



L | H CAPITAL
PARTNERS

CORPORATE
Square

LIGHT INDUSTRIAL WAREHOUSE
2231 Corporate Square Boulevard
Jacksonville, FL 32216



PROPERTY HIGHLIGHTS

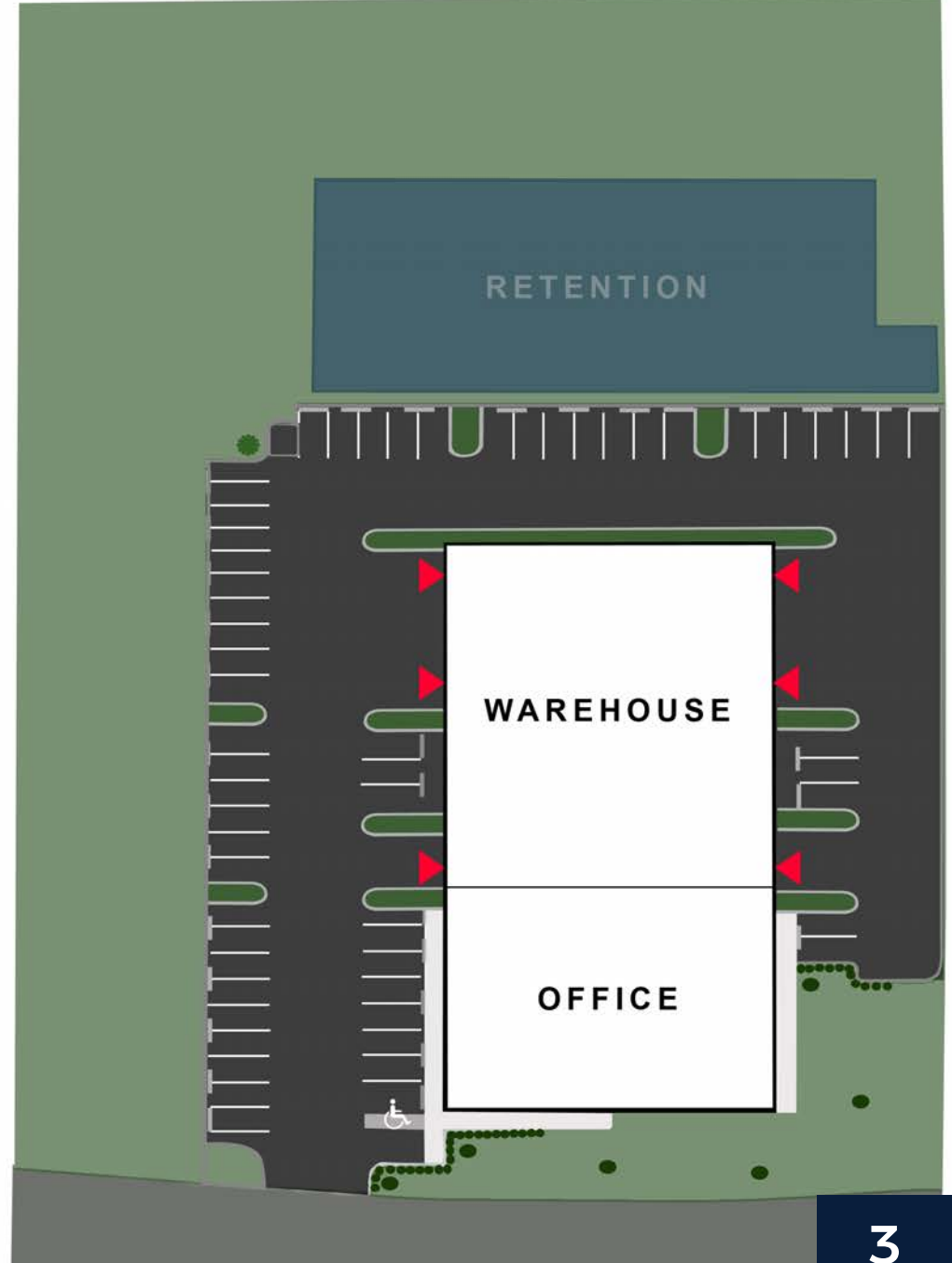
- ✓ 20,000 +/- SF building
- ✓ 8,000 +/- SF Office area that could be converted into showroom/office area
- ✓ 2.61 +/- Acres zoned IBP (Industrial Business Park)
- ✓ Excess paved parking surface that could be utilized for outside storage
- ✓ Close proximity to I-295 and southside Jacksonville
- ✓ Located within an established Business Park

