

Distribution Center/ Industrial Building

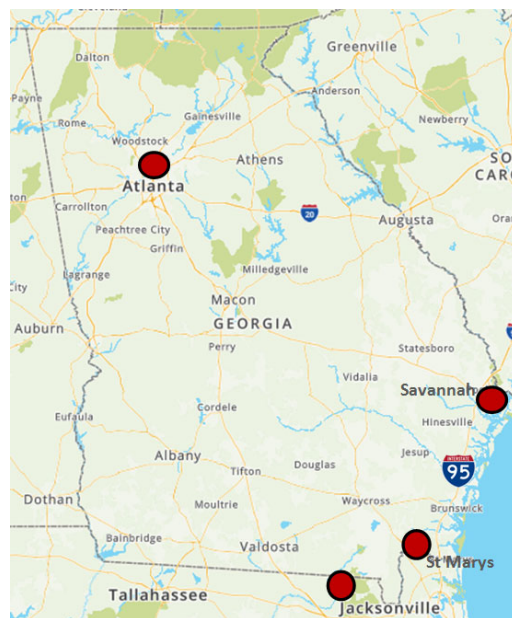
2433 Osborne Road

St. Marys, Camden County, GA 31558



FOR SALE

- 456,709 Square Foot Industrial Building in St. Marys, Georgia
- Located just north of Jacksonville, FL with easy access via I-95
- 25 miles north of the Jacksonville International Airport via I-95
- Situated on 40.62 Acres
- Zoned I-G, General Industrial by the City of St. Marys
- Rail Service Available (Two Interior Rails)
- Approximately 8,000 SF of Office Area
- 14 Dock-High Doors
- Built in 1960
- Clear Ceiling Height ranging from 22' to 26'
- 150,000 square feet currently leased to a national tenant
- \$15,800,000



Approximate Distances from Property

Jacksonville International Airport	25 Miles
Atlanta, GA	340 Miles
Savannah, GA	110 Miles
Distance to I-95	6 Miles

