



INDUSTRIAL PROPERTY FOR SALE

NORMANDY TRUCK PARKING

9501 NORMANDY RD, JACKSONVILLE, FL 32221



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INDUSTRIAL STORAGE BROKERS
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NORMANY PROPERTY INFORMATION

9501 NORMANDY RD, JACKSONVILLE, FL 32221

Sale Price	\$2,496,000
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LOCATION INFORMATION

Building Name	Normandy
Street Address	9501 Normandy Rd
City, State, Zip	Jacksonville, FL 32221
County	Duval

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Self Storage
Zoning	PUD
Lot Size	3.57 Acres
Price/AC:	\$499,161
APN #	009067-0100



RENT ROLL (NORMANDY RD)

9501 NORMANDY RD, JACKSONVILLE, FL 32221

Unit #	Size	Potential	Collected
Garage		\$500.00	\$500.00
Duplex 1		\$900.00	\$900.00
Duplex 2		\$700.00	\$700.00
Home 1		\$1,300.00	\$1,300.00
Home 2		\$2,500.00	\$0.00
Large Unit	20 x 20	\$900.00	\$900.00
1	16 x 70	\$170.00	\$170.00
2	16 x 70	\$170.00	\$170.00
3	16 x 70	\$170.00	\$170.00
4	16 x 70	\$170.00	\$170.00
5	16 x 70	\$170.00	\$170.00
6	16 x 70	\$170.00	\$150.00
7	16 x 70	\$170.00	\$150.00
8	16 x 70	\$170.00	\$150.00
9	16 x 70	\$170.00	\$150.00
10	16 x 70	\$170.00	\$150.00
11	16 x 70	\$170.00	\$150.00
12	16 x 70	\$170.00	\$150.00
13	16 x 70	\$300.00	\$300.00
14	16 x 70	\$170.00	\$150.00
15	16 x 70	\$170.00	\$170.00
16	16 x 70	\$170.00	\$150.00

Unit #	Size	Potential	Collected
17	16 x 70	\$170.00	\$170.00
Corner Lot		\$325.00	\$325.00
18	16 x 35	\$120.00	\$100.00
19	16 x 70	\$170.00	\$120.00
20	16 x 70	\$170.00	\$100.00
21	16 x 70	\$170.00	\$150.00
22	16 x 70	\$170.00	\$150.00
23	16 x 70	\$170.00	\$150.00
24	16 x 70	\$170.00	\$150.00
25	16 x 35	\$120.00	\$100.00
26	16 x 35	\$120.00	\$120.00
27	16 x 35	\$120.00	\$100.00
28	16 x 35	\$120.00	\$0.00
Corner Lot		\$300.00	\$300.00
29	16 x 70	\$170.00	\$150.00
30	16 x 70	\$170.00	\$150.00
31	16 x 70	\$170.00	\$150.00
32	16 x 70	\$170.00	\$170.00
33	16 x 70	\$170.00	\$170.00
34	16 x 70	\$170.00	\$170.00
35	16 x 70	\$170.00	\$150.00
36	16 x 70	\$170.00	\$150.00

Unit #	Size	Potential	Collected
37	16 x 70	\$170.00	\$150.00
38	16 x 70	\$170.00	\$150.00
39	16 x 70	\$170.00	\$150.00
40	16 x 70	\$170.00	\$150.00
41	16 x 70	\$170.00	\$150.00
42	16 x 70	\$170.00	\$170.00
43	16 x 70	\$170.00	\$170.00
44	16 x 70	\$170.00	\$120.00
45	16 x 70	\$170.00	\$150.00
46	16 x 70	\$170.00	\$170.00
47	16 x 70	\$170.00	\$150.00
48	16 x 70	\$170.00	\$150.00
49	16 x 70	\$170.00	\$170.00
50	16 x 70	\$170.00	\$150.00
51	16 x 70	\$170.00	\$150.00
52	16 x 70	\$170.00	\$120.00
53	16 x 70	\$170.00	\$170.00
54	16 x 35	\$120.00	\$120.00
55	16 x 35	\$120.00	\$120.00
56	16 x 35	\$120.00	\$150.00
57	16 x 35	\$120.00	\$100.00
Total		\$14,275	\$11,015
Annualized		\$171,300	\$132,180

PROFIT AND LOSS

9501 NORMANDY RD, JACKSONVILLE, FL 32221

	Actual
Gross Potential Income	\$207,180
Economic Occupancy	82.30%
Total Operating Income	\$170,501
Controllable Expenses	
Utilities	\$8,518
Repairs & Maintenance	\$4,859
Marketing	\$10,359
Landscaping	\$8,000
Total Controllable Expenses	\$31,736
Non-Controllable Expenses	
Real Estate Taxes	\$9,888
Insurance	\$1,089
Management Fee	\$0
Total Non-Controllable Expenses	\$10,977
Total Operating Expenses	\$42,713
Expense Ratio	25.05%
Net Operating Income	\$127,788

HIGHLIGHTS

9501 NORMANDY RD, JACKSONVILLE, FL 32221



BULLETS HEADLINE

- Fully operational and optimized for immediate cash flow with high-demand industrial outdoor storage (IOS) capabilities
- Stabilized yard offering excellent accessibility and maneuverability for heavy trucks, trailers, and commercial vehicles.
- Close proximity to major transportation arteries, including I-295, I-10, and US Hwy 90, ensuring efficient logistics operations.
- Limited available inventory of comparable truck parking facilities in the Jacksonville market, providing minimal direct competition.
- Jacksonville is experiencing robust growth as a major logistics and distribution hub, benefiting from significant port activity and strategic geographic positioning along the East Coast.
- Rising industrial real estate demand driven by population growth, increased e-commerce penetration, and expanding regional distribution networks.
- Jacksonville's port (JAXPORT) undergoing substantial expansions, anticipated to further amplify demand for industrial storage and parking facilities.
- Strong market fundamentals with historically low vacancy rates and steadily increasing rental rates in the industrial outdoor storage sector.
- Significant barriers to entry in developing new IOS sites, making existing properties like this highly desirable and strategically valuable assets.

