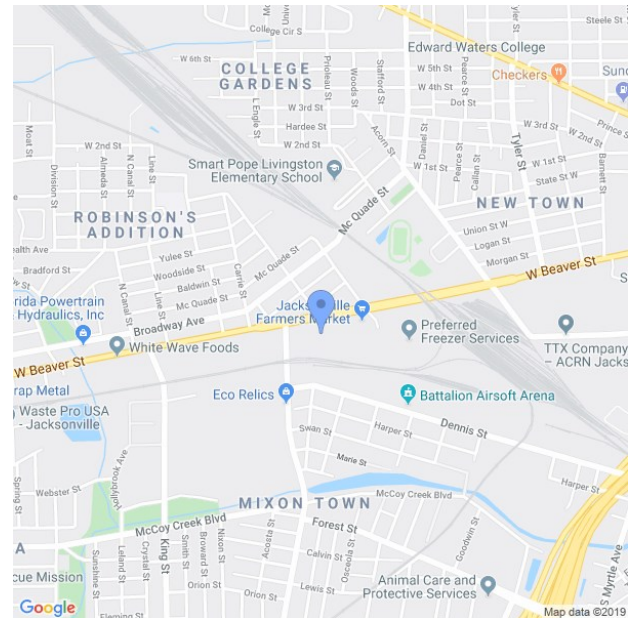


# 1930 W Beaver

1930 W BEAVER ST, JACKSONVILLE, FLORIDA 32209



COMMERCIAL • INDUSTRIAL • FOR SALE



SALE PRICE **\$1,525,000**  
SALE TYPE **NET LEASE INVESTMENT**  
ZONING **CCG-2**  
BLDG TYPE **SINGLE TENANT**  
STATUS **EXISTING**  
YEAR BUILT **1987**

STORIES **2**  
VACANCY **100%**  
GROSS BLDG **34,040 SQFT**  
LAND AREA **3.78 ACRES**  
DOCK HIGH DOORS **5**  
DRIVE IN DOORS **2**

- 5.5 years remaining on current lease • (2) 5 year renewal options • Long term credit tenant
- Value add opportunity • Approximately 8,100 square feet of terrific office space • Large conference room
- Open tiered floors influences collaborative work • 17 total offices to include executive space
- Dramatic foyer for reception or showroom • Easy access to I-95 • Ample parking

SVN Alliance has been retained to exclusively offer the opportunity to purchase a Hajoca Corporation-leased property located in Jacksonville, Florida. This offering is to acquire the fee-simple interest ownership in the well-maintained commercial warehouse located at 1930 W. Beaver Street...



**Blair "Red" Greenlaw**

Advisor

SVN | Alliance Commercial Real Estate Advisors

# SL3376799

9046312723

blair.greenlaw@svn.com



