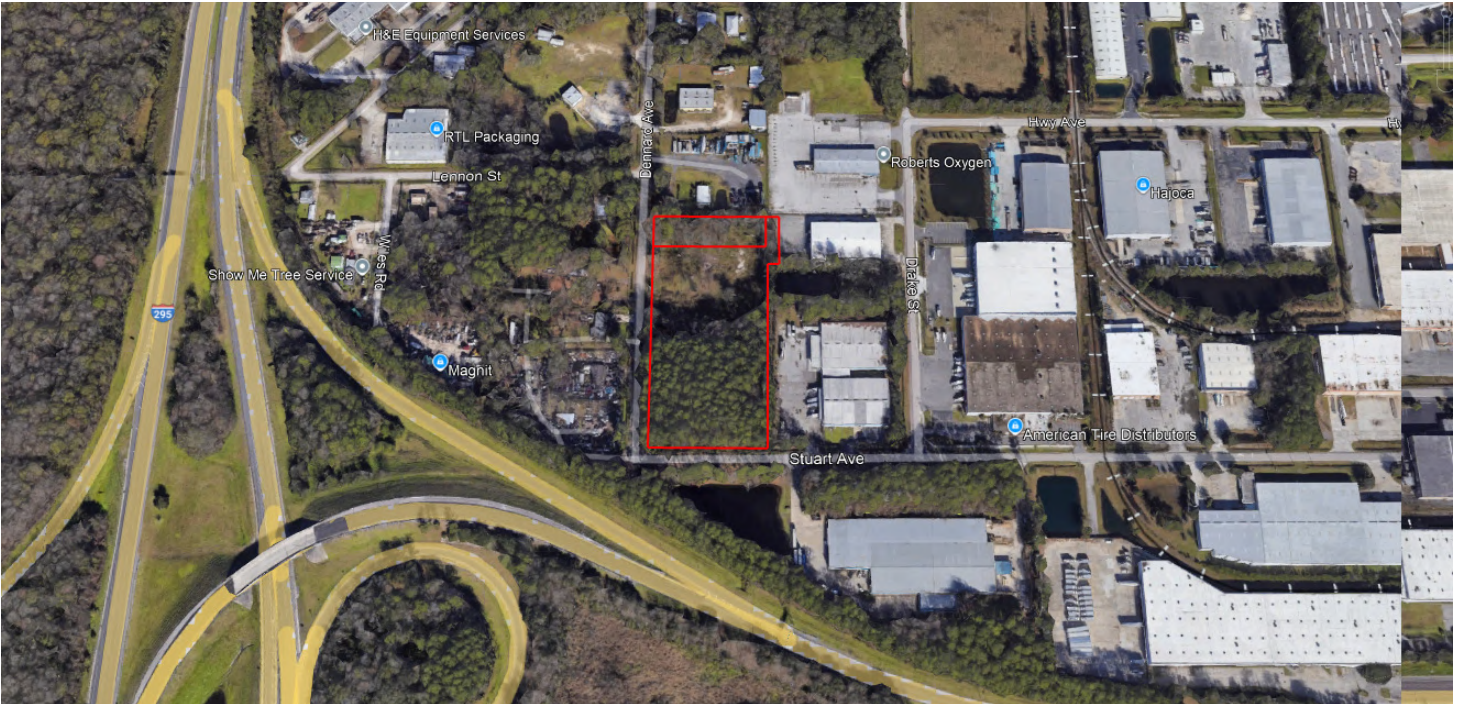


# SALE

## WEST JAX INDUSTRIAL SITE ON I-10 AND I-295

355 Dennard Avenue, Jacksonville, FL 32254



### PROPERTY DESCRIPTION

Ideal for truck parking, this site benefits from IL zoning, which allows for commercial parking lots, transportation terminals, truck stops, and outdoor storage yards. The zoning permits flexible industrial uses including warehousing, freight operations, auto services, and bulk storage. Outdoor storage and truck parking are allowed with proper screening—making this location perfectly suited for logistics, fleet operations, and owner-operator truck use. With no building coverage or height restrictions and generous permitted uses, this is a rare opportunity to secure industrial land with significant operational flexibility for trucking and storage.

### PROPERTY HIGHLIGHTS

- Zoning: Industrial Light (IL)
- Seller Financing Available!
- 2 Lots Up to 4.42 Acres!
- Ideal for truck parking, outdoor storage and more!
- Near I-10 and I-295!