PHOTOS

9501 NORMANDY RD, JACKSONVILLE, FL 32221

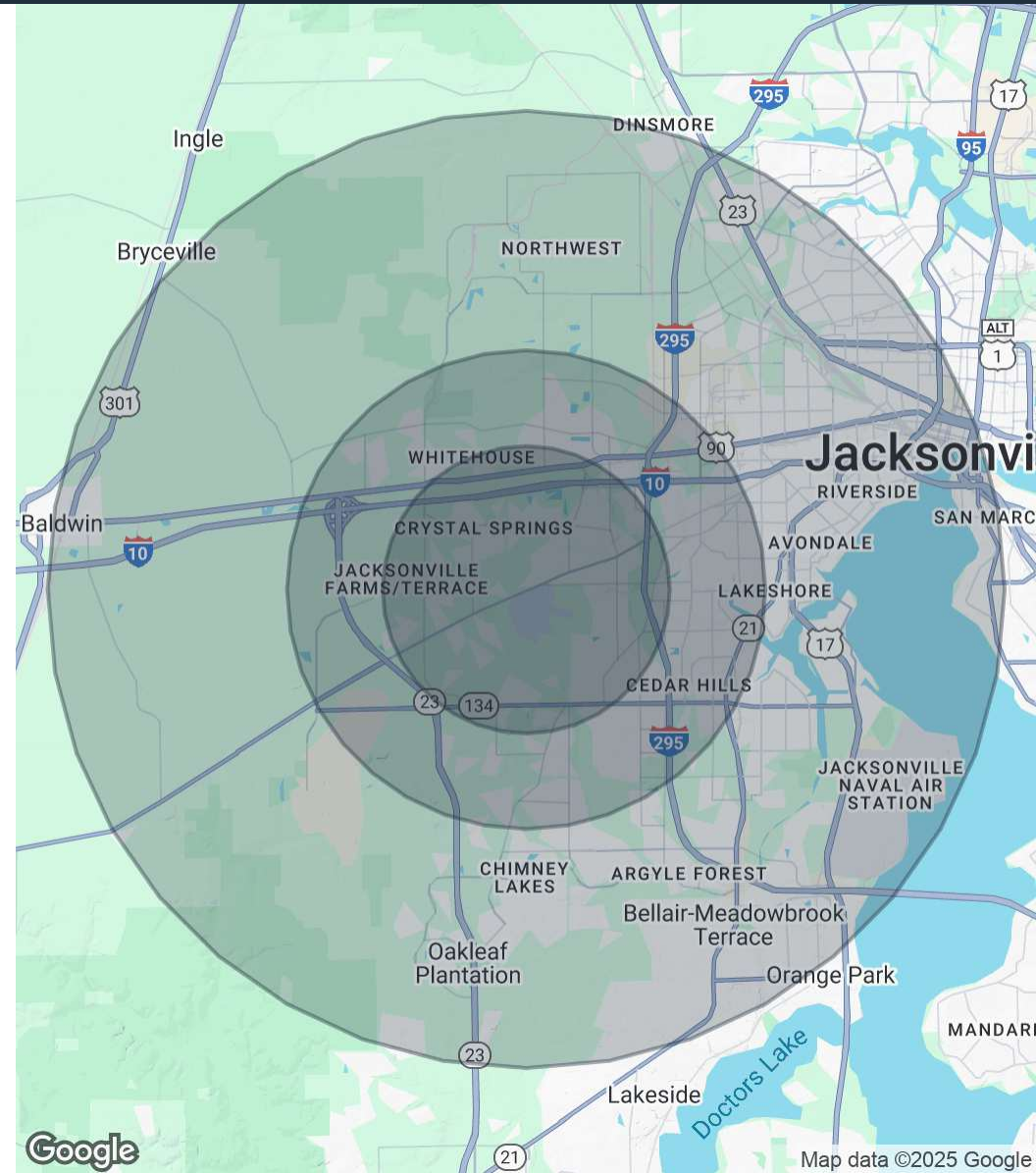


DEMOGRAPHICS MAP & REPORT

9501 NORMANDY RD, JACKSONVILLE, FL 32221

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	57,204	135,766	375,162
Average Age	38	39	40
Average Age (Male)	37	38	38
Average Age (Female)	39	40	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	20,507	50,824	145,602
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$84,882	\$75,443	\$82,776
Average House Value	\$229,201	\$232,832	\$287,585

Demographics data derived from AlphaMap



INDUSTRIAL STORAGE BROKERS

9501 NORMANDY RD, JACKSONVILLE, FL 32221



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