

# 1234 ORTON STREET JACKSONVILLE, FL 32205

FOR SALE  
PRICE: \$950,000



## PROPERTY HIGHLIGHTS

Zoned IBP (Industrial Business Park))

± 1.33 Acres

Includes Parcel #s 067016-0000, 067010-0010,  
067017-0000, 067009-0000

Close Proximity to both I-10 and I-295



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## OFFERING SUMMARY

|                |                   |
|----------------|-------------------|
| Price          | \$950,000         |
| Total Lot Size | 1.33 +/- acres    |
| Property Type  | Warehouse/Storage |
| Proposed Use   | Warehouse/Storage |
| Zoning         | IBP               |
| Current Tenant | Lease Thru 2031   |



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## PROPERTY DESCRIPTION

Exceptional opportunity featuring four parcels (067016-0000, 067010-0010, 067017-0000, 067009-0000) totaling  $\pm 1.33$  acres, zoned IBP (Industrial Business Park), with 12,856 $\pm$  SF of warehouse and office space. Conveniently located just 1 mile from I-10, 2 miles from I-295, and close to major retail, shopping, and restaurants. Property includes two warehouse buildings with 10 private offices, multiple restrooms, four roll-up doors (three dock-height), and ceiling heights of 10' and 12'. New shingle roof completed Oct 2025. Current lease through 2031 provides stable income and strong investment potential in a prime Jacksonville industrial corridor.



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## DEMOGRAPHIC INFORMATION

|                              |         |
|------------------------------|---------|
| Household Median Income      | \$49.1k |
| Household Income Growth Rate | 11%     |
| 2028 Household Estimate      | \$54.5k |
| Age Demographics Median Age  | 34      |
| Age Growth Rate              | 5%      |
| Number of Employees          | 19.2k   |
| Population                   | 24.8k   |



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