

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.

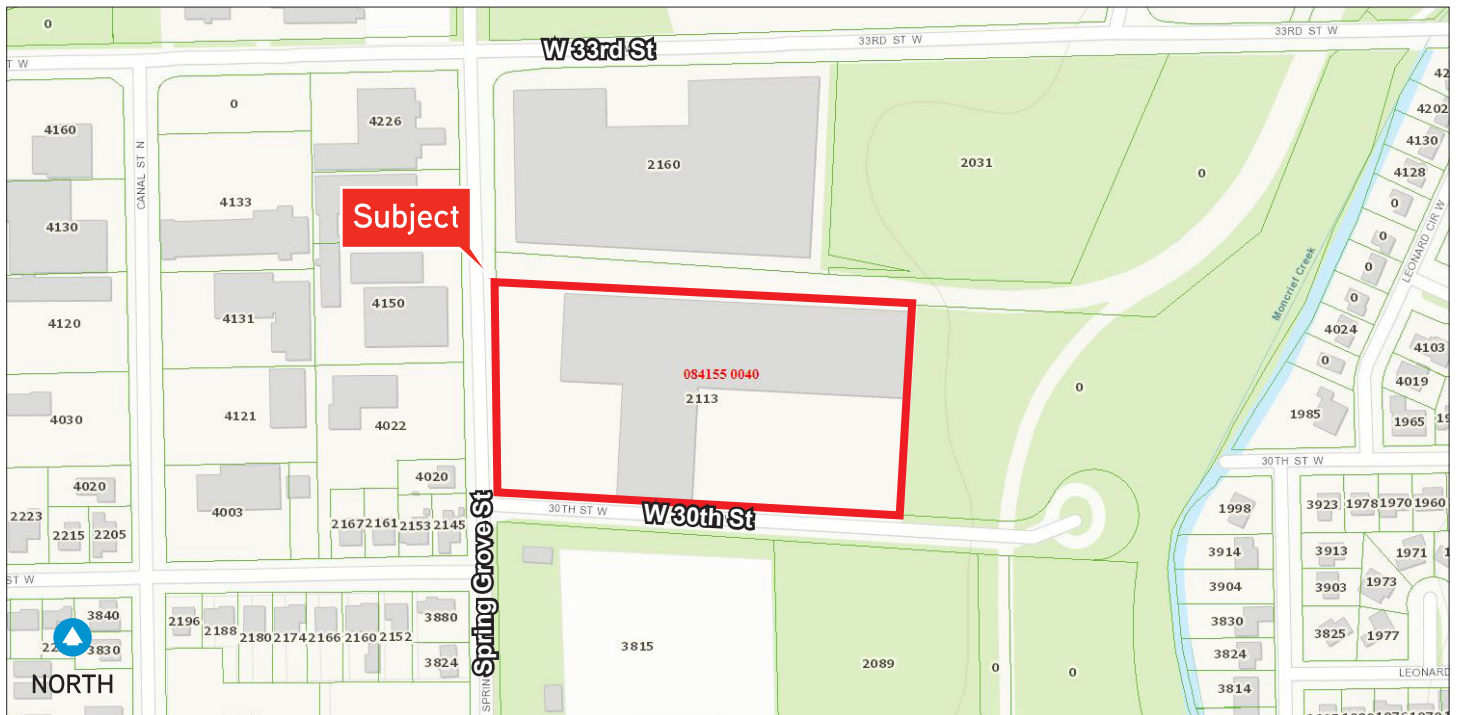
BART HINSON
904 358 1206 | EXT 1113
JACKSONVILLE, FL 32202
bart.hinson@colliers.com

4378

GARY MONTOUR
904 358 1206 | EXT 1116
JACKSONVILLE, FL 32202
gary.montour@colliers.com

