

# FOR LEASE

Jacksonville FL

## SITE AVAILABLE FOR LEASE



## INDUSTRIAL OUTDOOR STORAGE

5011 Vernon Road, Jacksonville FL 32209



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### BUILDING COVERAGE

15,000 SF

### LOT SIZE

2.82 Acres

### ZONING

IL - Industrial Light

### ACCESS

Vernon Road - Entrance

Close Proximity to Highway 23  
and Route 1

### ASKING RATE

Reach out to Broker

### CLEAR HEIGHTS

+ 30 foot Clear



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## PROPERTY HIGHLIGHTS



**Building Size:** ±15,000 SF metal service facility

**Land Area:** ±2.82 acres (fenced, industrial outdoor storage)

**Zoning:** IL - Light Industrial (City of Jacksonville)

**Access:** Convenient to Route 23 and U.S. Highway 1, providing regional and interstate connectivity

**Construction:** Metal building with large service bays and drive-in access

**Yard Features:** Expansive outdoor area ideal for equipment, fleet, or materials storage

**Utilities:** Full municipal utilities available (water, sewer, electric)

**Parking:** Abundant surface parking and maneuvering room for trucks and heavy equipment

**Ceiling Height:** Generous clear height of +30ft suitable for light industrial and service operations

**Power:** Sufficient for mechanical and industrial users

**Potential Uses:**

- Equipment or truck rental facility
- Heavy truck/equipment service and repair
- Contractor or construction yard
- Landscaping company headquarters
- Building materials or supply storage/distribution
- Vehicle fleet or logistics operations

**Surrounding Area:** Established industrial and service-based businesses; excellent workforce access

**Proximity:** Minutes to major roadways, port routes, and downtown Jacksonville



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## OVERVIEW



### Property Description

Strategically located in Jacksonville's light industrial corridor, 5011 Vernon Road offers a versatile 15,000± SF metal service building on 2.82± acres of IL-zoned industrial outdoor storage land. With easy access to Route 23 and U.S. Highway 1, the property provides excellent connectivity for logistics, trucking, and service-based operations. The site features ample yard space for vehicle and equipment parking, heavy-duty outdoor storage, and flexible operations requiring both warehouse and open-yard functionality. The metal construction, drive-in access, and large service bays make it ideal for automotive, construction, and industrial service users seeking space efficiency and operational flexibility.

This rare offering in Jacksonville's tight industrial market suits a wide range of uses including equipment rental, truck service and repair, contractor yards, landscaping supply, or building-materials storage and distribution. With light industrial zoning (IL), the property accommodates a diverse mix of users needing heavy-duty functionality without excessive overhead.



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FOR MORE INFORMATION CONTACT:

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