

## OFFERING SUMMARY - NET LEASE INVESTMENT



# Crowley Maritime Corp

2113 W. 30TH ST. JACKSONVILLE, FL 32209

100% LEASED



## Financial Information

- › Asking Price: \$4,950,000 | CAP Rate: 5.57%
- › NOI: \$275,472 (3% annual base rent increases)
- › 100% leased to Crowley Maritime Corp;
- › New seven (7) year lease with two 3 year extension options: 122,432± RSF
- › Lease Type: NNN (landlord responsible for roof and exterior walls)
- › Guarantee: Corporate Lease guarantee

*See page 4 for Confidentiality Agreement instructions to get access to the full Offering Memorandum*

## Investment Highlights

- › Over \$2 billion in annual revenues and 5,300 employees worldwide
- › Ranked #210 on Forbes magazine top largest private companies
- › Minutes from the Port with quick access to I-95, I-10, and I-295
- › CSX rail spur to site (CSX confirmed reactivation is possible)
- › Building Construction: Concrete Block & Brick
- › Previously renovated in 2008, the Tenant has invested roughly \$450,000 in tenant improvements into the Property to include but not limited to office improvements, T-5 Fluorescent warehouse lighting, mechanical edge of dock levelers (72"x30,000 lb.) and large warehouse fans.

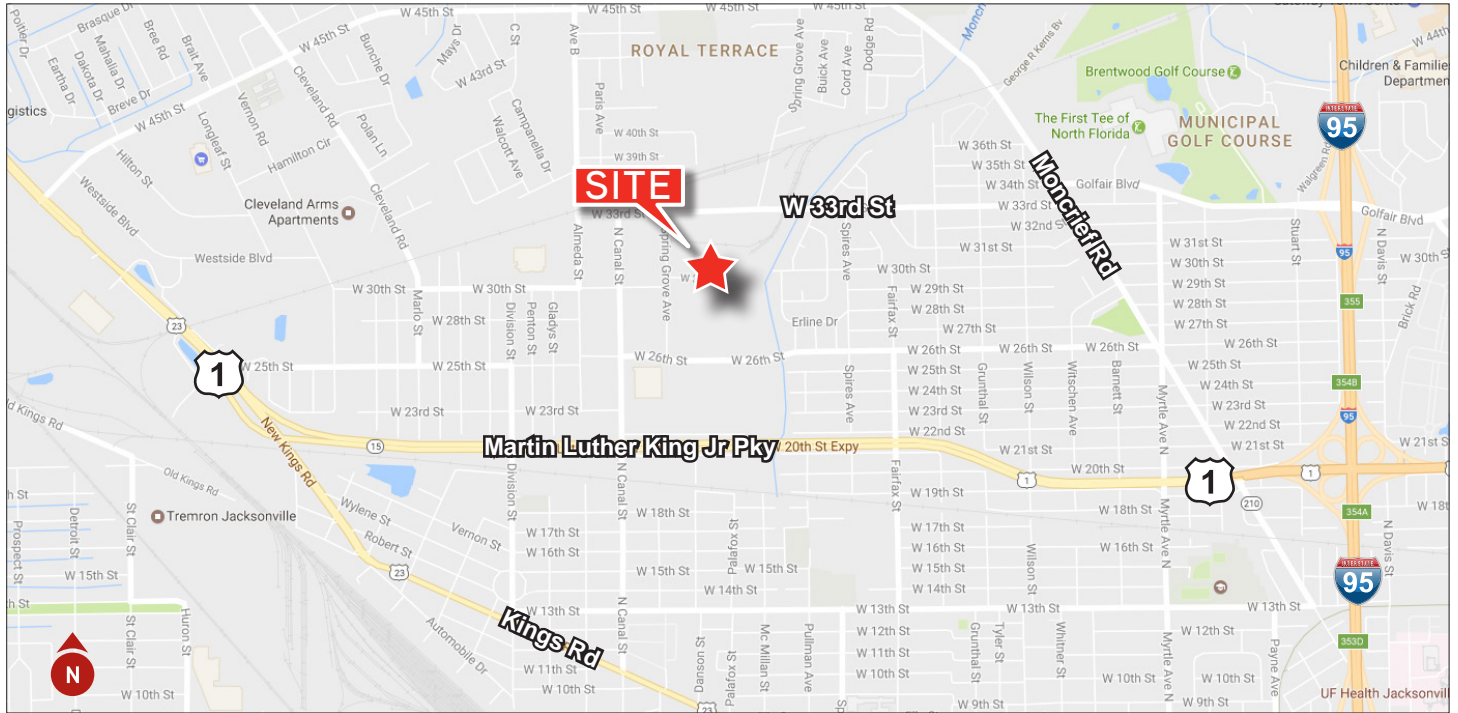
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# Street & Plat Map