### LOCATION DESCRIPTION

Located in Jacksonville's Westside industrial corridor, this property is easily reached by heading west on I-10, exiting at Lane Avenue going north and then making a left onto Stuart Ave. The property is located at the end of Stuart Avenue at the corner of Dennard Avenue. It is a centrally positioned and logistics-friendly industrial location.

### OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	4.42 Acres
APN#:	007168-0000 and 007174-0000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	173	1,350
Total Population	27	468	3,579
Average HH Income	\$70,634	\$72,956	\$66,897

**Eric Maimo**  
(904) 537-6443

**Adam Lanteigne**  
(602) 702-4288

**Brian McCaffrey**  
(904) 993-3643



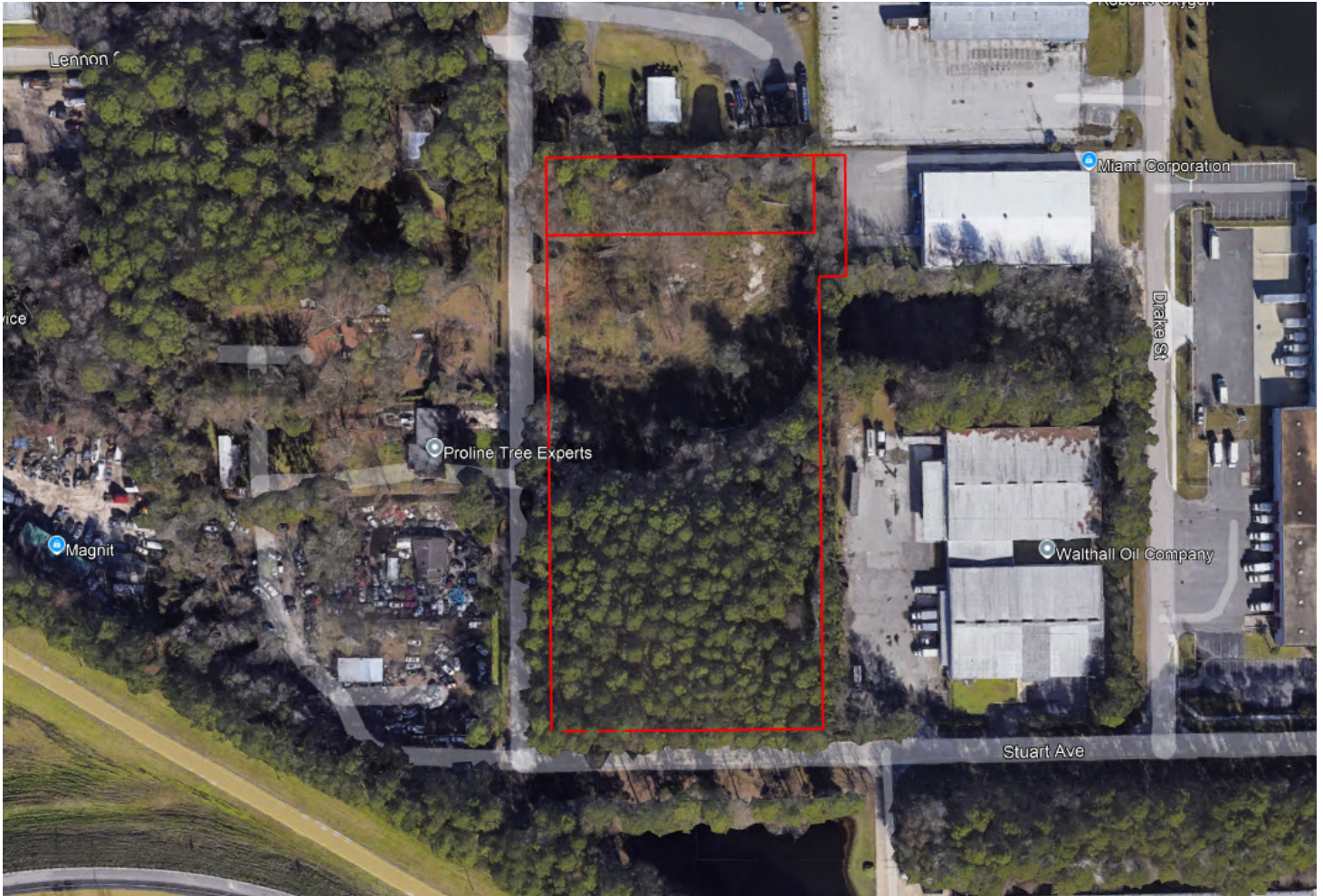
**COLDWELL BANKER  
COMMERCIAL**  
PREMIER PROPERTIES



# SALE

## 355 DENNARD AVENUE

Jacksonville, FL 32254



# OF LOTS 2 | TOTAL LOT SIZE 0.58 - 4.42 ACRES | TOTAL LOT PRICE \$250,000 - \$1,400,000 | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1		007174-0000	Industrial	0.58 Acres	\$250,000	IL
Available	2		007168-0000	Industrial	3.84 Acres	\$1,150,000	IL
Available	2 Lots		007168-0000 and 007174-0000	Industrial	4.42 Acres	\$1,400,000	IL

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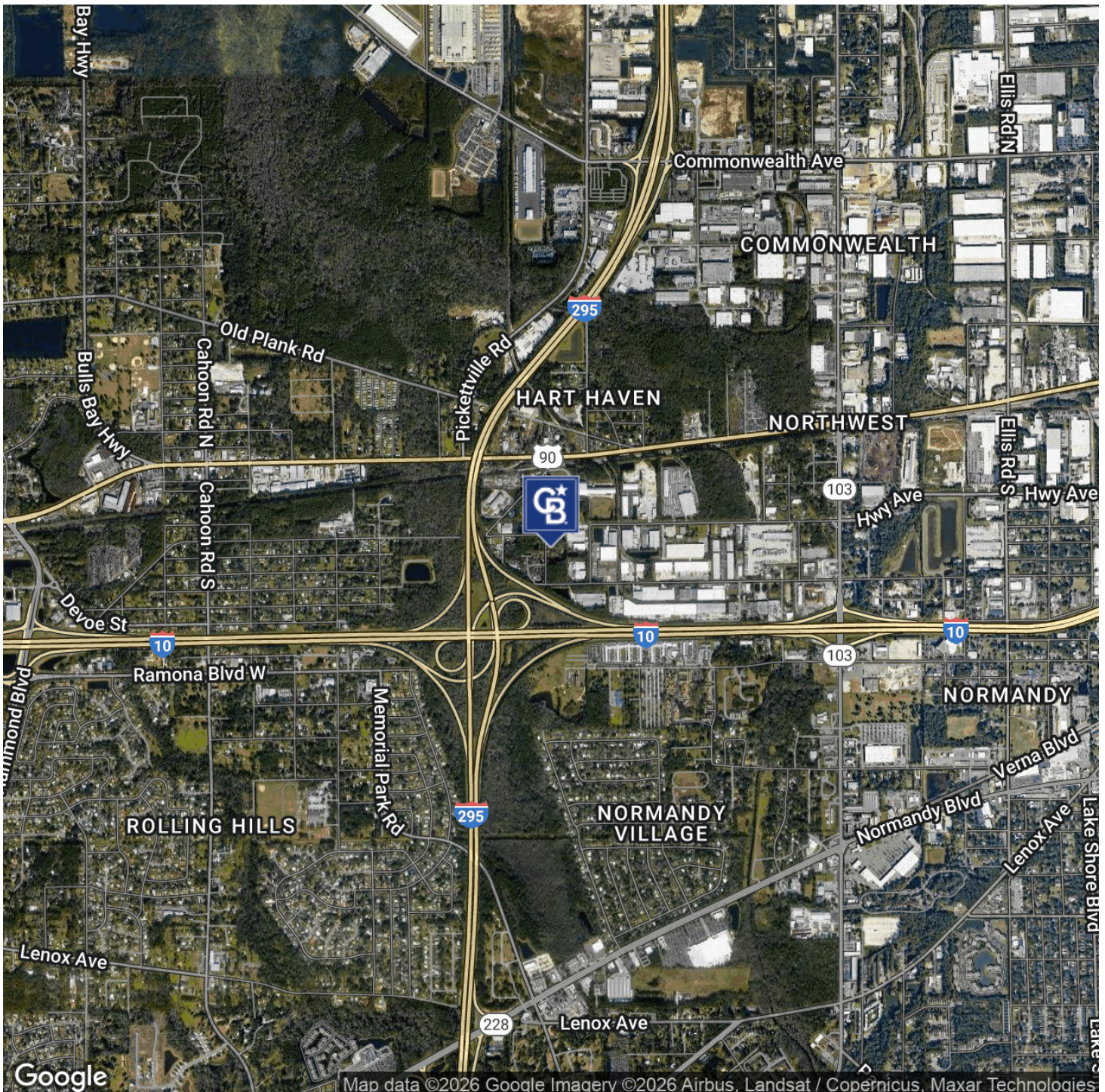
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# SALE