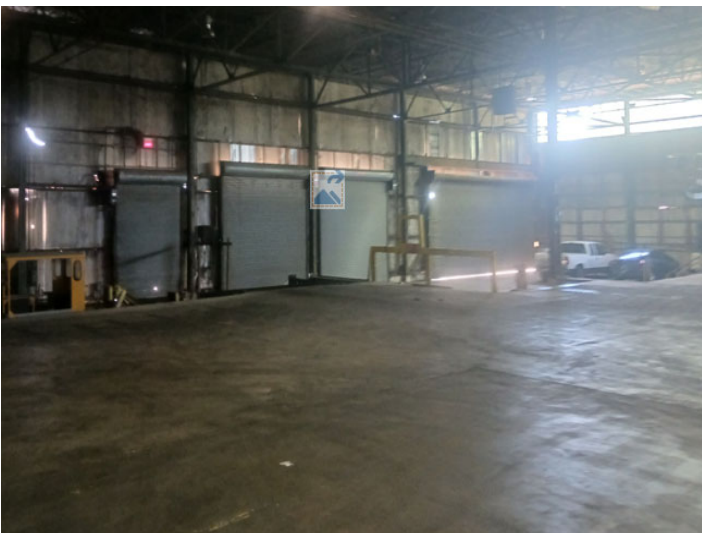
Russell Sweat

912-269-4695

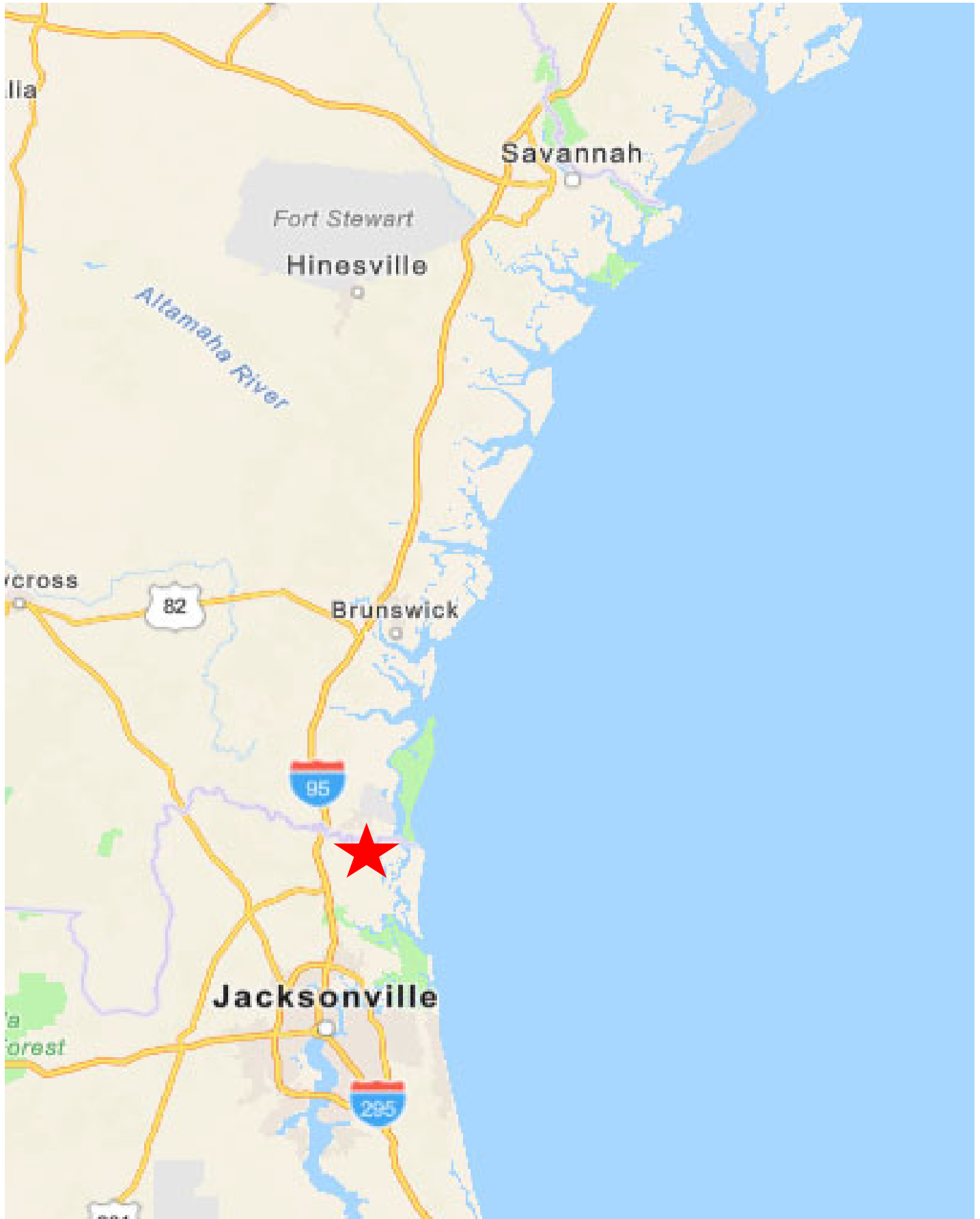
912-634-5900

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Demographics for Jacksonville, Florida Metro Area

SUMMARY DATA	2010	2023	2028
Population	1,345,610	1,696,805	1,780,086
Households	524,154	668,755	709,034
Families	73,537	441,898	467,815
Household Size	2.52	2.49	2.46
Owner Occupied Housing Units	350,775	442,819	471,128
Renter-occupied Housing Units	173,379	225,936	237,907
Median Age	37.3	39.2	39.5

TRENDS: 2023 -2023 ANNUAL RATE	AREA	STATE	NATIONAL
Population	0.96%		0.77%
Households	1.18%		0.75%
Families	1.15%		0.68%
Owner HHs	1.25%		0.92%
Median Household Income	2.88%		2.70%

HOUSEHOLD BY INCOME	NUMBER	PERCENT	NUMBER	PERCENT
less than \$15,000	60,342	9%	53,777	8%
\$15,000-\$24,999	39,481	6%	31,959	5%
\$25,000-\$34,999	51,008	8%	44,358	6%
\$35,000-\$49,999	75,135	11%	66,889	9%
50,000-\$74,999	120,328	18%	121,886	17%
75,000-\$99,999	90,362	14%	97,914	14%
\$75,000-\$99,999	122,061	18%	146,588	21%
\$150,000-\$199,999	50,577	8%	70,927	10%
\$200,000 or greater	59,461	9%	74,736	11%
Median Household Income	\$71,600		\$82,507	
Average Household Income	\$101,614		\$117,091	
Per Capita Income	\$40,134		\$46,720	