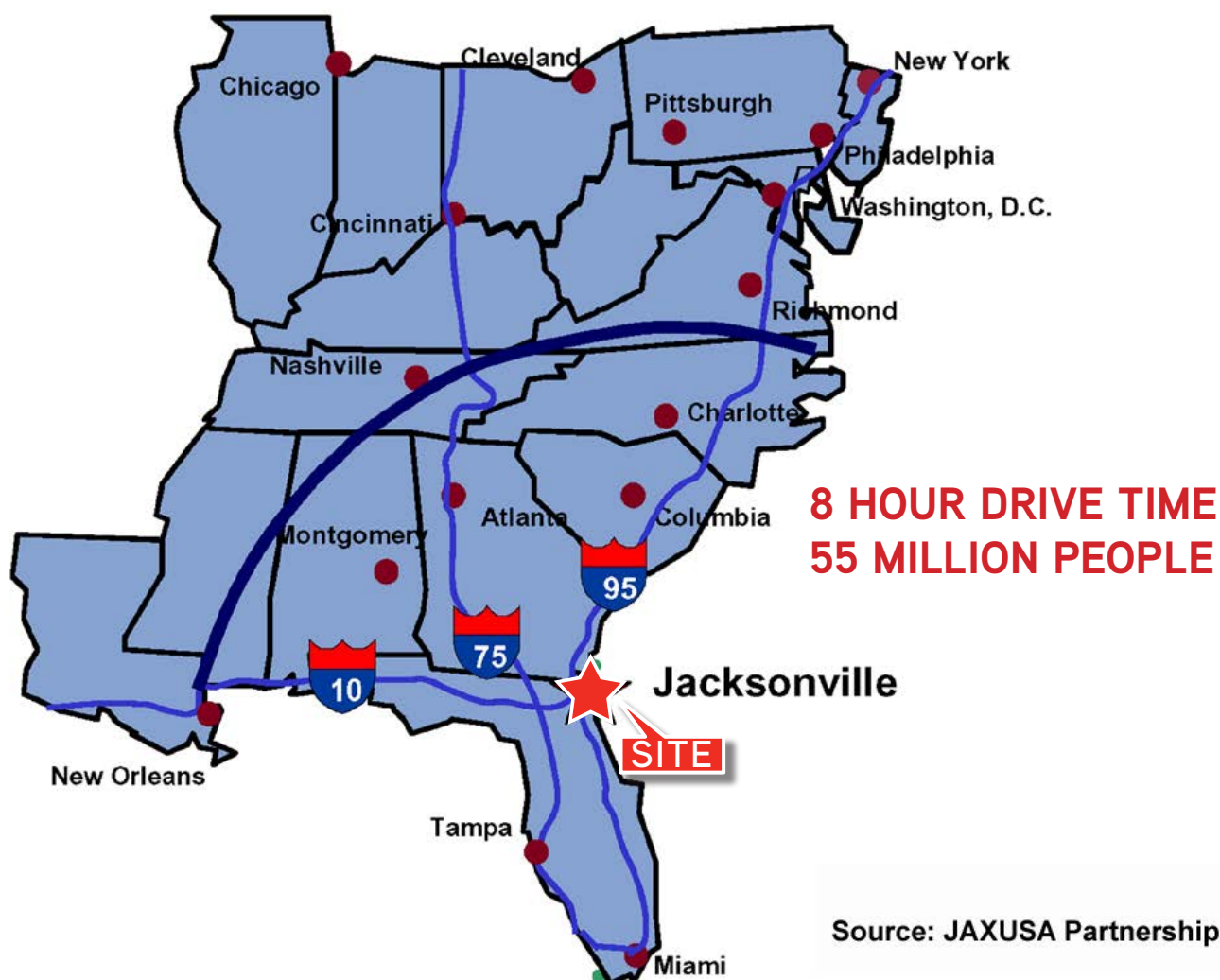
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# Strategic Location

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# Investment Opportunity

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This offering presents investors with an opportunity to purchase a well-constructed industrial building with stable cash flow. With top-tier access and location, the property is well-positioned to outperform similar offerings. Because Crowley's business is directly tied to exporting/importing. This investment opportunity is further enhanced as the Jacksonville Port Authority continues to push growth by expanding investments and service outlets.

## PROPERTY DETAILS

<b>Building Address:</b>	2113 West 30th Street
<b>Building Size (SF):</b>	122,432± SF
<b>Dock:</b>	Covered
<b>Land Size (AC):</b>	6.01± acres
<b>Construction:</b>	1968 renovated in 2008 and 2018
<b>Building Depth:</b>	152'
<b>Clear Height:</b>	20'
<b>Rail Doors:</b>	CSX (inactive), covered loading platform with 7 roll-up doors
<b>Yard:</b>	Fenced
<b>Drive-In Doors:</b>	1
<b>Lighting</b>	T-5 and Fluorescent
<b>Exterior Wall Material:</b>	Brick
<b>Sprinkler:</b>	Wet pipe system
<b>Electrical:</b>	400-800a/120-240v 3p Heavy
<b>Zoning:</b>	Industrial Light (IL)
<b>Utilities:</b>	City water and sewer via JEA
<b>Typical Column Spacing:</b>	35' x 40'

## JACKSONVILLE INDUSTRIAL MARKET OVERVIEW

### DISCOVER THE RIVER CITY

Consisting of approximately 135 million square feet, the Jacksonville industrial market closed the first quarter of 2018 with a vacancy rate of 3.3%, down from the 5.8% in the first quarter 2017. Jacksonville's two deep-water ports, three major interstates – I-95, I-10 and I-75, three major railroads and international airport system help Jacksonville rank as one of the best cities for logistics infrastructure according to Global Trade. Jacksonville's industrial market conditions are attractive to both users and investors due to the metropolitan area's growing, well-diversified economy and prime location in the Southeast.

Please go to the web page to complete our Confidentiality Agreement to get the full Offering Memorandum for this opportunity:

[\*\*Colliers International Confidentiality Agreement\*\*](#)

