



# 5270 W BEAVER ST

JACKSONVILLE, FL 32254

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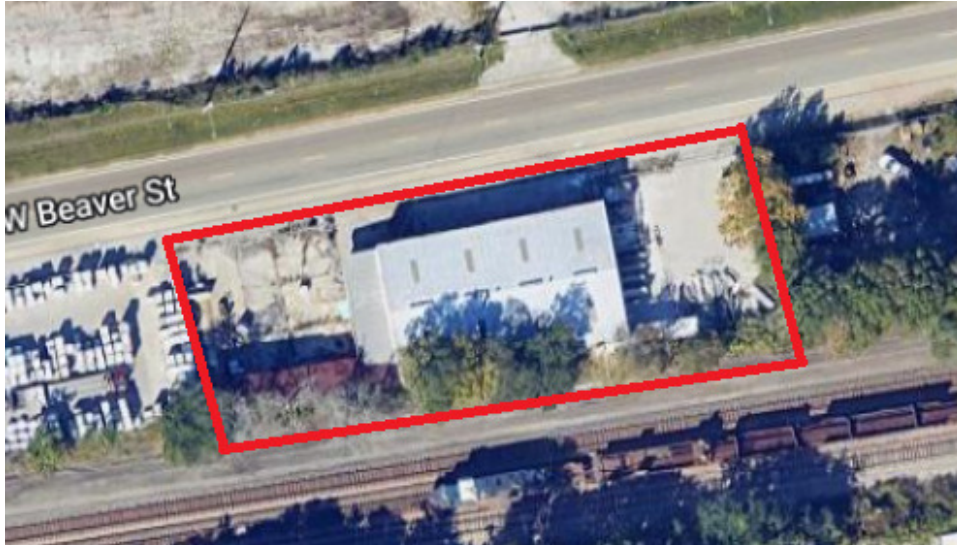
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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$9.80 SF/yr (NNN)
Available SF:	9,763 SF
Lot Size:	0.45 AC

## HIGHLIGHTS

- 9,763 SF
- 3 Phase Power
- 20' Clear Hight Ceiling
- 1 Dock Door
- 4 Access points on concrete loading platform
- 1 Drive-in Door.
- An Additional 1,056 SF of Mezzanine Office - not factored into available sf, but tenant will have right of use to it.

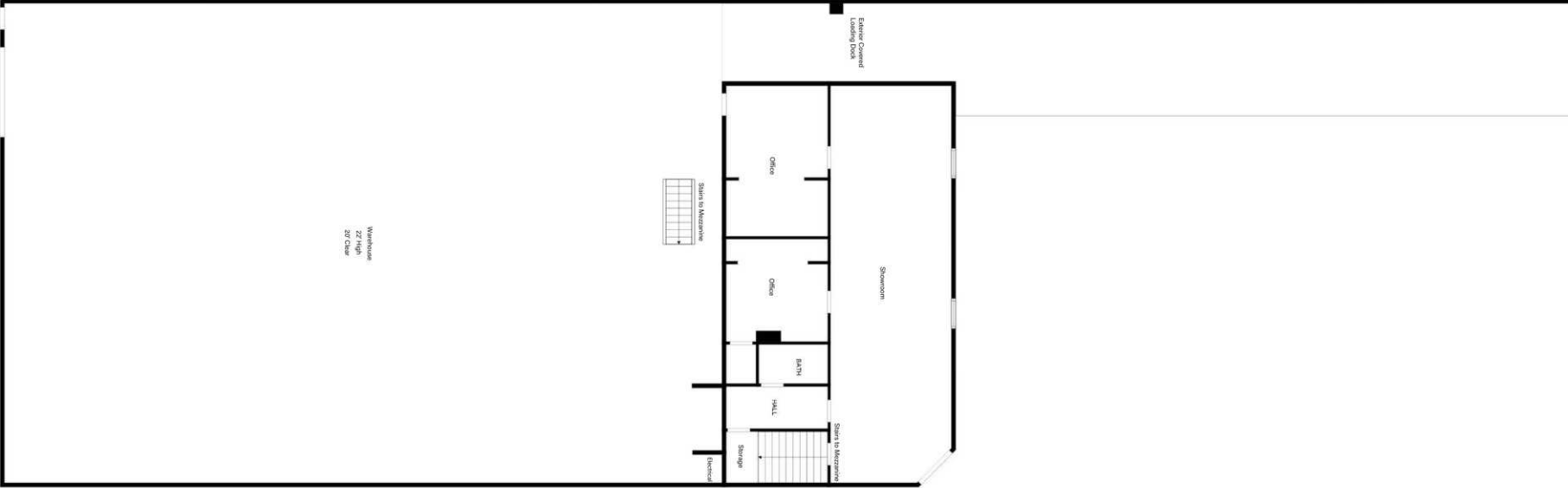
## LOCATION DESCRIPTION

Positioned in the Riverside submarket, this NEWLY RENOVATED property on W Beaver St offers exceptional access and visibility in one of Jacksonville's most dynamic commercial corridors. With direct connectivity to I-95, I-10, and U.S. Route 1, this location provides transportation routes for distribution, logistics, and business operations.

Minutes from Downtown Jacksonville, major highways, and industrial hubs. Surrounded by established businesses, rail lines, and the Jacksonville Port. Growing labor pool, established infrastructure, and mixed-use development potential.

