

For Sale or Lease

7.02 acres IOS Light Industrial (IL)



Offering Memorandum
8755 Old King Rd, Jacksonville, FL 32219

PRB PREFERRED
REAL ESTATE
BROKERS

BOR: Jose Fleming Lic # BK3398881

EXCLUSIVELY LISTED BY

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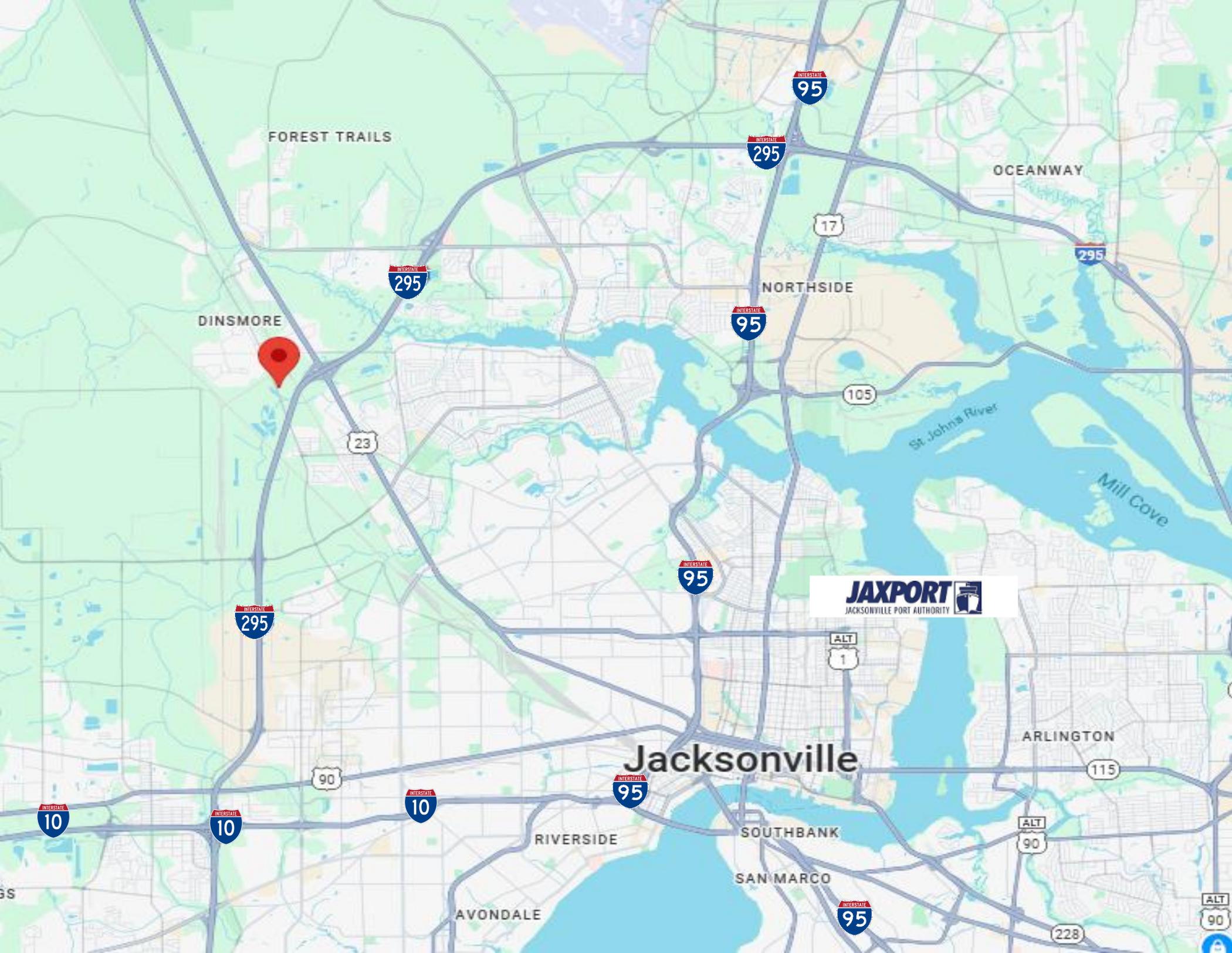
For Sale: Separate Pricing
Cap rate: 7.5%
\$1,958,893
5.02 acres