	2010		2023		2028	
POPULATION BY AGE	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0-4	87,393	6%	96,790	6%	104,399	6%
5-9	87,668	7%	103,444	6%	106,144	6%
10-14	90,060	7%	106,255	6%	110,308	6%
15-19	92,697	7%	102,056	6%	105,669	6%
20-24	92,410	7%	102,724	6%	104,325	6%
25-34	180,441	13%	239,263	14%	240,354	14%
35-44	183,298	14%	224,321	13%	248,604	14%
45-54	204,814	15%	207,265	12%	210,132	12%
55-64	163,706	12%	219,883	13%	209,089	12%
65-74	76,770	6%	179,150	11%	192,210	11%
75-84	50,458	4%	86,164	5%	113,044	6%
85+	19,963	1%	29,492	2%	35,808	2%



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Industrial Demographics for Jacksonville, Florida Metro Area

2023 Labor Force						
Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	1,370,086	857,685	34,070	3.8%	65.1%	63
16-24	184,549	109,274	6,455	5.6%	62.7%	59
25-54	670,849	541,076	21,014	3.7%	83.8%	81
55-64	219,883	142,026	5,199	3.5%	67.0%	65
65+	294,806	65,308	1,402	2.1%	22.6%	22

Industry	Employed	Percent	US Percent	Location Quotient
Total	857,685	100.0%	100.0%	-
Agriculture/Forestry/Fishing	2,885	0.3%	1.2%	0.25
Mining/Quarrying/Oil & Gas	510	0.1%	0.4%	0.25
Construction	62,857	7.3%	7.1%	1.03
Manufacturing	49,310	5.7%	9.6%	0.59
Wholesale Trade	14,948	1.7%	2.5%	0.68
Retail Trade	94,642	11.0%	10.8%	1.02
Transportation/Warehousing	62,841	7.3%	5.5%	1.33
Utilities	6,719	0.8%	0.8%	1.00
Information	12,285	1.4%	1.9%	0.74
Finance/Insurance	79,358	9.3%	4.8%	1.94
Real Estate/Rental/Leasing	17,975	2.1%	2.0%	1.05
Professional/Scientific/Tech	69,061	8.1%	8.0%	1.01
Management of Companies	1,086	0.1%	0.1%	1.00
Admin/Support/Waste Management	51,347	6.0%	3.8%	1.58
Educational Services	56,885	6.6%	9.0%	0.73
Health Care/Social Assistance	111,140	13.0%	14.5%	0.90
Arts/Entertainment/Recreation	19,232	2.2%	1.8%	1.22
Accommodation/Food Services	62,629	7.3%	6.5%	1.12
Other Services (Excluding Public)	43,288	5.0%	4.7%	1.06
Public Administration	38,686	4.5%	4.9%	0.92

Occupation	Employed	Percent	US Percent	Location Quotient
Total	857,685	100.0%	100.0%	-
White Collar	549,598	64.1%	61.8%	1.04
Management	106,955	12.5%	11.5%	1.09
Business/Financial	58,583	6.8%	6.0%	1.13
Computer/Mathematical	38,271	4.5%	3.7%	1.22
Architecture/Engineering	14,734	1.7%	1.9%	0.89
Life/Physical/Social Sciences	7,214	0.8%	1.0%	0.80
Community/Social Service	13,540	1.6%	1.9%	0.84
Legal	9,523	1.1%	1.1%	1.00
Education/Training/Library	41,296	4.8%	5.9%	0.81
Arts/Design/Entertainment	18,552	2.2%	2.0%	1.10
Healthcare Practitioner	56,390	6.6%	6.5%	1.02
Sales and Sales Related	81,056	9.5%	9.2%	1.03
Office/Administrative Support	103,484	12.1%	11.1%	1.09
Blue Collar	171,477	20.0%	22.3%	0.89
Farming/Fishing/Forestry	1,979	0.2%	0.6%	0.33
Construction/Extraction	37,984	4.4%	5.2%	0.85
Installation/Maintenance/Repair	28,305	3.3%	3.0%	1.10
Production	30,221	3.5%	5.4%	0.65
Transportation/Material Moving	72,988	8.5%	8.1%	1.05
Services	136,610	15.9%	15.9%	1.01
Healthcare Support	22,027	2.6%	3.4%	0.76
Protective Service	17,609	2.1%	2.0%	1.05
Food Preparation/Serving	48,684	5.7%	5.0%	1.14
Building Maintenance	26,797	3.1%	3.6%	0.86
Personal Care/Service	21,493	2.5%	1.9%	1.32



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