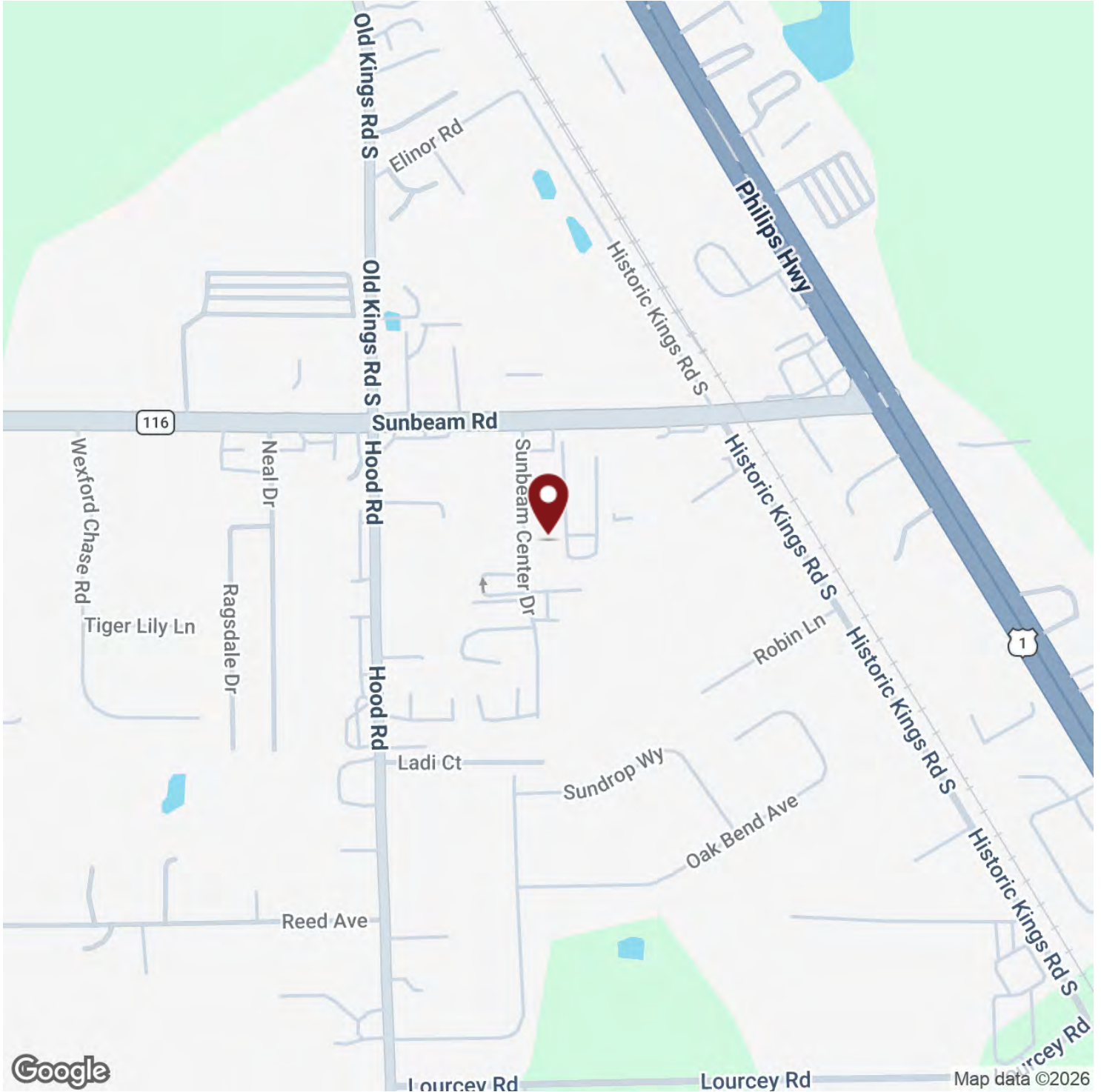
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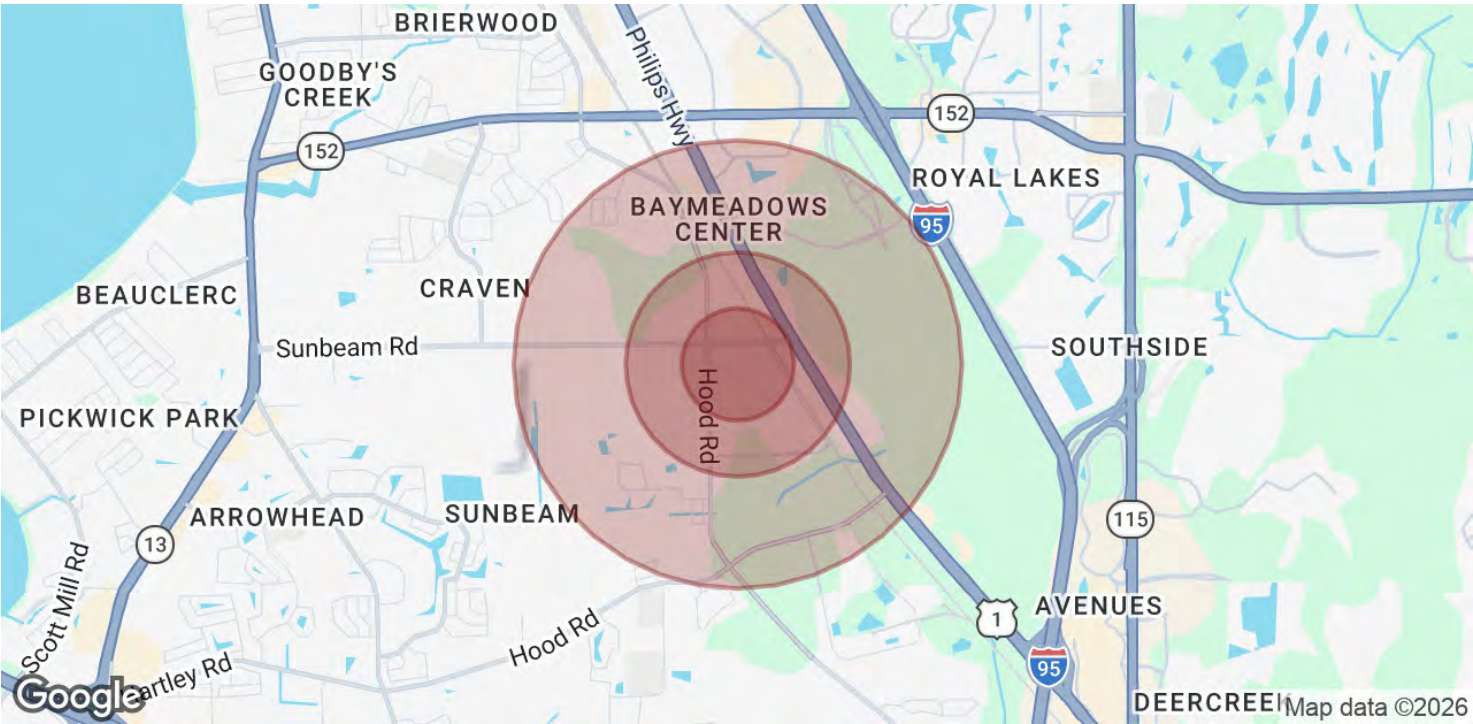


SECTION 3

DEMOGRAPHICS

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	275	1,198	5,122
Average Age	35.5	36.6	37.6
Average Age (Male)	35.6	36.0	37.1
Average Age (Female)	29.5	32.9	35.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	94	438	1,925
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$122,798	\$106,161	\$102,287
Average House Value	\$410,635	\$390,074	\$372,151

2023 American Community Survey (ACS)

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