Property Highlights



- 7.02-acre yard ideal for Truck Parking, Last Mile Distribution Operators, Trailer or Chassis Storage, Logistic & Transportation Firms, Construction/ Equipment Storage, Container Storage Operations or Fleet Management.
- Light Industrial (IL) zoning suitable for transportation, logistics, outdoor storage, and yard-intensive operations.
- Multiple ingress/egress points for easy maneuvering.
- Level, compacted surface designed to accommodate heavy vehicles.
- Excellent visibility and access to major regional distribution corridors.
- Single-tenant site ensures full operational control and privacy. Perfect for: trucking companies, last mile distribution operators, logistics & transportation firms, trailer or chassis storage, construction/ storage equipment, container storage operations or fleet management services.
- Flexible layout options for parking configuration, trailer rows, equipment storage, or operational yard plan.
- JAXPORT Expansion Drives Demand: JAXPORT is one of the fastest growing US ports with 1.8B invested for future expansion and strong ties to global shipping lanes fueling demand for truck parking and drop yards.
- Population & E-Commerce Growth: Jacksonville's population growth and its role as an e-commerce distribution hub will continue to increase the demand for Truck Parking and Drop Yards.
- Resilient Asset Class: Challenging Barrier to Entry for new Outdoor Storage sites, low CapEx and low maintenance contribute to strong cash on cash returns due to limited operating expenses and reoccurring revenues.



FOREST TRAILS

OCEANWAY

DINSMORE

NORTHSIDE

St Johns River

Mill Cove



Jacksonville

ARLINGTON

RIVERSIDE

SOUTHBANK

SAN MARCO

AVONDALE



Location Highlights

- **Gateway to Distribution Across the United States:** Strategically located near I-295, I-95, I-10, US Hwy 90 and JAXPORT; making it a natural hub for long-haul freight connecting to major cities across the country.
- **Located approximately 1.6 miles from I-295:** A beltway around central Jacksonville that acts as an auxiliary route to I-95, I-10 and US 90.
- **Located approximately 8.3 miles from I-10:** Connects major cities from Florida to California. Major cities in transit include Jax FL, Pensacola FL, Mobile AL, New Orleans LA, Baton Rouge LA, Houston Tx, San Antonio TX, El Paso Tx, Las Cruces NM, Phoenix AZ and Los Angeles CA and Santa Monica CA)
- **Located approximately 8.6 miles from I-95 via I-295:** I-95 is longest north to south interstate on the East Coast connecting from Miami to the Canadian Border. Major cities in transit include Savannah GA, Richmond VA, Washington DC, Baltimore MD, Philadelphia PA, Newark NJ, New York City, New Haven Ct, Providence RI, Boston MA and Portland ME.
- **Located approximately 11.3 miles from JAXPORT:** Florida's No. 1 container port located at the crossroads of major transportation networks. It connects 140 ports globally and serves as a vital Strategic Seaport for military cargo.





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Cap Rate: 7.5%
\$1,958,893
5.02 acres



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Sale Price

\$2,200,000

For Lease

\$3500/AC

Price/AC

\$313,390.31

8755 Old Kings Hwy
Jacksonville, FL
32219

Offering Summary

Property Address	8755 Old Kings Rd, Jacksonville FL. 32219
Parcel Number	002822-0050
Total Spaces	135
16x80	135
Spaces Occupied	(month to month) 40
Current Occupancy	(month to month) 30%
Zoning	Light Industrial (IL)
Lot Size	7.02 Acres

For Lease – Single Tenant

Lot Size	7.02 Acres
Price/AC	\$3500
Price/ Month	\$24,500
Price/ Year	\$294,000

Ideal fit for:

