

For Lease

Lease Rate:
\$3,250/AC + NNN

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JAXPORT Truck Storage Truck Terminal/Yard | 2± AC 12061 New Berlin Road

The Bumgarner Industrial Team at Colliers North Florida is excited to present up to 2± acres of outside storage for lease on well-located New Berlin Rd in Jacksonville, Florida. Situated on a sprawling 32± acres, this prime logistics hub is an ideal choice for businesses looking to expand or establish their operations in a strategic location. It features 400± parking spaces and boasts excellent access to major highways I-295, 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, an electric gate and pole lighting, adding an extra layer of security. Trailer hook-ups available for each yard. Zoned for Light Industrial (IL) use, the site is versatile, offering numerous possibilities such as, managed truck storage, IOS storage and contractor laydown yards.

Property Features

- Yard can be upgraded with landing pads, sewer plugs and septic hook up
- Securely fenced with electric gate and pole lighting
- 300 ft frontage on New Berlin Road

Property Overview

Available Options | 2±, 4±, 8± or 10± AC

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Property Address

12061 New Berlin Road, Jacksonville, FL 32226

Total AC

32± AC

Available AC

2± AC

Zoning

Light Industrial (IL)

Security

Secured with fencing, an electric gate and pole lighting

Features

Trailer hook-ups available for each yard

Parcel ID

108433-0000

Lease rate

\$3,250/AC + NNN

Property Location

12061 New Berlin Road | Jacksonville, FL 32226

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Area Demographic (5 mile radius)

Source: Esri, U.S. Census



2024
Population

42,940



2024
Average HH Income

\$111,674



2029 Projected
Population

46,491



2029 Projected
Average HH Income

\$130,805

Property Distances

12061 New Berlin Road | Jacksonville, FL 32226



Travel Distances

I-295	7 m
I-10	18 m
US-1	12.9 m
I-95	7.4 m
JAXPORT Blount Island	18.4 m
JAXPORT Talleyrand	12.8 m
CSX	17.6 m
Jacksonville International Airport	9.5 m



**JAXPORT
Talleyrand Terminal**



**JAXPORT
Blount Island
Terminal**

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