Ideal for industrial, flex, or commercial use, this location offers high visibility, strong traffic counts, and proximity to key business districts, making it a prime opportunity for investors and owner-occupiers alike.

# Floorplan



# Photos



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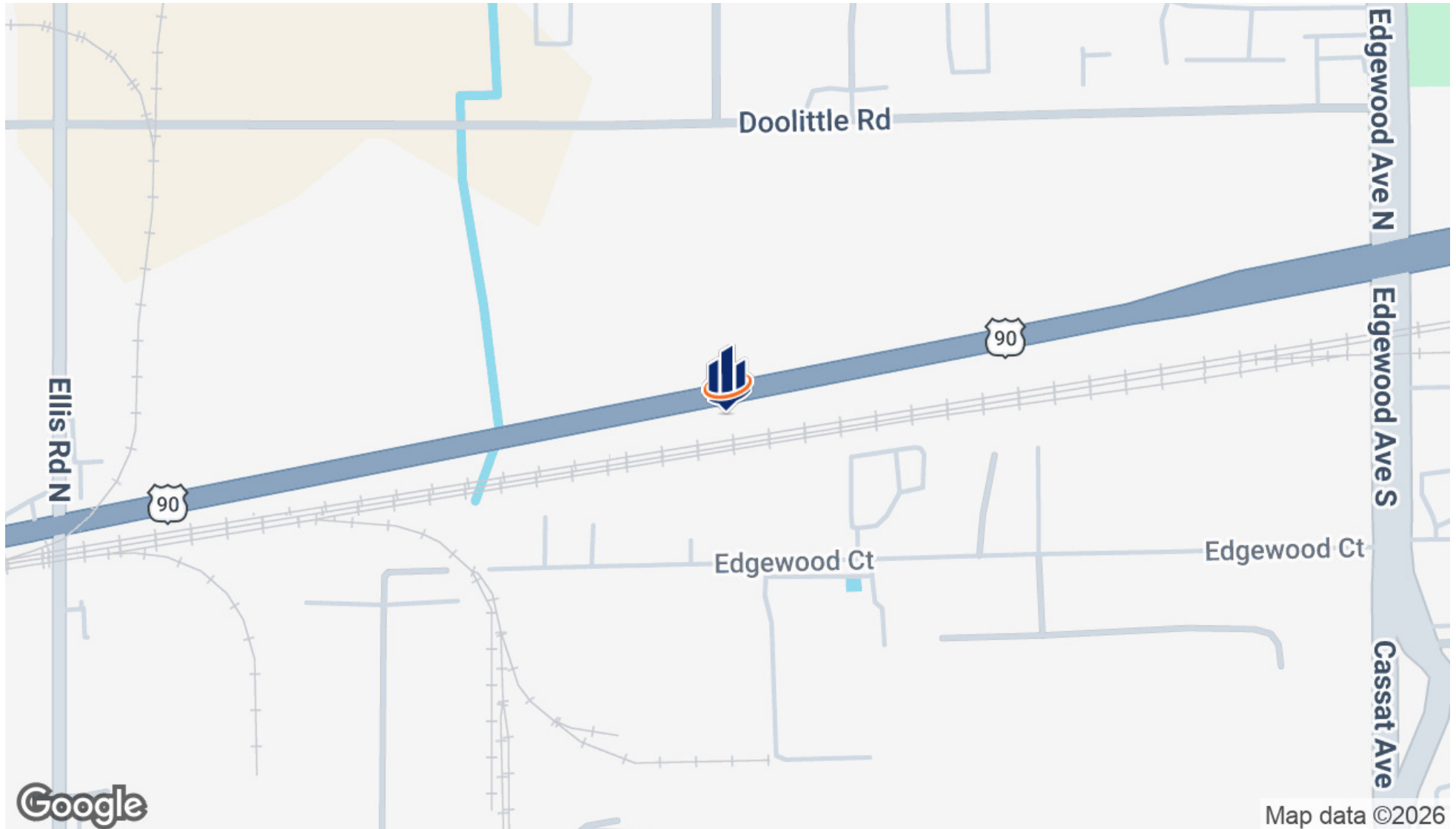
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*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*

# Additional Photos



# Location Map



# About SVN

Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

**This is the SVN Difference**



## **WESLEY NICHOLSON**

Associate Advisor

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## **PROFESSIONAL BACKGROUND**

Wes is the commercial real estate specialist you need by your side to navigate the ever-evolving landscape of commercial properties with unparalleled expertise. With a proven track record of success and a passion for delivering exceptional results, Wes is dedicated to helping investors, business owners, and developers unlock the full potential of their commercial real estate ventures.

With almost a decade of experience in the industry, Wes possesses an in-depth understanding of market trends, property valuations, and strategic investment opportunities. His comprehensive knowledge spans across diverse sectors, including office spaces, retail properties, industrial facilities, and mixed-use developments. Wes's keen eye for identifying hidden potential and his knack for negotiation make him an invaluable asset when it comes to maximizing returns and mitigating risks.

What sets Wes apart is his commitment to building strong and lasting relationships with his clients. He takes the time to truly understand their unique goals, aspirations, and risk tolerance, allowing him to tailor his strategies and recommendations accordingly. With Wes as your commercial real estate specialist, you can expect a trusted partner who will navigate the complexities of the market with unwavering dedication, ensuring your success every step of the way.

## **EDUCATION**

Randolph-Macon College. Bachelor's of Arts in Political Science and Asian Studies with a Minor in Environmental Studies.

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