



For Sale or Lease

Sale Price:

\$3,250,000

Lease Rate:

\$16.00/SF NNN

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Industrial Office/Warehouse

2355 Imeson Road, Jacksonville, FL 32220

The Bumgarner Industrial Team with Colliers is pleased to offer this **12,000± SF** warehouse recently constructed on Imeson Road in Jacksonville, FL. The building features three (3) 12' x 16' grade level doors and a dock high truck well, 18' ceilings and metal halide lighting with 400 amp, 3-phase electric service. It will also have a **1,250± SF** office with bathroom and another bathroom located in the warehouse. The building is served with city water and sewer, and electric service provided by JEA. In addition to employee parking, there is **1± acre of lay down yard/storage** provided as well. The property will be secured with a 6' fence and gate with a concrete apron. Some office customization is available for those planning ahead. Easy access to I-295, I-95 north and south and I-10.

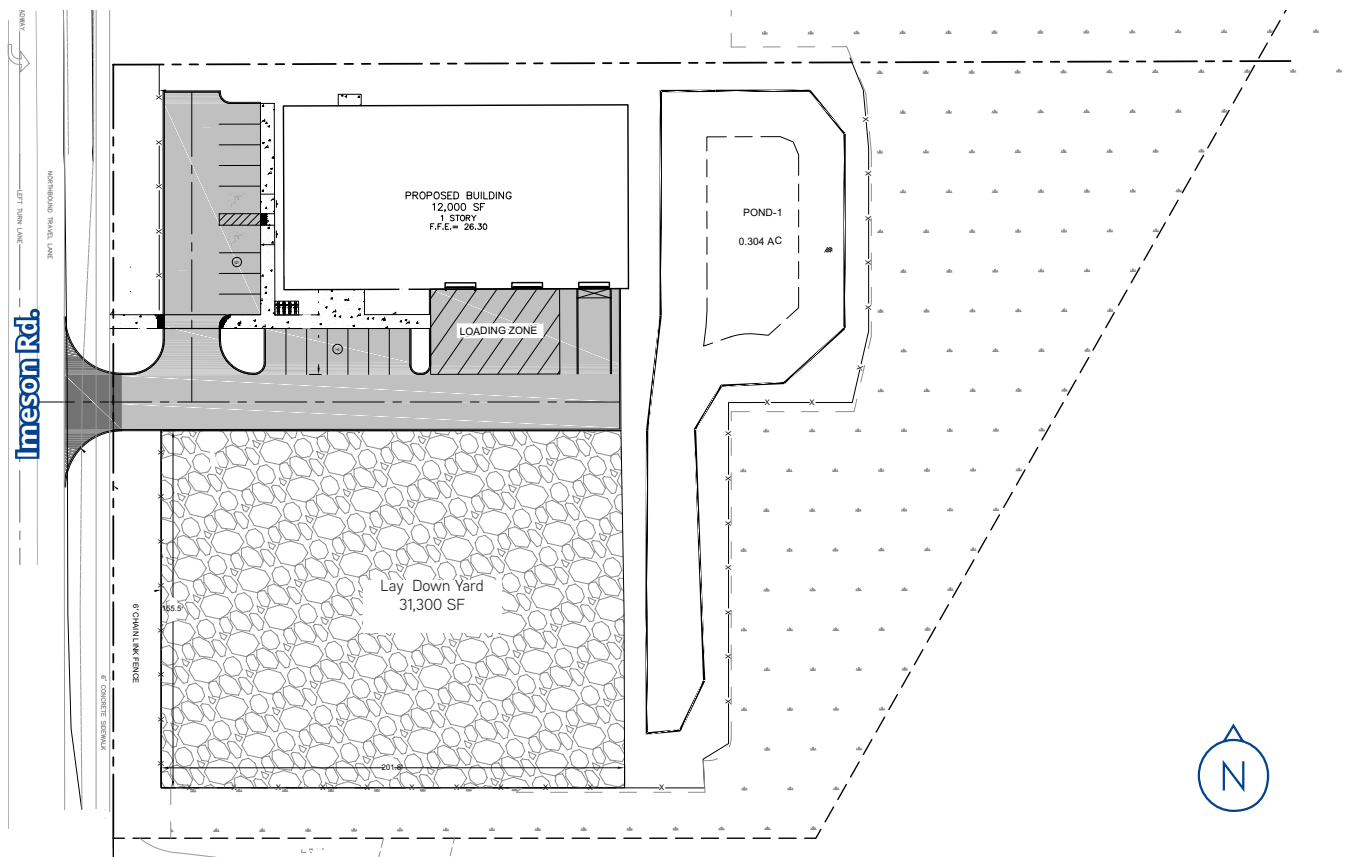
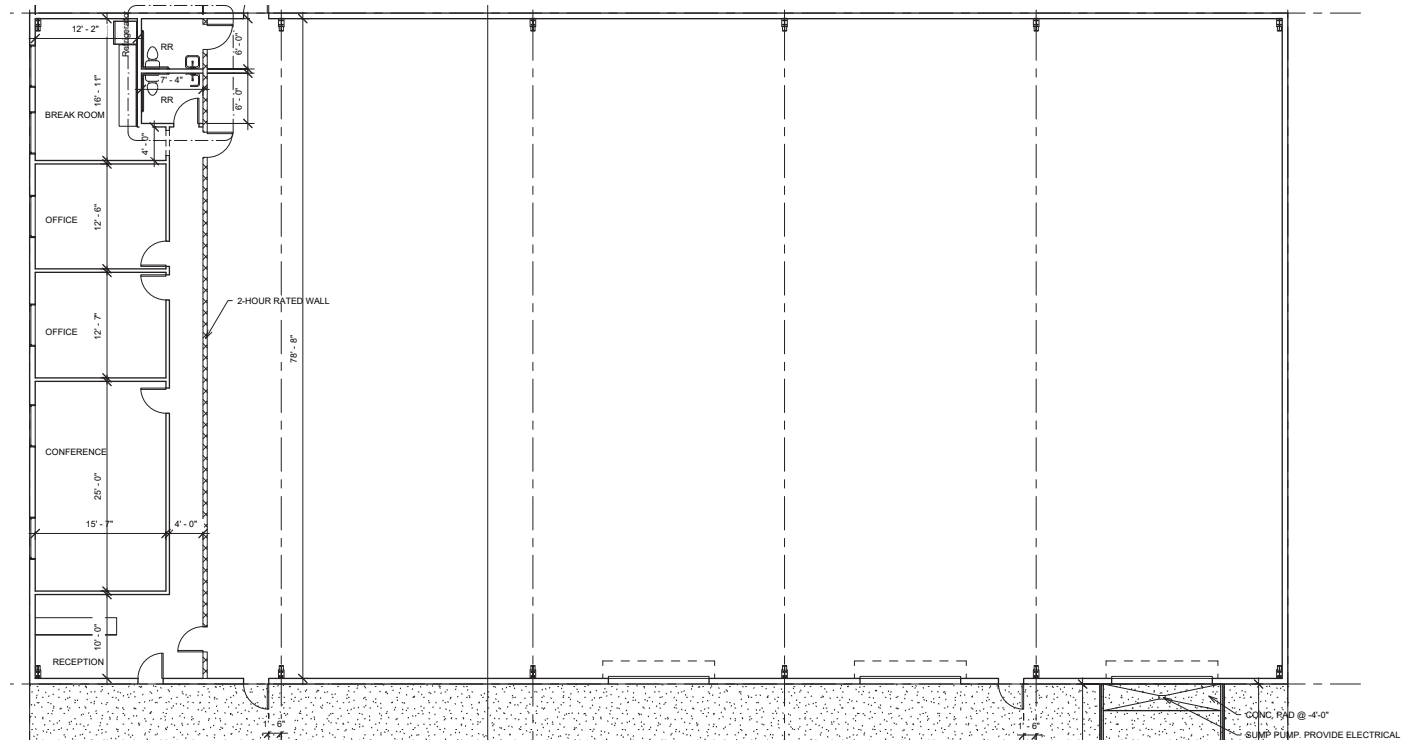
Property Features

- 12,000± SF warehouse
- 1,250± SF office (customization available)
- Parcel ID: 004519-0290
- (3) grade doors
- (1) dock high truck well
- 18' ceilings
- 400 amp, 3-phase power
- City water and sewer
- 1± AC of fenced and gated lay down/storage yard

Accelerating success.

