



Accelerating success.



## For Lease or Sale

### BTS Opportunity

\$3,800,000.00

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# 11705 Industry Drive Jacksonville, FL 32218

Colliers and the Bumgarner Industrial Team are pleased to offer a build-to-suit, leasing or purchasing opportunity for approximately 7.5 acres of Light Industrial (IL) land in Oceanway, located on Jacksonville, Florida's north side. This property boasts convenient access to Jacksonville's key transport hubs, including all city ports, Jacksonville International Airport (JAX), I-95, the I-295 beltway and the major truck lanes in Northeast Florida. The site has approved plans for a truck yard, has been rough graded from its original green state and offers flexibility in development, with potential for an office warehouse space ranging from 18,000 to 30,000 square feet. For more information or to discuss further details, please get in touch.

- BTS available for qualified tenants for warehouse/office with outside storage
- Close to ports, airports, highways and intermodal
- Less than 1 mile to I-295/I-95
- Zoned IL for outside storage and/or warehouse
- Utilities to support trailers
- Parking for 220± trailers

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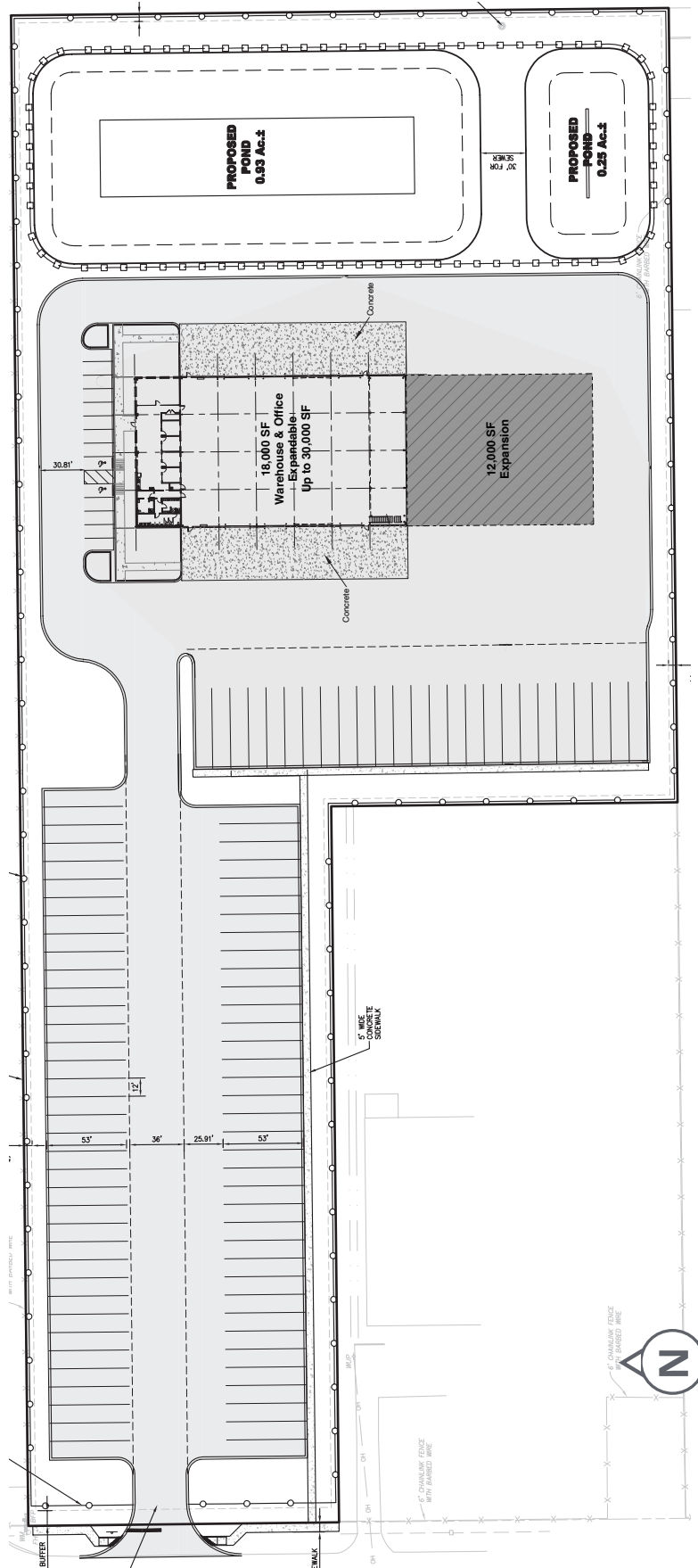
11705 Industry Dr. | For Lease