SITE PLAN

20,000 SF

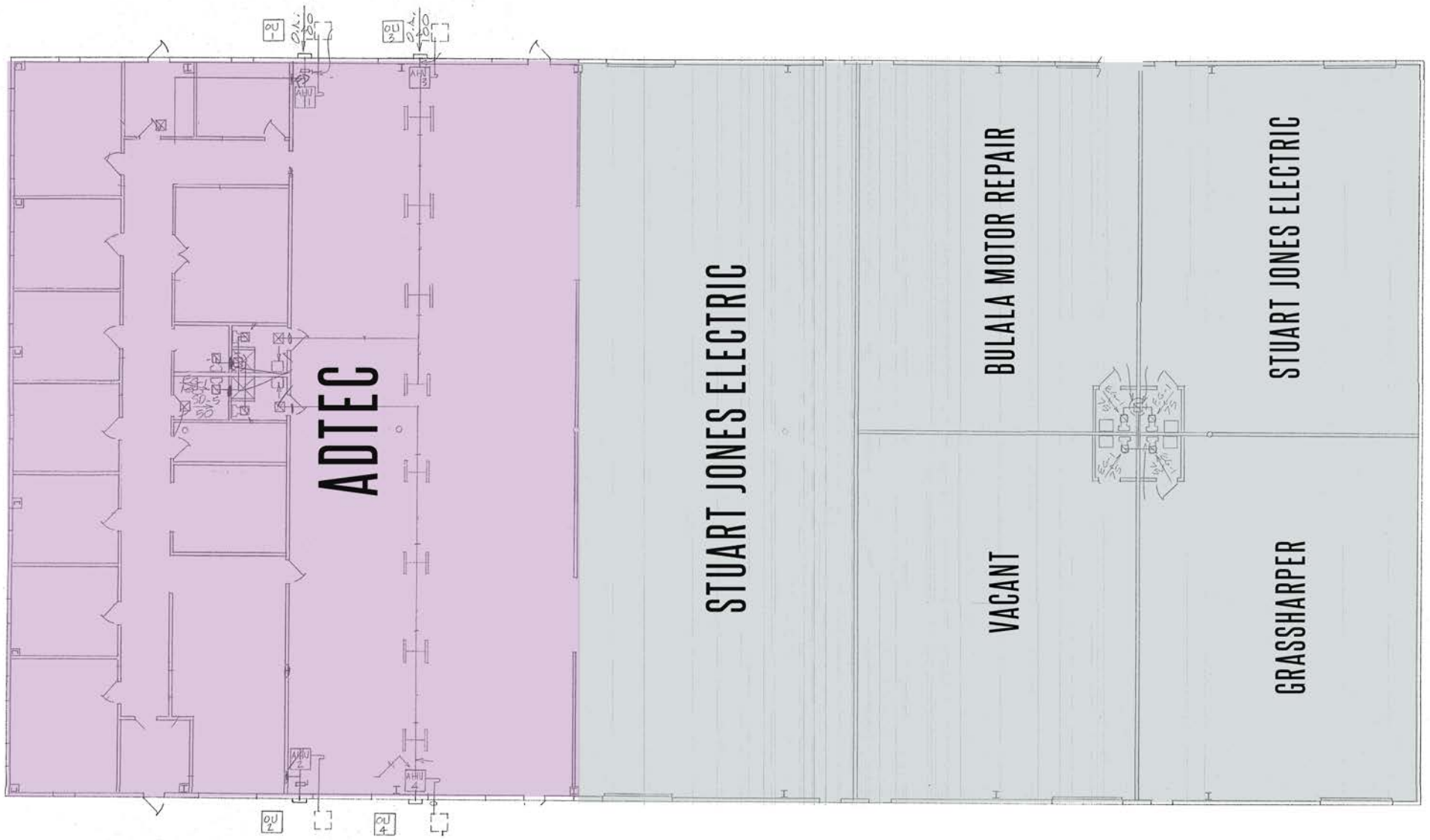
TOTAL OFFICE & WAREHOUSE

Grade Level Drive-In Doors 



SPACE LAYOUT

- OFFICE
- WAREHOUSE



OFFERING SUMMARY

2231 CORPORATE SQUARE BOULEVARD JACKSONVILLE, FL 32216

PROPERTY DESCRIPTION	
Property	Corporate Square - Office Warehouse
Property Address	2231 Corporate Square Boulevard
City, State, Zip	Jacksonville, FL 32216
Building Size (SF)	20,000 SF +/-
Office	8,000 +/- SF
Warehouse	12,000 +/- SF
Construction	Concrete Block/Metal
Year Built	1996
Clear Height	18'
Grade Level Doors	6
Electric Service	3 Phase 400 AMP 208v
Sprinklered	No
Water	City
Sewer	
Parking Spaces	55 +/-
Acreage	2.61 +/-
Land SF	113,784 +/- SF
Zoning	IBP

THE OFFERING	
Purchase Price	\$2,600,000.00
Price Per SF	\$130.00
Annual Base Rent	\$125,700.00

RENT SCHEDULE				
Tenant	SF Leased	Term	Monthly Base Rent	Annual Base Rent
Adtec	8,000	MTM	\$2,675.00	\$32,100.00
Stuart Jones Electric	6,000	MTM	\$4,500.00	\$54,000.00
Bulala Motor Repair	2,000	MTM	\$1,500.00	\$18,000.00
Grassharpers	2,000	MTM	\$1,500.00	\$18,000.00
Vacant	2,000		--	--
Ace Window & Door	Parking	MTM	\$300.00	\$3,600.00

OFFERING SUMMARY

LH Capital Partners is pleased to present this 20,000 +/- SF office warehouse, strategically located within the Corporate Square Business Park in Jacksonville, FL. The Corporate Square Business Park is easily accessed from heavily trafficked Southside Boulevard and Atlantic Boulevard. The