

DENNARD INDUSTRIAL LAND

Dennard Ave, Jacksonville, FL 32254 ±1.32 Acres

IOS Investment Opportunity

Offering Memorandum



INVESTMENT HIGHLIGHTS

A high-utility IOS site with immediate functionality, strong yield potential, and scalable upside in one of Florida's fastest-growing industrial markets.

Rare, Small-Bay, IOS Site

- ±1.32-acre industrial parcel in supply-constrained Jacksonville infill market
- Highly functional size for contractor yard, fleet storage, and IOS users
- Strong demand for sub-2-acre yard sites with limited availability
- Conceptual layout supports 25–35 trailer positions

Immediate Path To Income

- Minimal capex required to activate as IOS yard
- No vertical development needed
- Ideal for: Truck parking, Contractor storage, Equipment laydown. or Trailer storage

IOS-Ready With Entitlement Upside

- Zoned Light Industrial (IL) allowing multiple industrial uses
- Recent right-of-way abandonment approval enhances site usability
- Ready for fencing + gating, Yard stabilization (millings/crushed asphalt)
- Dual access for truck circulation on Dennard Ave and Hammond Blvd.

Infill Industrial Location

- Located within Jacksonville's Northwest industrial corridor
- Proximity to: I295 and I10 are major trucking routes with large industrial user base
- Located in Flood Zone X

0 Dennard Ave
Jacksonville, FL 32254

±1.32 AC

Acres

\$499,900

List Price

20-22 Trucks

Target Stabilized Count

\$250/Truck

Rent/Month

\$60,000/Year

NOI (Base Case)





amazon

Distributors



TOYOTA

GRAINGER



KraftHeinz



Pritchard Rd ± 32,000 VPD



Distribution Center



Distribution Center



Distribution Center



Distribution Center



Distribution Center



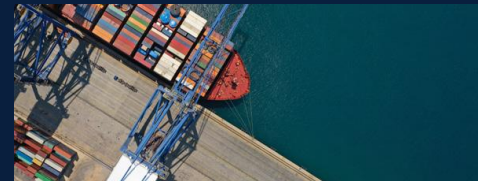
± 115,000 VPD



Google Earth

TRANSPORTATION

Jacksonville boasts a vital transportation infrastructure that underpins its role as a regional logistics and economic hub. In 2023, Jacksonville International Airport saw a record 7.45 million passengers—a 13% increase from 2022—while home to largest port in Florida JAXPORT handled over 12.5 million tons of cargo, up 10% year over- year. The city’s public transit is supported by the Jacksonville Transportation Authority, offering bus services and the downtown Skyway system. Major companies like Amazon continue to invest in the expanding logistics sector, drawn by Jacksonville’s strong connectivity across highways, air, sea, and public transport pushing sustained economic growth.



Port Cargo Volume
12.5 Million Tons



Airport Economic Impact
\$3.2 Billion Annually



Logistics Employment
72,000 Workers in Transport
& Warehousing



**Annual Ridership for Public
Transportation**
4.2 Million (Bus, Trolley, Skyway)

DENNARD INDUSTRIAL LAND

0 Dennard Ave, Jacksonville, FL 32254

MATTHEWS™

EXCLUSIVELY LISTED BY



Mike Salik, CCIM

Senior Vice President

(904) 322-7602

michael.salik@matthews.com

License No. BK3450037 (FL)

Kyle Matthews | Broker of Record | Broker Lic. No. BK33554632 (FL) | Firm Lic. No. CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 0 Dennard Ave, Jacksonville, FL, 32254 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.