## 355 DENNARD AVENUE

Jacksonville, FL 32254



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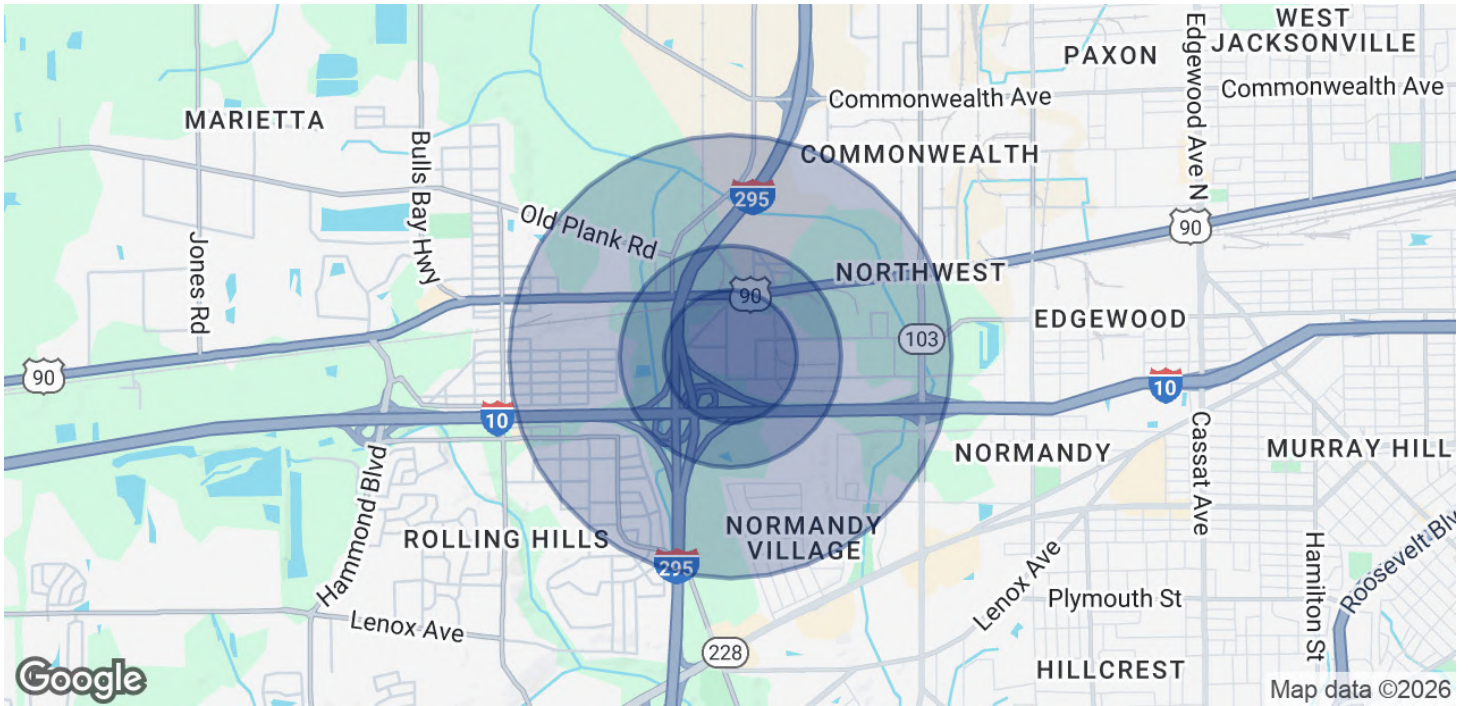
**COLDWELL BANKER  
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PREMIER PROPERTIES



# SALE

## 355 DENNARD AVENUE

Jacksonville, FL 32254



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	27	468	3,579
Average Age	40	38	40
Average Age (Male)	40	37	38
Average Age (Female)	40	39	40

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	173	1,350
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$70,634	\$72,956	\$66,897
Average House Value	\$158,947	\$196,268	\$204,533

Demographics data derived from AlphaMap

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