

COMMERCIAL REAL ESTATE OPPORTUNITIES

1680 Southside Boulevard Freestanding Building For Sale

Near Corner of Southside and Atlantic Blvd.



- Excellent location just south of Atlantic Boulevard, near Regency Square Mall
 - La-z-boy relocating
 - 15,145+ SF; 1.11+ Acres
 - Zoned CCG-2
 - Sale Price \$3,200,000
- Contact: Hobart Joost, Jr.**

Southside Office/Flex Space For Lease

8226 Phillips Highway; Baymeadows Business Center



- Great location on Phillips Hwy and Baymeadows Rd.
 - Perfect for office/flex user or warehouse distribution
 - 36,663+ SF Available
 - Dock High and Grade Level
 - Lease Rate: \$7.50-\$11.50/SF NNN
- Contact: Fran Pepis**

6,600+ SF Office Space For Sale

8787 Perimeter Park Blvd. off Southside Blvd.
Just north of J. Turner Butler Blvd.



- Conveniently located minutes away from JTB and I-95
 - Across from Tinseltown area and shopping district
 - Attractive, modern building with open floor plan
 - 6,600+ SF
 - Sale Price: \$1,325,000
- Contact: Glenn Palmer**

Southside Restaurant Investment For Sale

5081 J. Turner Butler Blvd, Corner of Phillips Hwy



- Ideally located on JTB and Phillips
 - 5 Years remaining on 20 year NNN lease; Tenant has (3) 5-year renewal options extending lease to 2028
 - Offered at 7.63% Cap rate
 - Sale Price reduced to \$1,300,000
- Contact: Matt Entriken or Robert W. Selton, III**

Westside Industrial Warehouse For Sub Lease

5220 US 1 N, Just east of Edgewood Ave.



- Located minutes from I-95 and I-295
 - 142,000 Total SF; 74,578 SF Available
 - 1.0+ Acre paved, fenced and storage with truck court
 - 5-10'x10' Dock doors; One oversized door with ramp
 - Lease Rate: \$3.04/SF (NNN)
- Contact: John Lining or Jeff Evans**

Westside Industrial Warehouse For Sublease

8551 Westside Industrial Drive, Just north of Pritchard Rd.
East of I-295



- 30,000+ SF Total Available for Sublease
 - 2,600+ Office Space including conference room and breakroom
 - 500+ SF Warehouse manager's office
 - 8 - 8'x10' Dock Doors; 1- 12'x14' Door with Ramp
 - Lease Rate: \$5.15/SF Expenses: \$1.29/SF
- Contact: Jeff Evans or Hobart Joost, Jr.**

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