

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

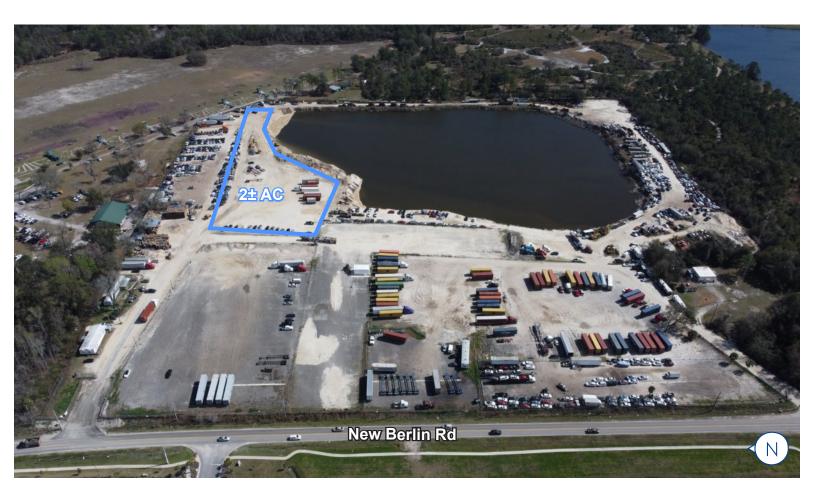
- Yard can be upgraded with landing pads, refer plugs and septic hook up
- Securely fenced with electric gate and pole lighting
- 300 ft frontage on New Berlin Road

Accelerating success.

Property Overview





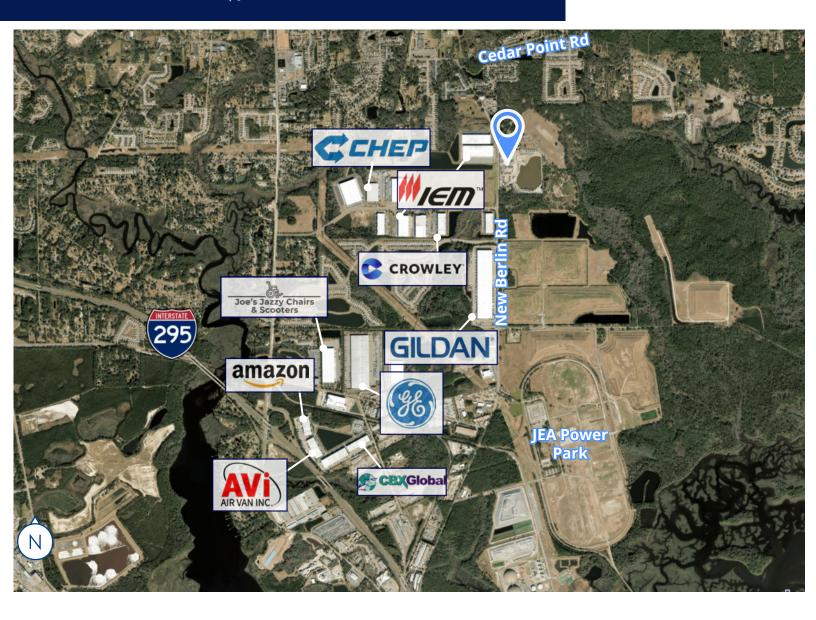


Property Address	12061 New Berlin Road, Jacksonville, FL 32226
Total AC	32± AC
Available AC	2± AC
Zoning	Light Industrial (IL)
Security	Secured with fencing, an electric gate and pole lighting
Features	Trailer hook-ups available for each yard
Parcel ID	108433-0000
Lease rate	\$3,250/AC + NNN

Property Location



12061 New Berlin Road | Jacksonville, FL 32226



Area Demographic (5 mile radius)

Source: Esri, U.S. Census



2024 Population

42,940



2024 Average HH Income

\$111,674



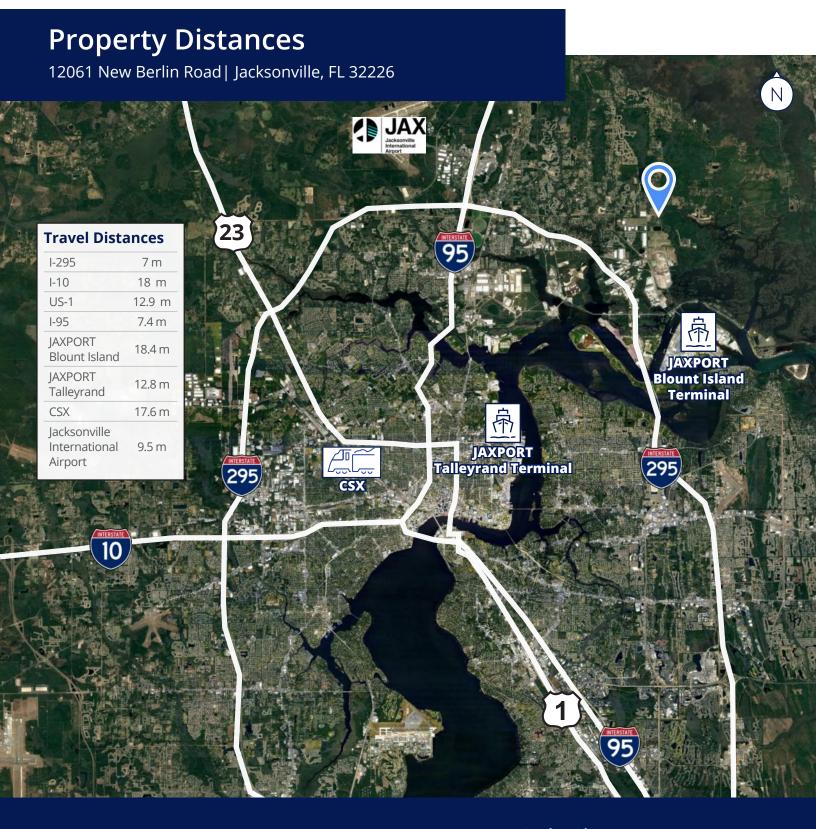
2029 Projected

Population 46,491



2029 Projected Average HH Income

\$130,805



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