

# 3.07± AC Parcel Available for Lease

11853 New Kings Road | Jacksonville, FL 32219

*Lease rate: \$10,500/month + Op-Ex*



**Eric Bumgarner, CCIM**  
Executive Vice President  
+1 904 861 1152  
eric.bumgarner@colliers.com

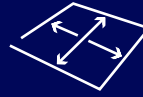
**Joseph M. Turri**  
Associate Vice President  
+1 904 861 1159  
joseph.turri@colliers.com

**Michael Cassidy**  
Senior Associate  
+1 904 861 1120  
michael.cassidy@colliers.com

**Gordon Olson**  
Associate  
+1 904 861 1124  
gordon.olson@colliers.com

Colliers  
76 S. Laura Street, Suite 1500  
Jacksonville, FL 32202  
[www.colliers.com/jacksonville](http://www.colliers.com/jacksonville)

# PROPERTY Overview



3.07± AC Available



IL, PUD Zoning

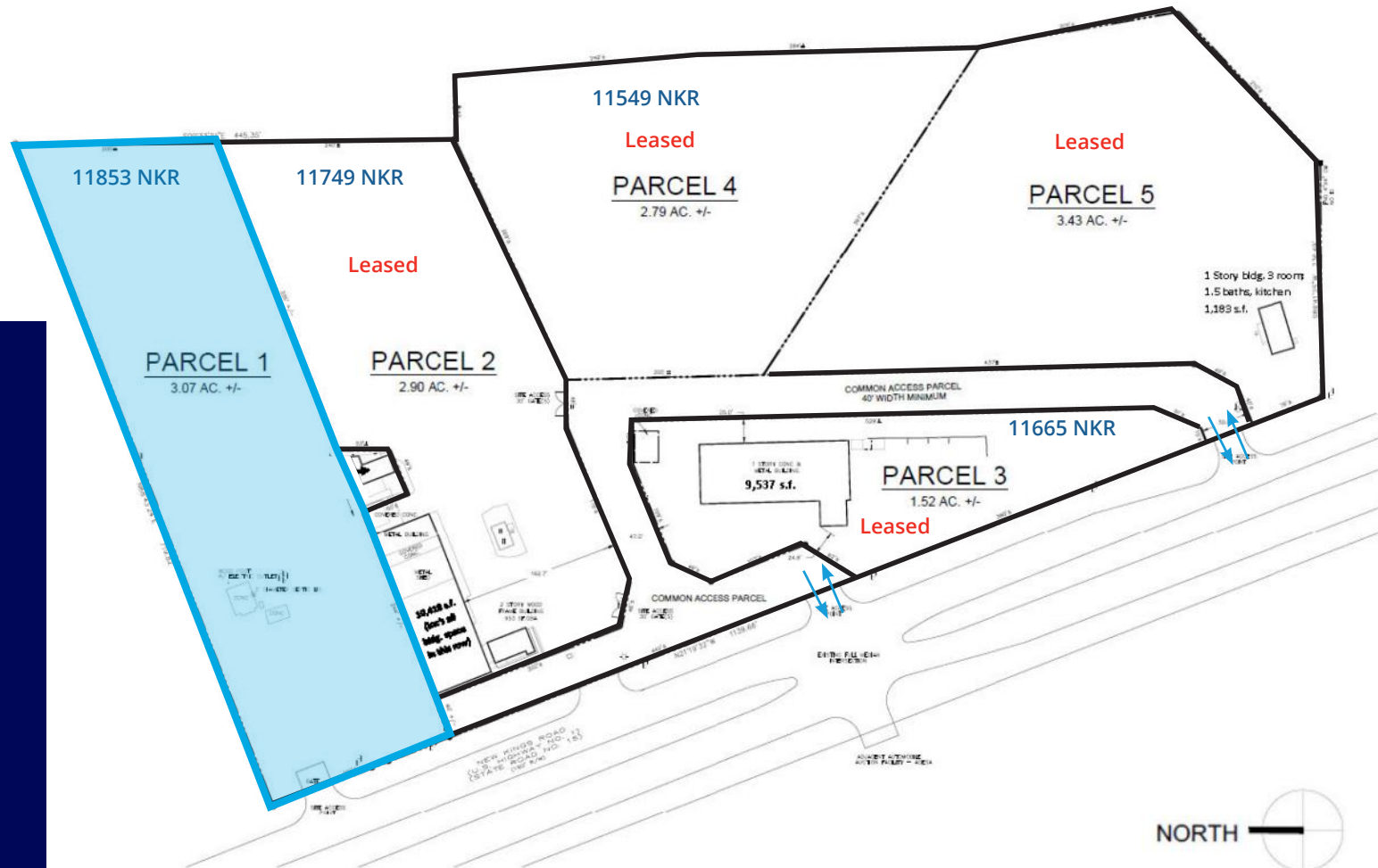


Easy access to US-1