property is currently occupied by four tenants that are currently operating on month-to-month leases allowing an owner/user to purchase the property with in-place income with flexibility to take possession of the property upon the user's convenience.

The month-to-month lease structure with the existing tenants is also an opportunity for an investor to restructure the leases, or reposition the property, to provide passive real estate income. The size and functionality of this building, as well as the location, makes this offering extremely attractive, as buildings of this size are a rare commodity on Jacksonville's southside. The frequency of buildings of this caliber becoming available for sale offering flexibility for both the owner/user and a real estate investor is uncommon in this market.

POTENTIAL LAYDOWN YARD



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PLATO'S CLOSET
OLLIE'S
GOOD STUFF CHEAP
home OUTLET
Kitchens, Baths, Floors & More
DOLLAR TREE

TULSA WELDING SCHOOL

CVS PHARMACY

Estes
Heating & Air Conditioning

b BROWN
REAL ESTATE

ACE
DOOR & WINDOW

FRUIT OF THE LUSH

KYOCERA AVIX

SOUTHSIDE BOULEVARD

CORPORATE SQUARE BOULEVARD

IHOP



R&G
ESTABLISHED 1978

CORPORATE COMMERCE CENTER





JACKSONVILLE

OFFICE + WAREHOUSE
AT
CORPORATE
Square





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EXCLUSIVE OFFERING MEMORANDUM

FL Broker of Record

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