



**All acreage is High, Dry, Usable**  
(All wetlands have been mitigated)



**Just off I-295 -**  
Pritchard Rd & Old Kings Rd



**Currently Zoned Residential**  
(Buyer/Seller to Rezone to Heavy Industrial - Highest & Best Use)

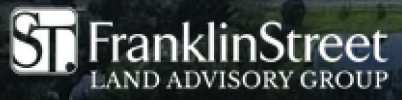


Pritchard Rd **35,500 VPD**

 **82,000 VPD**

Old Kings Rd **5,400 VPD**

Moncrief Rd W



Franklin Street Real Estate Services, LLC -  
A Licensed Florida Broker: CQ1032352

# 7775 Old Kings Rd

Jacksonville, FL, 32219

## 29.06 Acres For Sale

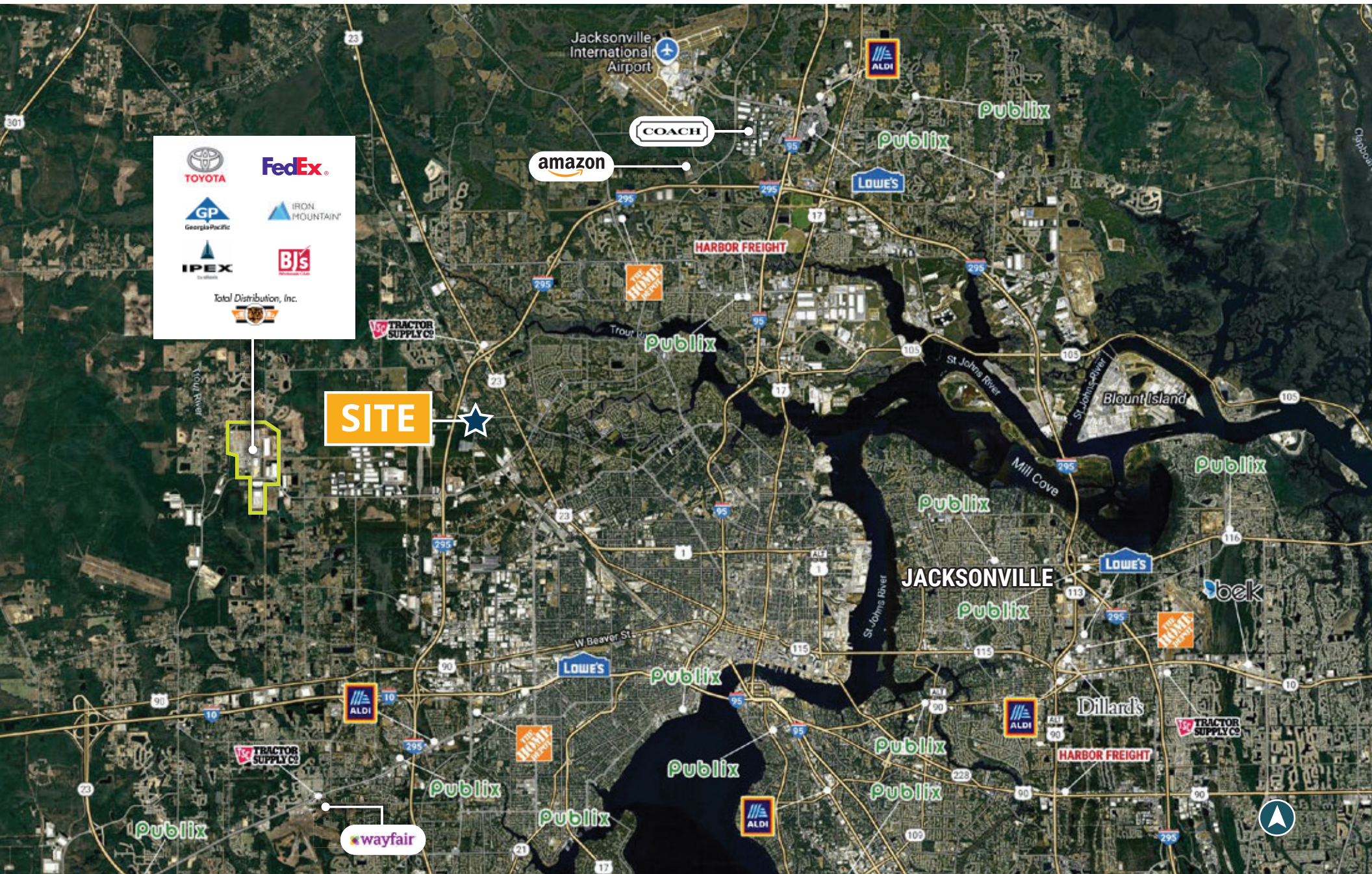
Site allows up to 450,000 Plus SF Warehouse



# MICRO RETAIL/INDUSTRIAL



# MACRO RETAIL/INDUSTRIAL



TOYOTA  
FedEx  
GP  
Georgia Pacific  
IRON MOUNTAIN  
IPEX  
BJ's  
Total Distribution, Inc.

**SITE**

# PROPERTY AERIAL



Bob-O-Link Rd

Old Kings Rd

Moncrief Rd W

Harding Ave

Rondo Ave



# PROPERTY AERIAL



# PROPERTY AERIAL



# 7775

# Old Kings Rd

Jacksonville, FL, 32219

- **29.06 Acres For Sale**
- **All Acreage is High, Dry, Usable (All wetlands have been mitigated)**
- **640 ft of rail frontage**
- **Just off I295- Pritchard Rd & Old Kings Rd**
- **Between Highway Exits- Pritchard Rd (Exit 25) & New Kings Rd (Exit 28/ US 23)**
- **Currently zoned Residential (Buyer/ Seller to Rezone to Heavy Industrial - Highest & Best Use - commissioner supportive)**

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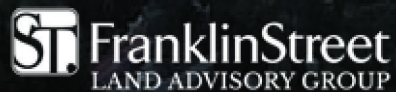
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