The Bumgarner Industrial Team is pleased to present the opportunity to lease Parcel 1, a 3.07± AC yard situated at the front of this recently developed, 22-acre industrial complex. The site offers secure, fully fenced storage, stabilized with 6" of crushed concrete, pole lighting and gated access from US-1. Equipped with electric and water hookups, this site can accommodate an office trailer for convenient on-site management. Located on US-1 in Jacksonville's Northside submarket, just 5 miles north of I-295, this property is ideal for fleet parking, contractor storage or equipment staging.

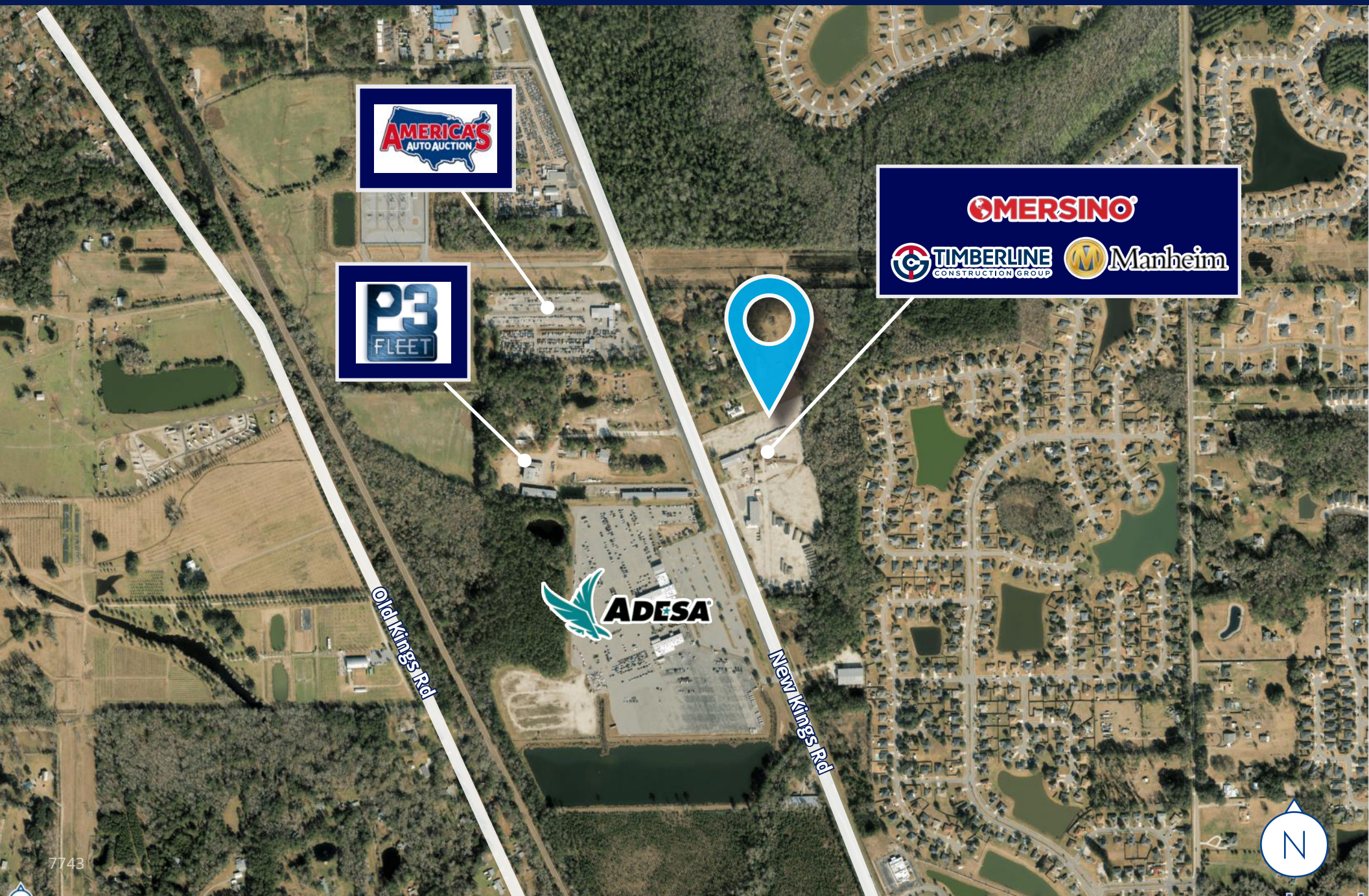
## Highlights

- Fully-fenced with three-strand barbed wire
- Perimeter lighting
- Gated access
- Stabilized with 6" of crushed rock
- Curb cut on New Kings Road allows for easy accessibility
- Surrounding tenants are all contractors