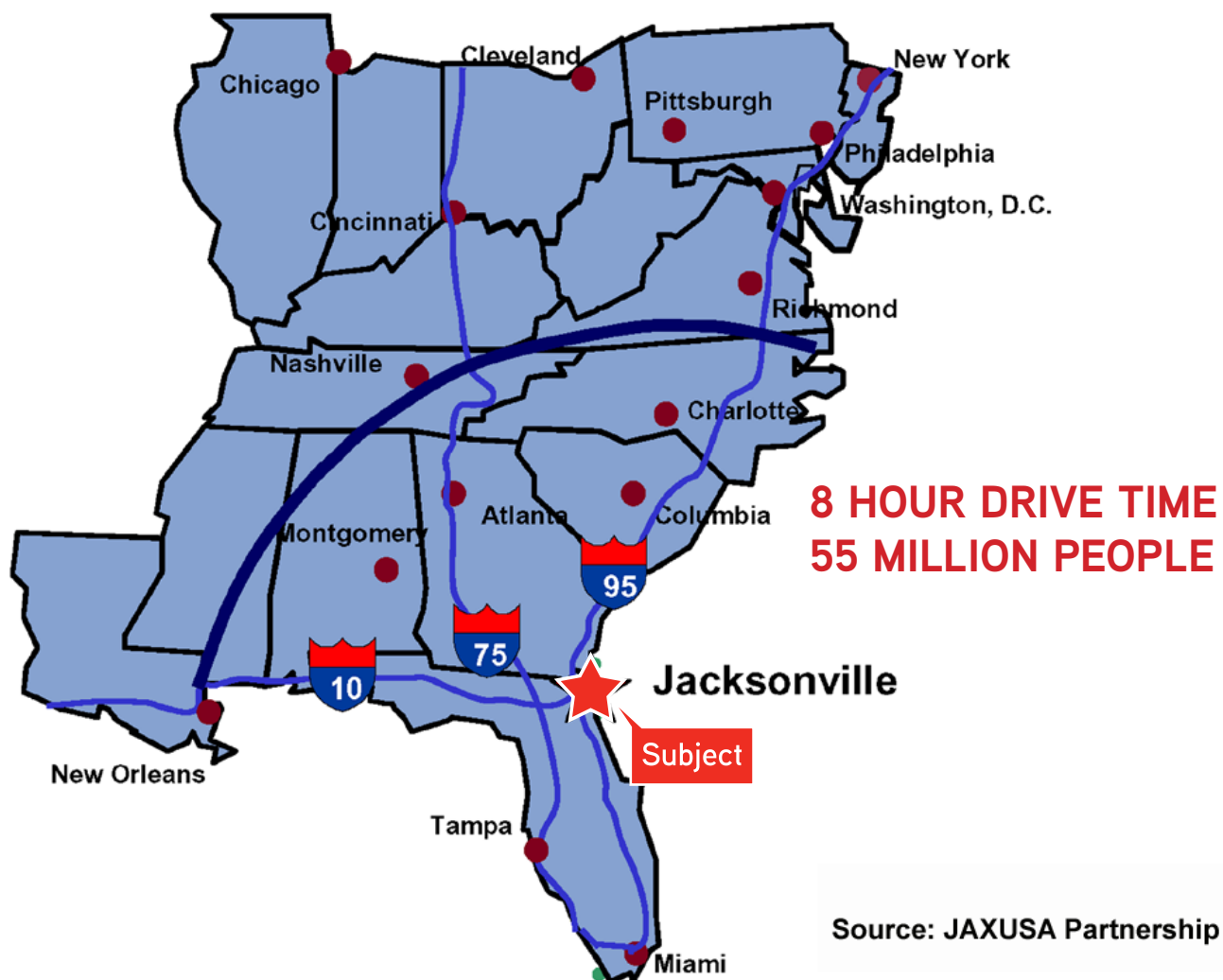
COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville

The map shows the subject property located at the intersection of W 33rd St and Spring Grove Ave. The property is marked with a red star and a red box labeled 'Subject'. The map includes major roads such as I-95, I-10, and US-1, and landmarks like the First Tee of North Florida and the Municipal Golf Course. The map also shows the location of the subject property relative to the city center and the airport.



Strategic Location

2113 W. 30TH ST. JACKSONVILLE, FL 32209



Investment Opportunity

2113 W. 30TH ST. JACKSONVILLE, FL 32209

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

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

