

INDUSTRIAL PROPERTY FOR SALE



VIDEO

Property Description

216 Druid Street is a functional infill industrial warehouse located in Jacksonville's Riverside industrial submarket with convenient access to I-10, I-95, and I-295. The property offers approximately 38,785 SF of warehouse/distribution space on approximately 2.735 acres with IL zoning, 20' warehouse height, dock access, office space, shop area, paved/fenced yard, and existing operational infrastructure.

The property offers flexible acquisition potential for an owner-user, investor, or long-term industrial buyer. The seller is prepared to lease back approximately 18,000– 20,000 SF under a NNN lease structure, creating immediate income while leaving approximately 10,000+/- SF available for an owner-user or additional tenant. This structure allows a buyer to acquire the asset with income in place, add another tenant, occupy the remaining space, or evaluate future redevelopment potential.

216 Druid Street combines income, available space, industrial functionality, yard utility, and infill Jacksonville location value in one offering.

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 Commercial Real Estate Broker  
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Location Description

216Druid Street is located in Jacksonville's Riverside industrial submarket, just north of I-10 with convenient access to I-95, I-295, W Beaver Street, and surrounding core industrial corridors. The property's infill location supports warehouse, distribution, storage, logistics, contractor, fleet, and service-based industrial uses, offering central Jacksonville connectivity with functional yard and operational utility.

OFFERING SUMMARY

Sale Price:	\$3,200,000
Number of Units:	1
Lot Size:	2.735 Acres
Building Size:	38,785 SF

1910 SW 18th Court Building 100  
 Ocala, FL 34471  
 352.732.3222



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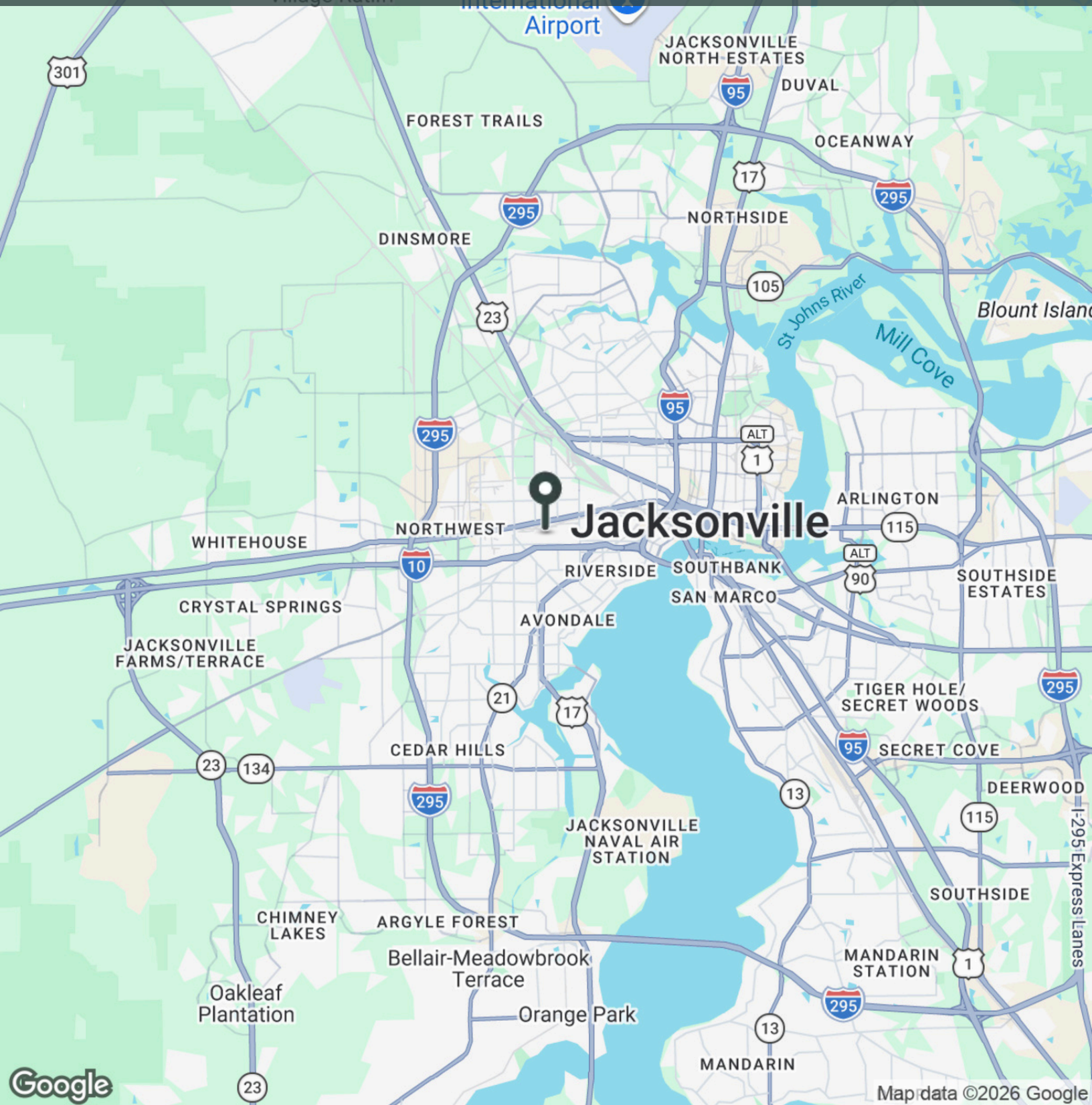
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## Jacksonville International Airport



