

FOR SALE

\$4,230,000 | 7% Cap Rate

Small Bay – Industrial Investment

📍 **4333 & 4325 St Augustine Rd, Jacksonville,
FL 32207**



Presented By:

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Investment Summary

Panther Capital Group presents 4333 & 4325 St. Augustine Rd., Jacksonville, FL, a stabilized multi-tenant small-bay industrial investment in a high-demand Jacksonville industrial corridor. Positioned on 2.74 acres, the property includes three buildings totaling 34,000 SF with practical bay layouts, upgraded roofing (2016 & 2023), and strong tenant retention characteristics.

The asset is approximately 100% occupied by 18 tenants paying near market rents, providing diversified and reliable cash flow. With prior renovations and ongoing capital improvements, the property offers minimal near-term capex and steady income performance.

Offered at \$4,230,000, this opportunity is well-suited for investors seeking a stable industrial asset or a strong 1031 exchange replacement property in a supply-constrained Jacksonville market.

Investment Highlights

- Stable Cash Flow – Multi-tenant income from 18 tenants paying near market rents
- Attractive Returns – 7.0% Cap Rate at the \$4.23M purchase price
- Diversified Tenancy – Small-bay industrial mix offering reduced vacancy and rollover risk
- Functional Industrial Layout – 34,000 SF across three buildings on 2.74 acres
- Recent Capital Improvements – Roof replacements in 2016 (Red & Cement Buildings) and 2023 (Metal Building)
- IL Zoning – Ideal for light industrial, service, trade contractors, and flex users
- Prime Jacksonville Location – Strong small-bay demand corridor with excellent accessibility
- Value Preservation – Renovated in 2000 with minimal near-term capex needs

Property Summary

- Price: \$4,230,000 (7.0% Cap Rate)
- Lot Size: 2.74 AC
- Zoning: IL (Industrial Light)
- Buildings: 34,000 SF Total Across 3 Buildings
- Year Built: 1956 & 1985 (Renovated 2000)

Features:

- Multi-tenant small-bay industrial layout
- Approximately 18 tenants paying near market rents
- Strong income diversification and stable occupancy

Construction:

- **Clear Height:** 20ft
- **Drive-Ins:** 25
- **Power:** 3 Phase

Occupancy: 94%



Demographics

| Population | | | |
|-----------------------------|--------|---------|---------|
| | 1 mile | 3 miles | 5 miles |
| 2020 Population | 8,257 | 53,967 | 162,283 |
| 2024 Population | 8,259 | 57,054 | 168,535 |
| 2029 Population Projection | 8,643 | 60,295 | 177,516 |
| Annual Growth 2020-2024 | 0% | 1.4% | 1.0% |
| Annual Growth 2024-2029 | 0.9% | 1.1% | 1.1% |
| Median Age | 38.7 | 38.4 | 38.5 |
| Bachelor's Degree or Higher | 36% | 29% | 33% |
| U.S. Armed Forces | 11 | 203 | 1,208 |

| Population By Race | | | |
|--------------------------------|--------|---------|---------|
| | 1 mile | 3 miles | 5 miles |
| White | 4,888 | 31,456 | 96,312 |
| Black | 1,527 | 9,897 | 35,877 |
| American Indian/Alaskan Native | 44 | 261 | 518 |
| Asian | 497 | 4,089 | 9,225 |
| Hawaiian & Pacific Islander | 2 | 12 | 63 |
| Two or More Races | 1,301 | 11,338 | 26,540 |
| Hispanic Origin | 1,204 | 11,274 | 24,274 |

| Housing | | | |
|-------------------|-----------|-----------|-----------|
| | 1 mile | 3 miles | 5 miles |
| Median Home Value | \$254,137 | \$251,259 | \$268,528 |
| Median Year Built | 1957 | 1965 | 1969 |

| Households | | | |
|--|---------|----------|---------|
| | 1 mile | 3 miles | 5 miles |
| 2020 Households | 3,445 | 22,667 | 70,326 |
| 2024 Households | 3,430 | 24,108 | 73,419 |
| 2029 Household Projection | 3,591 | 25,539 | 77,534 |
| Annual Growth 2020-2024 | 0.4% | 1.9% | 1.3% |
| Annual Growth 2024-2029 | 0.9% | 1.2% | 1.1% |
| Owner Occupied Households | 2,148 | 11,928 | 36,380 |
| Renter Occupied Households | 1,443 | 13,611 | 41,154 |
| Avg Household Size | 2.3 | 2.3 | 2.2 |
| Avg Household Vehicles | 2 | 1 | 1 |
| Total Specified Consumer Spending (\$) | \$98.1M | \$626.2M | \$2B |

| Income | | | |
|-------------------------|----------|----------|----------|
| | 1 mile | 3 miles | 5 miles |
| Avg Household Income | \$80,750 | \$74,645 | \$79,904 |
| Median Household Income | \$54,113 | \$47,875 | \$55,342 |
| < \$25,000 | 655 | 6,278 | 17,414 |
| \$25,000 - 50,000 | 944 | 6,265 | 16,466 |
| \$50,000 - 75,000 | 543 | 3,445 | 11,483 |
| \$75,000 - 100,000 | 294 | 2,207 | 8,413 |
| \$100,000 - 125,000 | 243 | 1,915 | 6,191 |
| \$125,000 - 150,000 | 289 | 1,265 | 4,650 |
| \$150,000 - 200,000 | 259 | 1,181 | 3,501 |
| \$200,000+ | 203 | 1,552 | 5,301 |



Tenant & Financial Information

Tenants:

- Approximately 18 tenants across 3 buildings
- Tenants paying close to market rental rates
- Stabilized multi-tenant occupancy

Financials:

- Listing Price: \$4,230,000
- Total Rent Roll: Multi-tenant income (financials attached)
- Asset Type: Cash-flowing industrial investment
- Site Size: 2.74 Acres
- Building Size: ±34,000 SF



**Financials are selling at a 7% cap; for serious inquiries only, please reach out to Brokers for detailed financials.*



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