# Property Overview

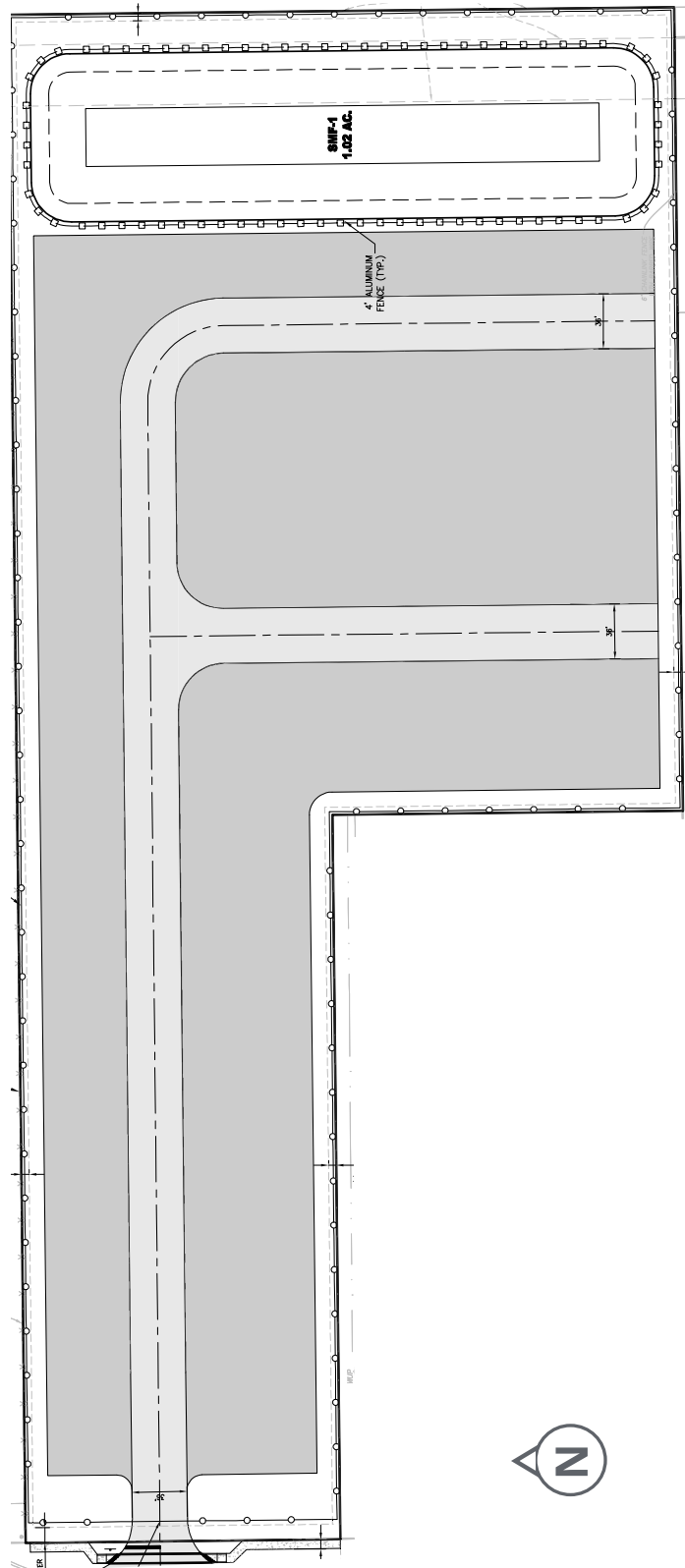
Street Address	11705 Industry Drive
City, State, Zip	Jacksonville, FL 32218
RE #	109567-0000
County	Duval
Submarket	Northside
Nearest Interstates	I-295 & I-95
Frontage	190± on Industry Drive
Property Type	Industrial
Zoning	IL (Light Industrial)
Property Size	7.5± acres
Ingress/Egress	Industry Drive
Utilities	Water, electric and septic



# BTS Conceptual



# Truck Storage Conceptual



# Location & Distances



### Travel Distances

I-295	2 m
I-95	3 m
Blount Island Marine Terminal	6 m
TraPac Terminal	6 m
Jacksonville International Airport	7 m
Tallyrand	7 m
I-10	17 m

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