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## INDUSTRIAL PROPERTY FOR SALE

Building Name	Infill Jacksonville Industrial Opportunity with Income, Available Space, and Long-Term Upside
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	058699 0015
Building Size	38,785 SF
Lot Size	2.735 Acres
Building Class	C
Year Built	1957
Year Last Renovated	2020
Number of Floors	2
Roof	2014 & 2020
Free Standing	Yes
Number of Buildings	2

216 Druid Street presents a rare infill industrial opportunity in Jacksonville's established Riverside industrial submarket. The property consists of approximately 38,785 SF warehouse/distribution space on approximately 2.735 acres, offering a functional mix of warehouse, office, shop, paved/fenced yard, loading access, and heavy industrial utility.

Strategically located with convenient access to I-10, I-95, and I-295, the property is well positioned for logistics, storage, distribution, contractor operations, fleet-based businesses, and industrial users requiring central Jacksonville connectivity. The site benefits from IL zoning, 20' warehouse height, multiple warehouse bays, dock access, paved yard area, and existing operational infrastructure.

What makes this offering especially unique is the flexible acquisition structure. The seller is prepared to lease back a portion of the property, creating immediate income for a buyer while leaving approximately 10,000+/- SF available for an owner-user or additional tenant. This allows the property to appeal to multiple buyer profiles: an owner-user seeking space with income in place, an investor looking to add another tenant and increase income, or a long-term industrial buyer evaluating future redevelopment potential.

The proposed leaseback includes approximately 18,000–20,000 SF of the existing building, including the first two warehouse bays and downstairs office area, with the seller willing to enter into a NNN lease structure. The remaining space provides an opportunity for additional occupancy, expansion, or repositioning depending on the buyer's intended use.



- \* ±38,785 SF industrial warehouse on ±2.735 acres in Jacksonville's Riverside industrial submarket
- \* Flexible sale opportunity for owner-user, investor, or hybrid buyer with seller leaseback income potential
- \* Approximately 10,000+/- SF available for occupancy or additional tenant placement, subject to final leaseback terms
- \* IL zoning, 20' warehouse height, heavy 3-phase power, dock access, drive-in access, and paved/fenced yard
- \* Convenient access to I-10, I-95, I-295, W Beaver Street, and core Jacksonville industrial corridors

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Thomas Oldenberg  
**RE/MAX**  
 COMMERCIAL

## INDUSTRIAL PROPERTY FOR SALE



### Thomas Oldenberg

Commercial Real Estate Broker

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## Professional Background

Thomas is a Commercial Real Estate Broker whose current deal flow includes; Large Land Transactions, Warehouse and Industrial Development, Multi-Family Apartment Entitlement and Development, RV/MH and Truck Storage Facilities, Risk Management & Real Estate solutions for generational funds and family offices as well as raising Capital for future projects. Thomas is the person who people go to when they need creative solutions and someone with a very large bandwidth to solve problems and give options quickly. Our tag line of "Changing the Game in Real Estate" is for specific reason. As a former strategic consultant and serial entrepreneur. His lifestyle has been curated in order to be the most efficient, effective and resourceful member of his field. Thomas absolutely loves what he does for a living and in one conversation you will see effort put forth and the track record he brings to the table. Thomas has strategically built a network of principals, real estate investment trusts and PE funds in order to maximize the calories that he burns. Thomas tends to connect people at the highest level just for sole excitement of creating opportunities that did not exist before.

## Memberships

Ocala Business Leaders, Ocala Chamber of Commerce, Belleview Chamber of Commerce, Lake 100, Realtors Association, Oxford Commercial Exchange, Marion County Building Industry Association, Business Network International

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