



3.07± AC Parcel Available for Lease

11853 New Kings Road | Jacksonville, FL 32219

Lease rate: \$10,500/month + Op-Ex



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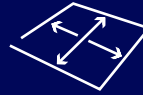
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PROPERTY Overview



3.07± AC Available

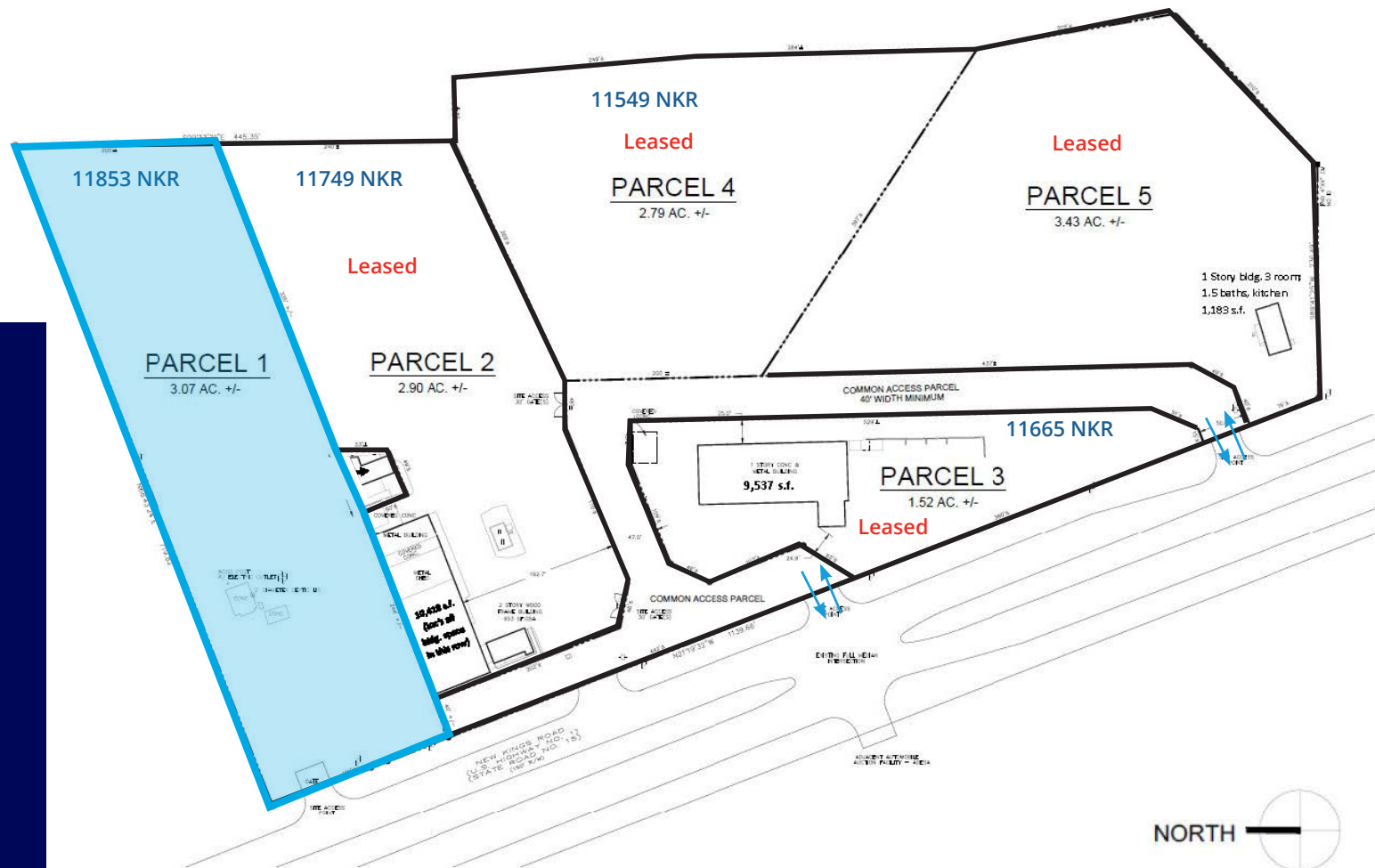


IL, PUD Zoning



Easy access to US-1

The Bumgarner Industrial Team is pleased to present the opportunity to lease Parcel 1, a 3.07± AC yard situated at the front of this recently developed, 22-acre industrial complex. The site offers secure, fully fenced storage, stabilized with 6" of crushed concrete, pole lighting and gated access from US-1. Equipped with electric and water hookups, this site can accommodate an office trailer for convenient on-site management. Located on US-1 in Jacksonville's Northside submarket, just 5 miles north of I-295, this property is ideal for fleet parking, contractor storage or equipment staging.



