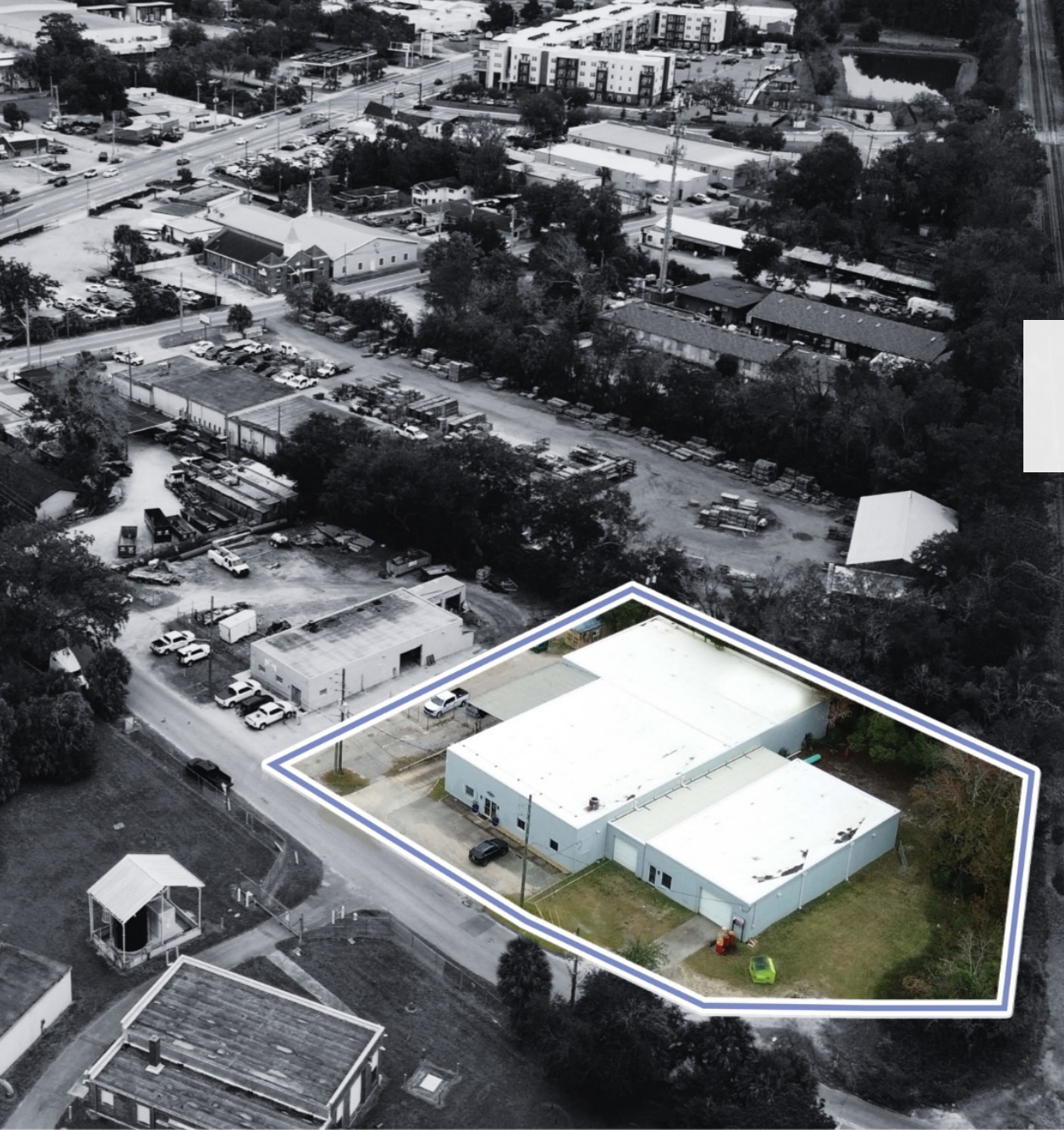




For Sale

Owner Occupier or Investment Opportunity

1830-1840 River Oaks Road
Jacksonville, FL 32207

Property Highlights

- 13,760± SF total
- 880± SF covered loading area
- Drive-through grade-level access to rear/outdoor storage area
- Dock high & grade level loading available
- Outdoor storage available
- New roof installed in 2023 (warranty through 2043)
- Newly renovated office – 2025
- Located within an Opportunity Zone

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Property **Overview**

1830-1840 River Oaks Road | Jacksonville, FL 32207

Submarket	Southside San Marco
Total Building SF	13,760±
Office SF	2,048±
Lot Size	0.78
Clear	15'
Loading	Grade Level/Dock High
Outdoor Storage Area	.17 AC
Auto Parking	9 – Expandable to 23
WH Lighting	LED
Power	3 Phase 240V
Roof Age	2023 with 20 year warranty
Contruction	Concrete Block
Zoning	Light Industrial
Flood Zone	X

Property **Photos**



Opportunity Overview

1830-1840 River Oaks Road | Jacksonville, FL 32207

This is a unique opportunity to acquire **1830 & 1840 River Oaks Road**, offering two versatile industrial buildings on a single property. Previously owner-occupied, the property features a new roof, dock-high and grade-level loading, and 3-phase, 240V power. It can be utilized as a single facility or easily demised into two separate buildings to accommodate multiple users.

The recently renovated **2,048 SF office** includes fresh paint and new carpet, along with multiple private offices, a spacious conference room, a break room/kitchen, and multiple office and warehouse restrooms, providing a functional layout for a variety of industrial users.



Office Photos

1830-1840 River Oaks Road | Jacksonville, FL 32207





	Philips Hwy	0.1 miles
	I-95	0.7 miles
	Downtown Jacksonville	2.7 miles
	I-10	3.4 miles
	I-295	8.7 miles
	FEC Intermodal Facility	3.6 miles
	Norfolk Southern Intermodal Facility	12.9 miles
	CSX Intermodal Facility	13.8 miles
	Jacksonville Int'l Airport	18.1 miles
	JAXPORT Talleyrand	7.6 miles
	JAXPORT Dames Point	16.5 miles
	JAXPORT Blount Island	18.0 miles
	Port of Savannah	144 miles
	Port of Tampa	202 miles
	Port of Charleston	243 miles

Business Friendly Environment

- Abundant regional labor pool
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

Contact Us

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San Marco



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