

BLANDING BLVD WAREHOUSE

6332 Blanding Blvd, Jacksonville, FL



PANTHER
CAPITAL GROUP

OFFERING MEMORANDUM

EXCLUSIVE SALE AGENTS:



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INVESTMENT HIGHLIGHTS

Panther Capital Group is pleased to present 6332 Blanding Blvd, a 1.59-acre commercial property featuring a total of 12,188 SF of warehouse space and a fully operational, income-producing auto collision and paint business included in the sale. This rare opportunity allows buyers to take over a turnkey operation with experienced staff, full equipment, and an established customer base.

Zoned CCG-2 (Commercial Community/General-2), the site supports a wide variety of commercial uses—ideal for automotive services, retail, office, or future redevelopment. Strategically located along Blanding Blvd, one of Jacksonville's highest-traffic corridors, the property offers exceptional frontage, brand visibility, and seamless access to I-295.

The expansive lot provides ample parking, vehicle staging, and outdoor workspace—an increasingly hard-to-find combination in dense urban corridors. With strong market demand and limited competition for large-format auto facilities, this asset is well-suited for both investors seeking immediate cash flow and owner-users ready to scale operations in a prime location.



PROPERTY SUMMARY

<u>Property Type</u>	<u>Warehouse</u>
<u>Building 1 SF:</u> <u>Building 2 SF:</u>	<u>8,688 SF</u> <u>3,500 SF (20 FT High)</u>
<u>Lot Size</u>	<u>1.59 Acres</u>
<u>Zoning</u>	<u>CCG-2</u>
<u>Roll Up Doors</u>	<u>5 Total In Building 1</u> <u>1 Total In Building 2</u>
<u>Features</u>	<u>Automotive Lifts, Spray Booths, Compressors, Drainage Systems</u>





