

# 9850 NEW BERLIN ROAD

JACKSONVILLE, FL | 32226



## ±7.43 AC INDUSTRIAL OUTDOOR STORAGE YARD FOR LEASE

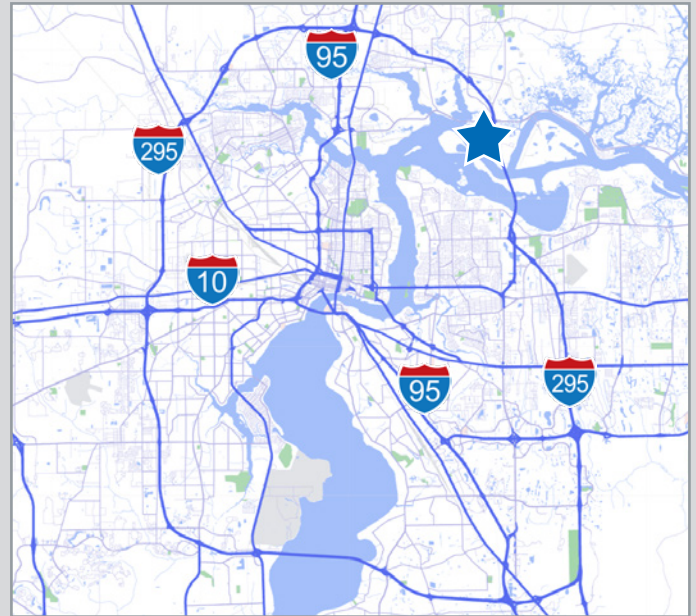
### East Lot:

- 27 current container/truck stalls available.
- Fully graveled, fenced, gated, and lit.

### West Lot:

- Newly completed expansion with 116 available container/truck stalls.
- Site is fully graveled, fenced, gated, and lit.

- Industrial truck parking & outdoor storage yard
- Designed to accommodate single & multi-tenant yard layouts
- Utilities on site able to support trailer office space
- Optimal site proximity to all major JaxPort marine terminals
- Upgraded web based security cameras with license plate recognition
- Key code access for automated entry
- Powered hookups for refrigerated trailers available



For further information, please contact our exclusive agents:

