

# 10,000± SF Warehouse with 7± AC for Lease

3075 Leon Road, Jacksonville, FL 32246

Call for pricing



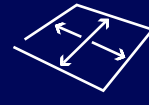
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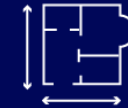
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# PROPERTY Overview



7± AC



5,000± - 10,000 ± SF



Light Industrial (IL)

The Bumgarner Industrial Team along with Colliers is pleased to introduce a premier industrial service facility in the sought-after Southside submarket. This exceptional property includes a 10,000± square feet warehouse & office building on a 9± acre lot with 7± usable acres. The fully fenced facility features two points of egress and ingress from Leon Rd, ensuring convenient access. The yard will be delivered stabilized with crushed rock, creating a durable outdoor space. This remarkable property offers an outstanding opportunity for businesses seeking a versatile space with excellent amenities, a prime location, and the potential for future growth in a thriving industrial area.

This property offers an expansive yard area with excellent circulation, laydown capability and room to scale. Zoned Light Industrial, the property accommodates a broad range of uses—ideal for contractors, equipment rental, distribution and manufacturing with flexibility for both outdoor storage and operational intensity.

## Property Features

- Fully fenced site for controlled access and security
- Landlord is open to demising for two tenants
- Immediate access to I-295 and Beach Boulevard
- Ideal for service-related industries that have a large fleet of vehicles, heavy equipment or outside materials

Strategically located just minutes from I-295 and Beach Boulevard, the site provides immediate access to Jacksonville's major transportation corridors, labor base, and surrounding commercial infrastructure. The landlord is open to demising the property for two tenants and providing site improvements tailored to tenant needs. They are also enhancing the overall site by removing accessory structures and stabilizing the yard with aggregate.

Functional yard. Strong power. Prime Southside location. Hard to find at this scale.



<b>Submarket</b>	Southside
<b>Parcel ID</b>	164102-0000, 164100-0000 164099-0000, 164098-0000
<b>Land Area (AC)</b>	9± total, 7± usable AC
<b>Zoning</b>	Light Industrial (IL)
<b>Building Class</b>	Class B
<b>Year Built</b>	2004
<b>Building (SF)</b>	10,000±
<b>Office (SF)</b>	TBD
<b>Building Dimensions</b>	200' x 50'
<b>Construction Type</b>	Metal
<b>Clear Height</b>	18'
<b>Loading Doors</b>	(4) 12' x 14 grade-level roll-up doors
<b>Electrical Service</b>	600-amp, 3-phase power
<b>Parking</b>	20 spaces

PROPERTY  
**Photo Gallery**



Click to view  
Land id Map



1162895

3075 Leon Road

PROPERTY

# Photo Gallery | Warehouse



# PROPERTY Location



Click to view location



← 10 miles to downtown

7 miles to the beach →



Walmart  
Public Storage  
Walmart

HARBOR FREIGHT TOOLS  
Wawa

Site

WOODSMAN  
KITCHENS & FLOORS

Beach Blvd

Beach Blvd

St. Johns Bluff Rd S

Kerman Blvd S

Southside Blvd

mellow MUSHROOM  
CUBESMART self storage + logistics  
McDonald's  
FirstWatch The Daytime Cafe  
Wendy's  
Insomnia cookies  
P  
TWT  
MILLER'S ALE-HOUSE  
Broken Egg Cafe  
GATE  
Chick-fil-A  
STARBUCKS  
CINEMARK

goodwill  
McDonald's  
STARBUCKS  
SONIC  
Sams Club  
DOLLAR TREE  
Bailey's HEALTH & FITNESS

SHERWIN-WILLIAMS

ANHEUSER-BUSCH

COX

PILOT

UNF

St. Johns Town Center

J Turner Butler Blvd

J Turner Butler Blvd



# About Jacksonville

The Jacksonville MSA is the largest in the continental United States by area, covering around 875 square miles in the northeastern part of Florida, including Duval, Nassau, St. Johns, Clay and Baker counties. Jacksonville is the largest city in the state based on population, and is still growing.

With 1.05 million residents, the region offers endless opportunities and a superior quality of life. The Jacksonville area continues to experience positive growth as more people discover its perfect balance between business opportunities and lifestyle.

## Logistics

The metro area's multimodal transportation infrastructure and central location in a rapidly growing state will drive long-term growth.

JAXPORT will remain a major asset to the metro area thanks to investments, including the recently completed harbor deepening and upcoming power line raising, which will accommodate post-Panamax vessels.

The metro area's six freight rail lines, international airport, rapidly expanding international port and proximity to the intersection of two cross-country interstate highways will secure Jacksonville's future as a major distribution hub.