Trucking Companies

Last-Mile Distribution

Logistics & Transportation

Trailer or Chassis Storage

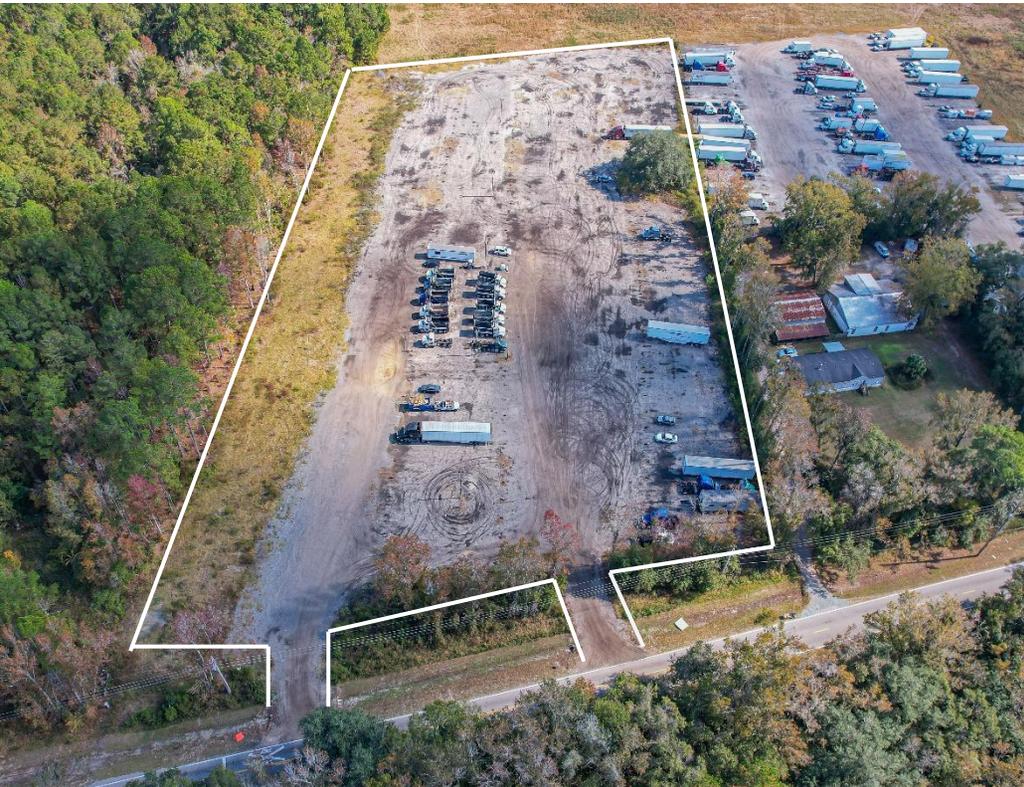
Construction/ Equipment Storage

Container Storage Operations

Fleet Management Sites

For Sale Pricing

Price/ AC	\$313,390.31
Price	\$2,200,000





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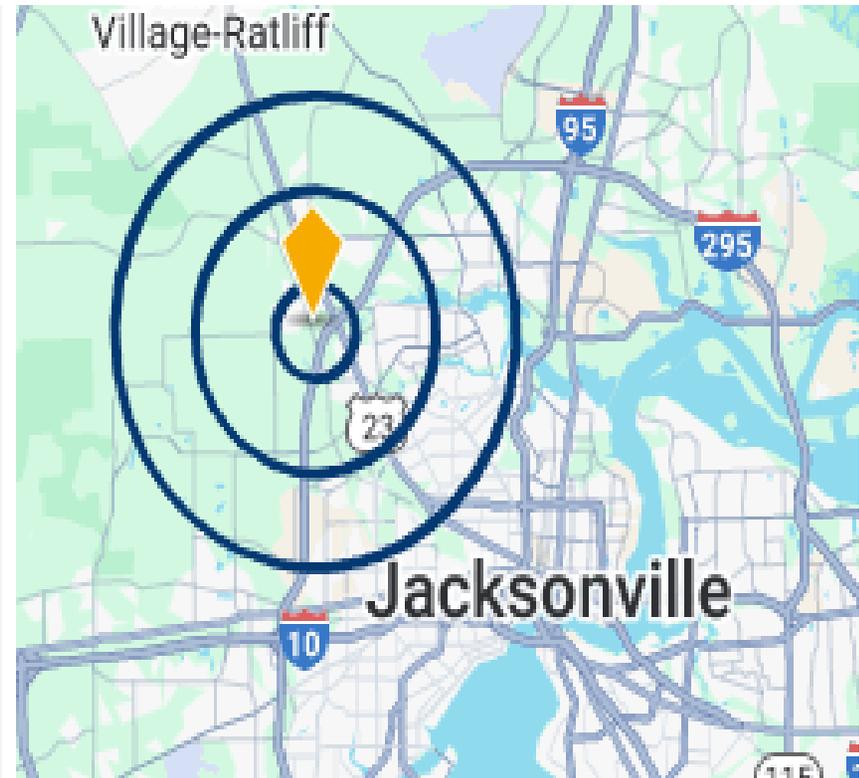


Population

	1 mile	3 miles	5 miles
2020 Population	2,824	26,824	71,818
2024 Population	3,075	28,438	76,555
2029 Population Projection	3,266	30,067	81,014
Annual Growth 2020-2024	2.2%	1.5%	1.7%
Annual Growth 2024-2029	1.2%	1.1%	1.2%
Median Age	37.8	40.1	38.9
Bachelor's Degree or Higher	15%	16%	16%
U.S. Armed Forces	4	76	212

Income

	1 mile	3 miles	5 miles
Avg Household Income	\$65,906	\$62,907	\$59,834
Median Household Income	\$64,875	\$52,592	\$49,031
< \$25,000	203	2,603	7,617
\$25,000 - 50,000	220	2,453	7,008
\$50,000 - 75,000	201	2,076	6,111
\$75,000 - 100,000	270	1,752	3,223
\$100,000 - 125,000	112	981	2,229
\$125,000 - 150,000	67	318	1,097
\$150,000 - 200,000	9	218	870
\$200,000+	4	233	498



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