**Taylor Calfee** *Senior Vice President*  
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

**Contact Broker For Lease Rate**

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# Aerial Overview

9850 New Berlin Road | Jacksonville, FL | 32226

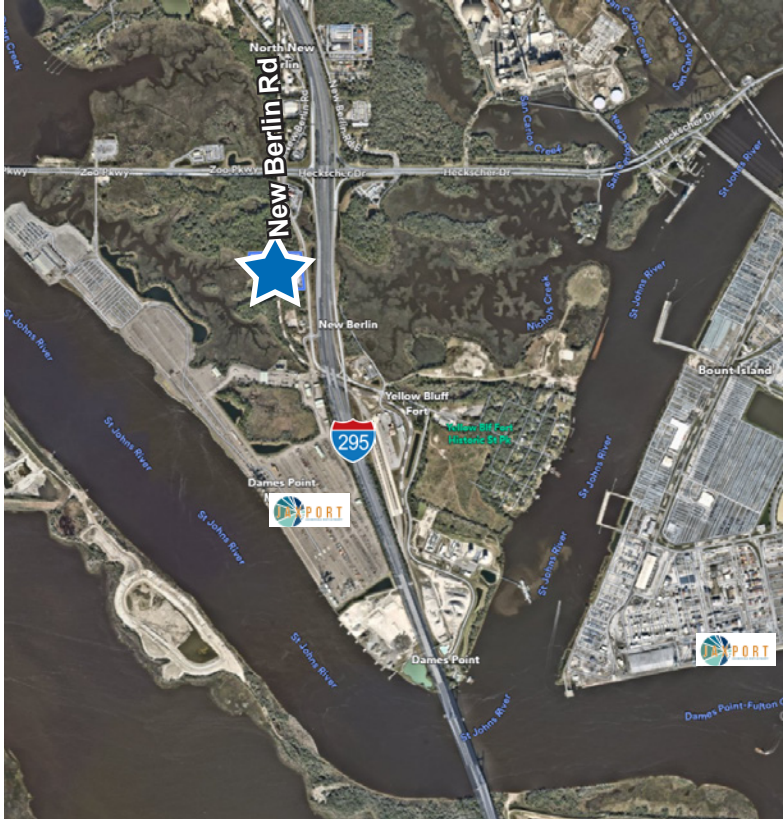
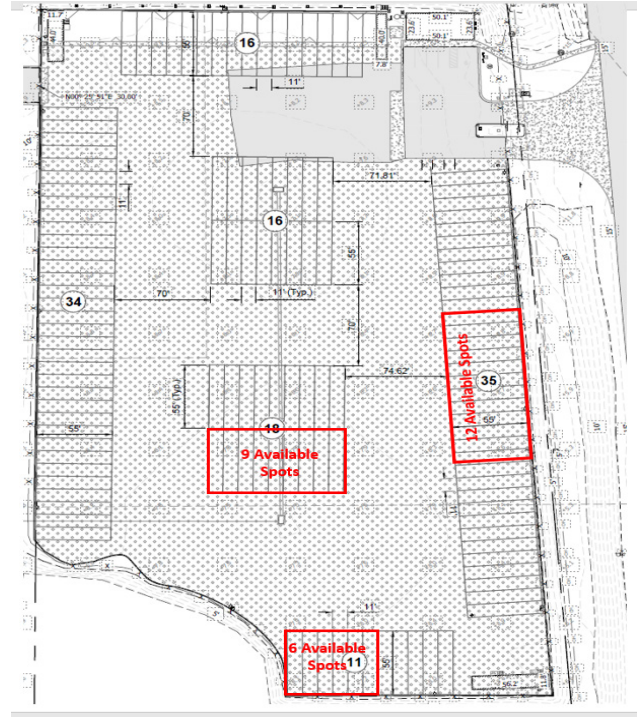
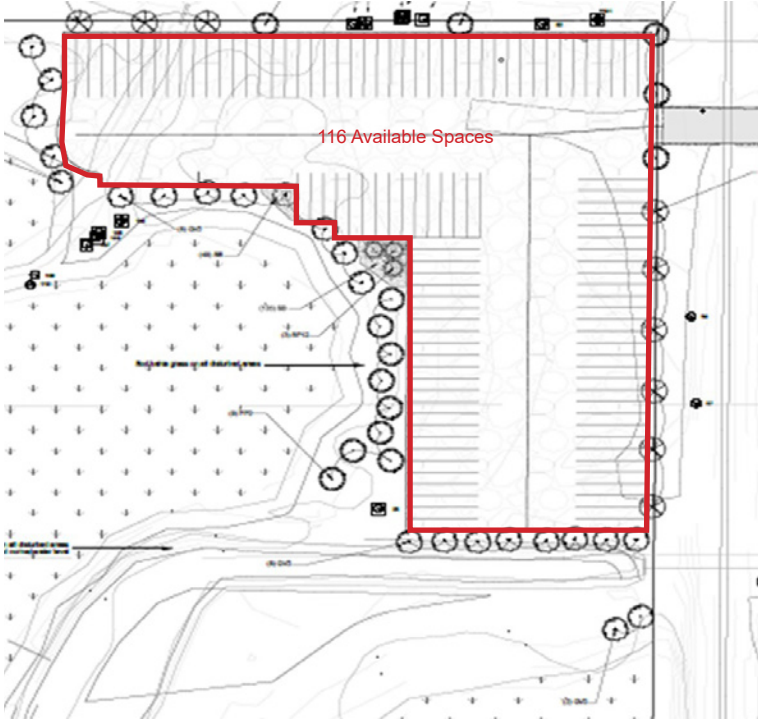


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# Area Overview

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Point of Interest	Time	Miles
I-295	2 min	0.7
I-95	10 min	3.7
I-10	15 min	16
Dames Point Marine Terminal	2 min	0.6
Blount Island Marine Terminal	6 min	2.3
NS Intermodal Terminal	20 min	13



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