



Colliers

For Lease | 4± AC Storage/Truck Yard

11864 Camden Road | Jacksonville, FL 32218

Call for Pricing



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Colliers

76 S. Laura Street, Suite 1500

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PROPERTY Overview



4± AC



Light Industrial (IL)

Description

The Bumgarner Industrial Team of Colliers North Florida is excited to present Camden Road Storage for lease. Situated on a sprawling 4± acres, this prime logistics hub is an ideal choice for businesses looking to expand or establish their operations in a strategic location. The site boasts excellent access to major highways I-295 and I-95, ensuring seamless connectivity. Proximity to key transportation nodes like ports, the airport and major rail lines including CSX and Norfolk Southern, enhances its suitability for efficient distribution operations. The property is secured with fencing, a 30" wide double roll gate and pole lighting, adding an extra layer of security. Zoned for Light Industrial (IL) use, the site is versatile, offering numerous possibilities such as constructing facilities for self-storage, managed truck storage, IOS storage, warehousing, distribution and cold-storage facility among other potential uses.

Street Address: 11864 Camden Road

City, State, Zip: Jacksonville, FL 32218

RE #: 109501-0350

Lot Size: 4± AC

Zoning: Light Industrial (IL)

County: Duval

Submarket: Ocean Way, Northside

Property Details

- Zoned IL for outside storage/parking
- 8' perimeter fence w/ a 30' double roll gate
- 6" of crushed concrete base
- (8) LED floodlights around perimeter



PROPERTY
Location



Click to view location



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 1.9 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 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

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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 Distances

1.5 mi

to I-295

3.6 mi

to I-95

6 mi

to Dames Point Marine Terminal

7 mi

to Blount Island Marine Terminal

7 mi

to Jacksonville Int'l Airport

8 mi

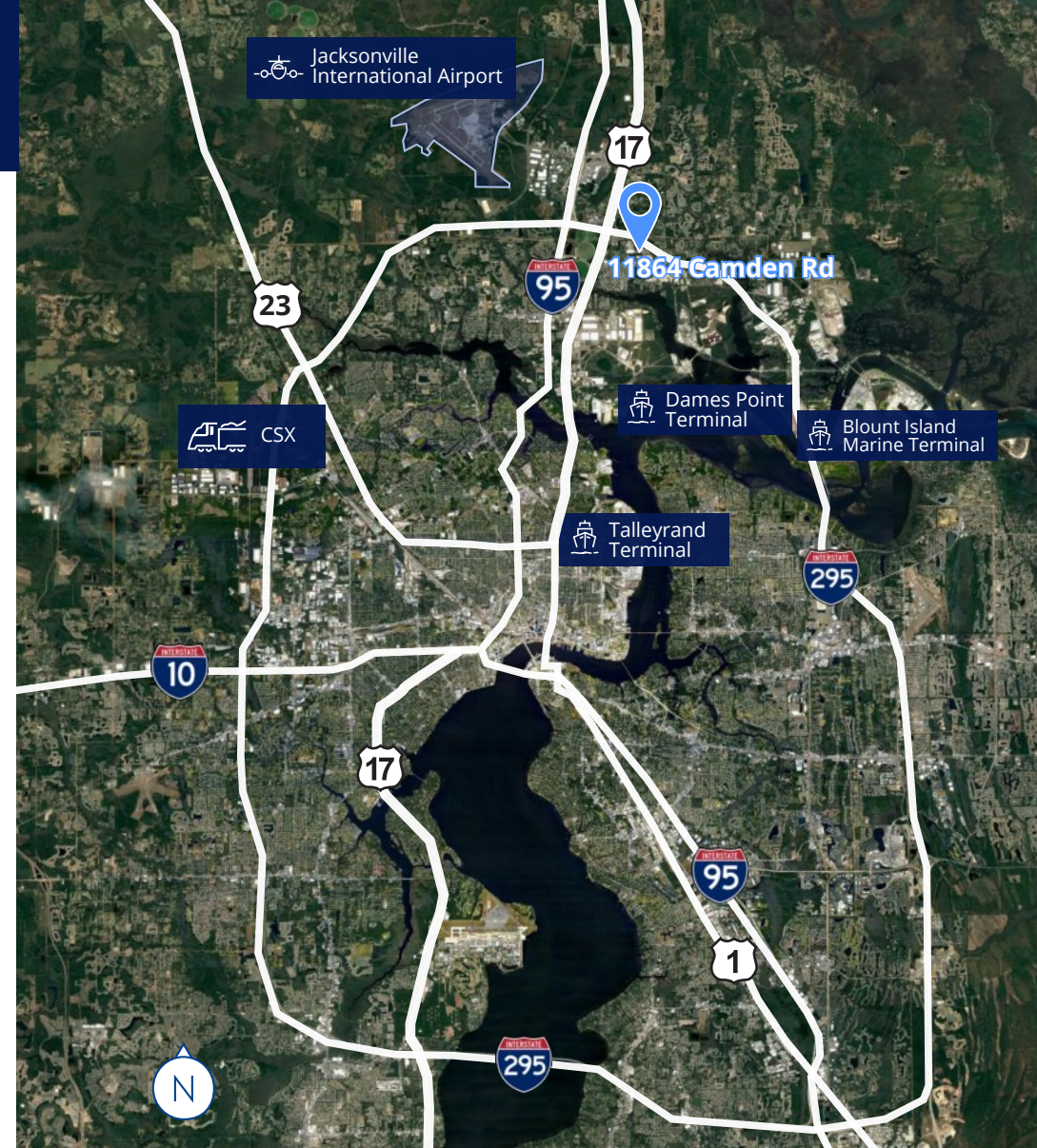
to Talleyrand Marine Terminal

12 mi

to I-10

14.4 mi

to CSX Intermodal (Sportsman Club Rd)



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