Property Survey & Floorplan

2355 Imeson Road | Jacksonville, FL 32220



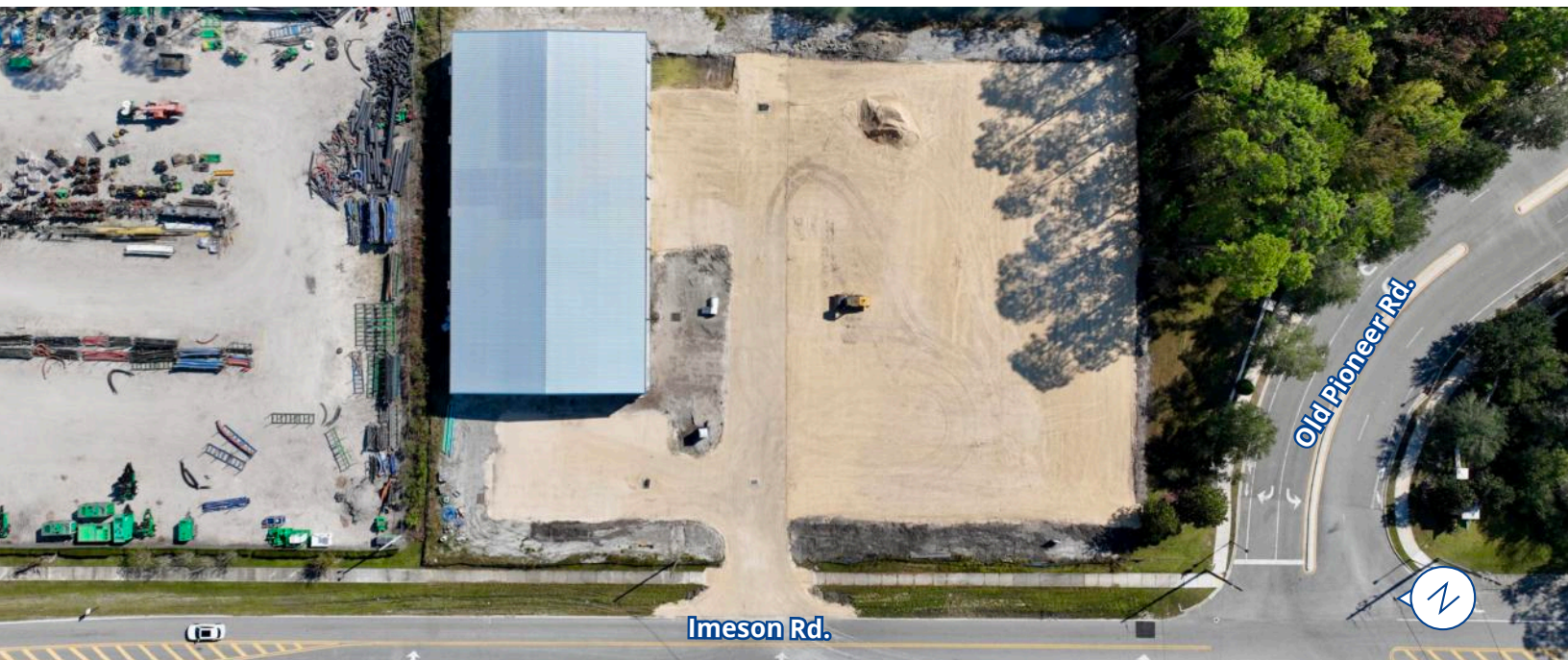
Site Aerials

2355 Imeson Road | Jacksonville, FL 32220

New Construction



Imeson Rd.



Old Pioneer Rd.

Imeson Rd.



Property Location

2355 Imeson Road | Jacksonville, FL 32220



Area Demographic (5 mile radius)

Source: Esri, U.S. Census



Population (2024)



Population Projection (2029)



Average Household Income (2024)



Projected Average Household Income (2029)

	Population (2024)	Population Projection (2029)	Average Household Income (2024)	Projected Average Household Income (2029)
1 Mile	723	765	\$93,115	\$108,368
3 Mile	14,675	15,185	\$81,770	\$98,006
5 Mile	104,642	106,893	\$71,890	\$86,484

Property Distances

2355 Imeson Road | Jacksonville, FL 32220



Blount Island
Marine Terminal



Travel Distances

I-295	0.8 m
I-10	3.4 m
US-1	3.8 m
I-95	12.0 m
JAXPORT	11.6 m
Jacksonville International Airport	14.0 m
Blount Island Marine Terminal	17.4 m

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