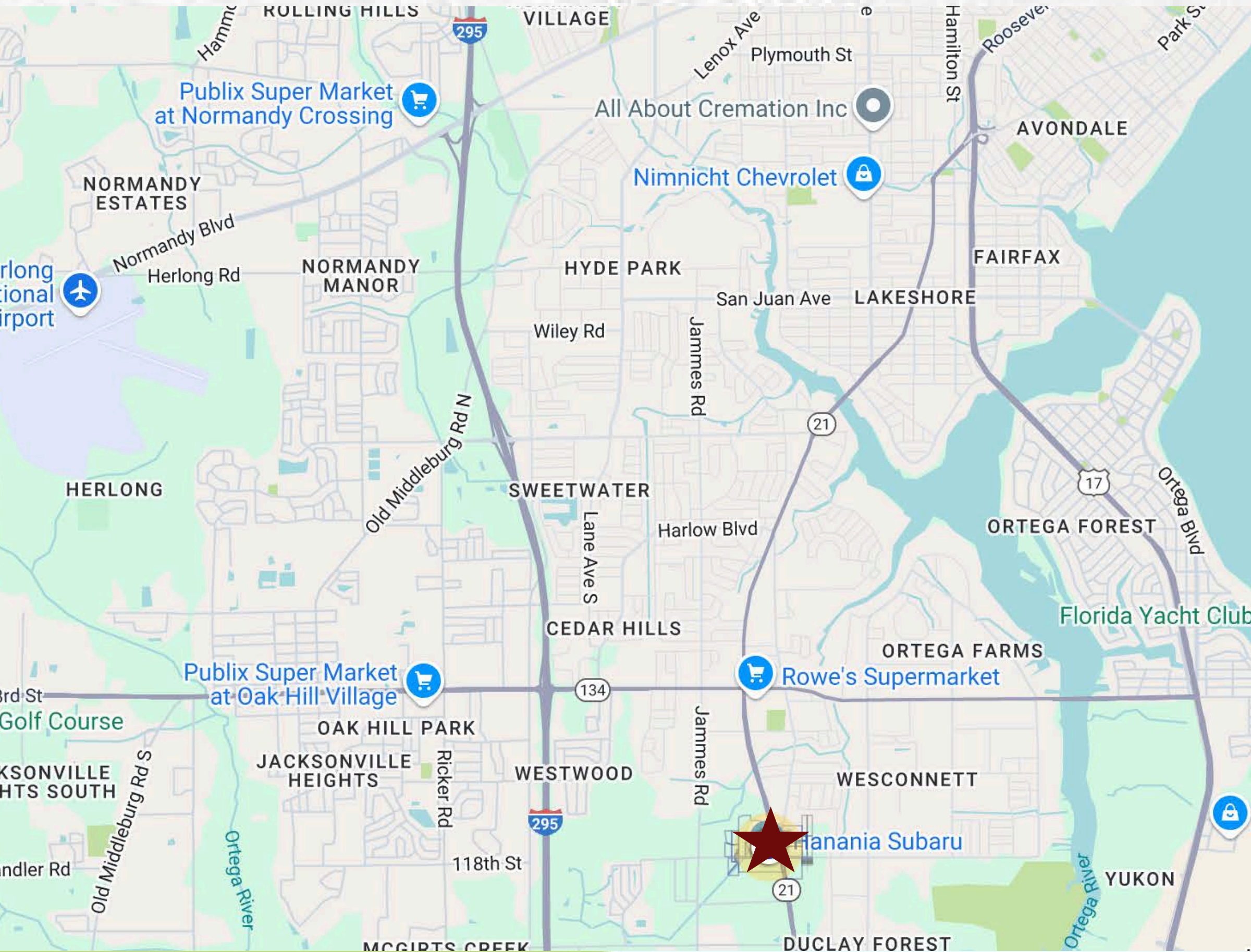


MARKET OVERVIEW

JACKSONVILLE, FLORIDA

JACKSONVILLE'S WESTSIDE INDUSTRIAL SUBMARKET CONTINUES TO EXPERIENCE STRONG DEMAND, DRIVEN BY ITS STRATEGIC LOCATION AND ACCESS TO MAJOR TRANSPORTATION ARTERIES. POSITIONED ALONG HIGH-TRAFFIC BLANDING BLVD WITH IMMEDIATE CONNECTIVITY TO I-295 AND U.S. 17, THIS CORRIDOR SERVES AS A VITAL LINK BETWEEN DOWNTOWN JACKSONVILLE, JAXPORT, AND REGIONAL LOGISTICS HUBS. THE AREA SUPPORTS A MIX OF INDUSTRIAL, SERVICE, AND COMMERCIAL USES, MAKING IT IDEAL FOR WAREHOUSE AND DISTRIBUTION OPERATIONS. WITH CONTINUED POPULATION GROWTH AND INFRASTRUCTURE INVESTMENT, WESTSIDE JACKSONVILLE REMAINS A KEY DESTINATION FOR USERS SEEKING FUNCTIONAL INDUSTRIAL SPACE IN A HIGH-VISIBILITY, HIGH-ACCESS MARKET.

LOCATION OVERVIEW



HIGHWAYS

- INTERSTATE 295 (I-295) – ±1.2 MILES EAST
- U.S. HIGHWAY 17 – ±2.5 MILES SOUTHEAST
- INTERSTATE 10 (I-10) – ±6.0 MILES NORTH

LOGISTICS PARKS / FACILITIES

- CECIL COMMERCE CENTER – ±6.0 MILES WEST
- WESTLAKE INDUSTRIAL PARK – ±7.5 MILES NORTHWEST

AIRPORTS

- HERLONG RECREATIONAL AIRPORT (HEG) – ±3.2 MILES WEST
- JACKSONVILLE INTERNATIONAL AIRPORT (JAX) – ±20.0 MILES NORTH

WAREHOUSES / DISTRIBUTION CENTERS

- FEDEX SHIP CENTER (PRITCHARD RD) – ±7.0 MILES NORTHWEST
- UPS CUSTOMER CENTER (EDGEWOOD AVE N) – ±8.5 MILES NORTHEAST

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