Highlights

- Fully-fenced with three-strand barbed wire
- Perimeter lighting
- Gated access
- Stabilized with 6" of crushed rock
- Curb cut on New Kings Road allows for easy accessibility
- Surrounding tenants are all contractors

PROPERTY Location



Old Kings Rd

New Kings Rd



Drive Times

I-295 3.6 miles

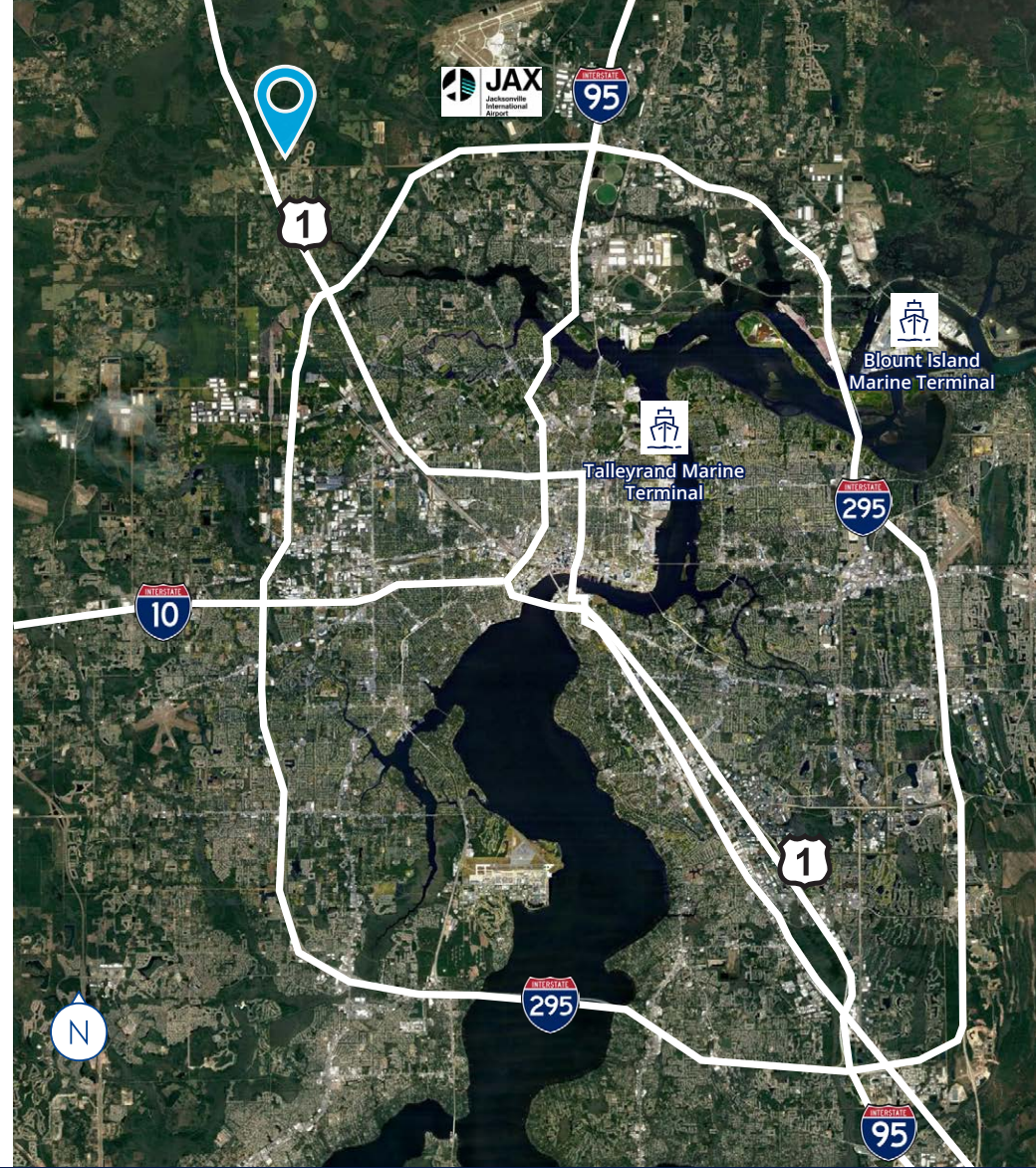
I-95 9.0 miles

I-10 10.6 miles

JIA 10.9 miles

Talleyrand Marine Terminal 13.5 miles

Blount Island Marine Terminal 17.3 miles



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