Sources: JAXPORT and JAXUSA



3

Marine Terminals

15%

Lower Construction Costs  
than the U.S. Average

\$4.27

Cost Per Square Foot

#1

Industrial Park in the  
Southeast

Florida's Largest  
**Container Port** by Volume

PROPERTY  
**Aerial**



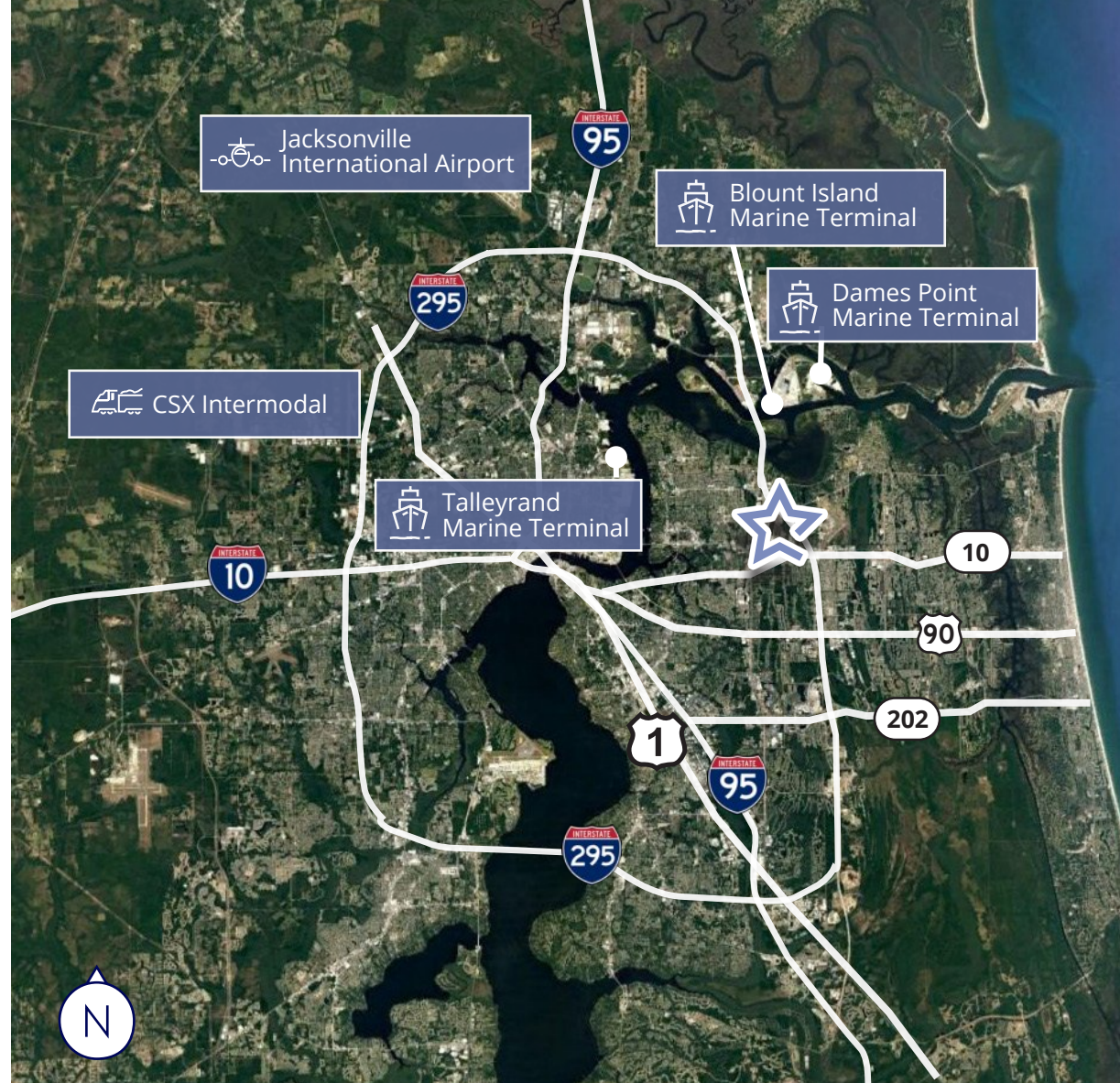
**Beach Blvd**

↑ **Downtown**



## Property Distances

<b>I-295</b>	1 Mile
<b>US 1</b>	6.4 Miles
<b>I-95</b>	5.7 Miles
<b>I-10</b>	9.7 Miles
<b>JAXPORT Talleyrand Terminal</b>	10.1 Miles
<b>JAXPORT Dames Point Terminal</b>	11.8 Miles
<b>JAXPORT Blount Island Terminal</b>	12.3 Miles
<b>CSX Moncreif Yard</b>	12.9 Miles
<b>JIA</b>	21.5 Miles



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