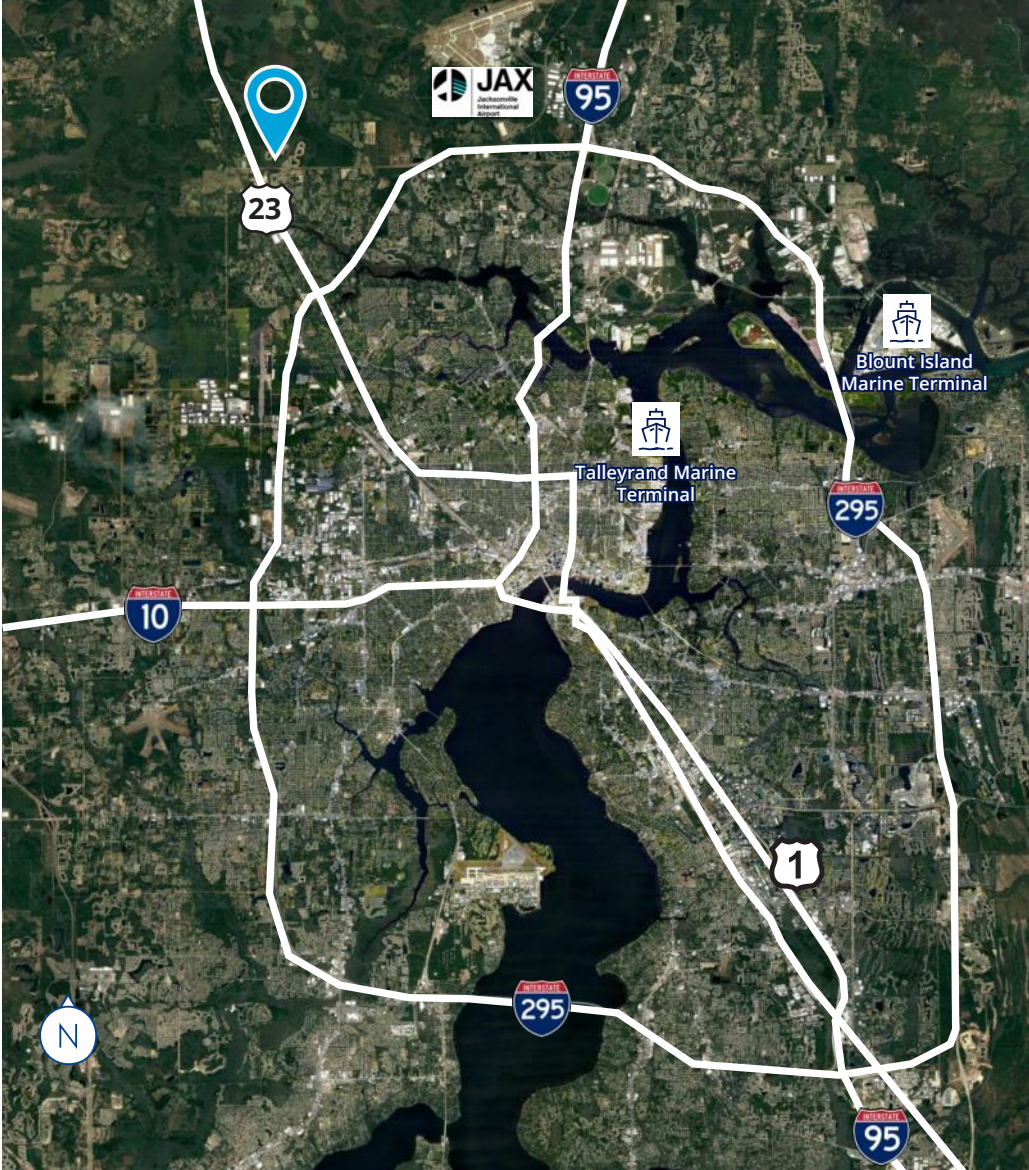
PROPERTY  
**Location**





# Drive Times

I-295	3.6 miles
I-95	9.0 miles
I-10	10.6 miles
JIA	10.9 miles
Talleyrand Marine Terminal	13.5 miles
Blount Island Marine Terminal	17.3 miles



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Jacksonville, FL 32202  
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