

For Sale or Lease

7.3 ± AC Truck / Storage Yard

8801 W. Beaver Street | Jacksonville, FL 32220

\$19,500/month + Taxes



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Colliers

76 S. Laura Street, Suite 1500

Jacksonville, FL 32202

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PROPERTY Overview



7.3± AC



3,000± Building



Light Industrial (IL)

Description

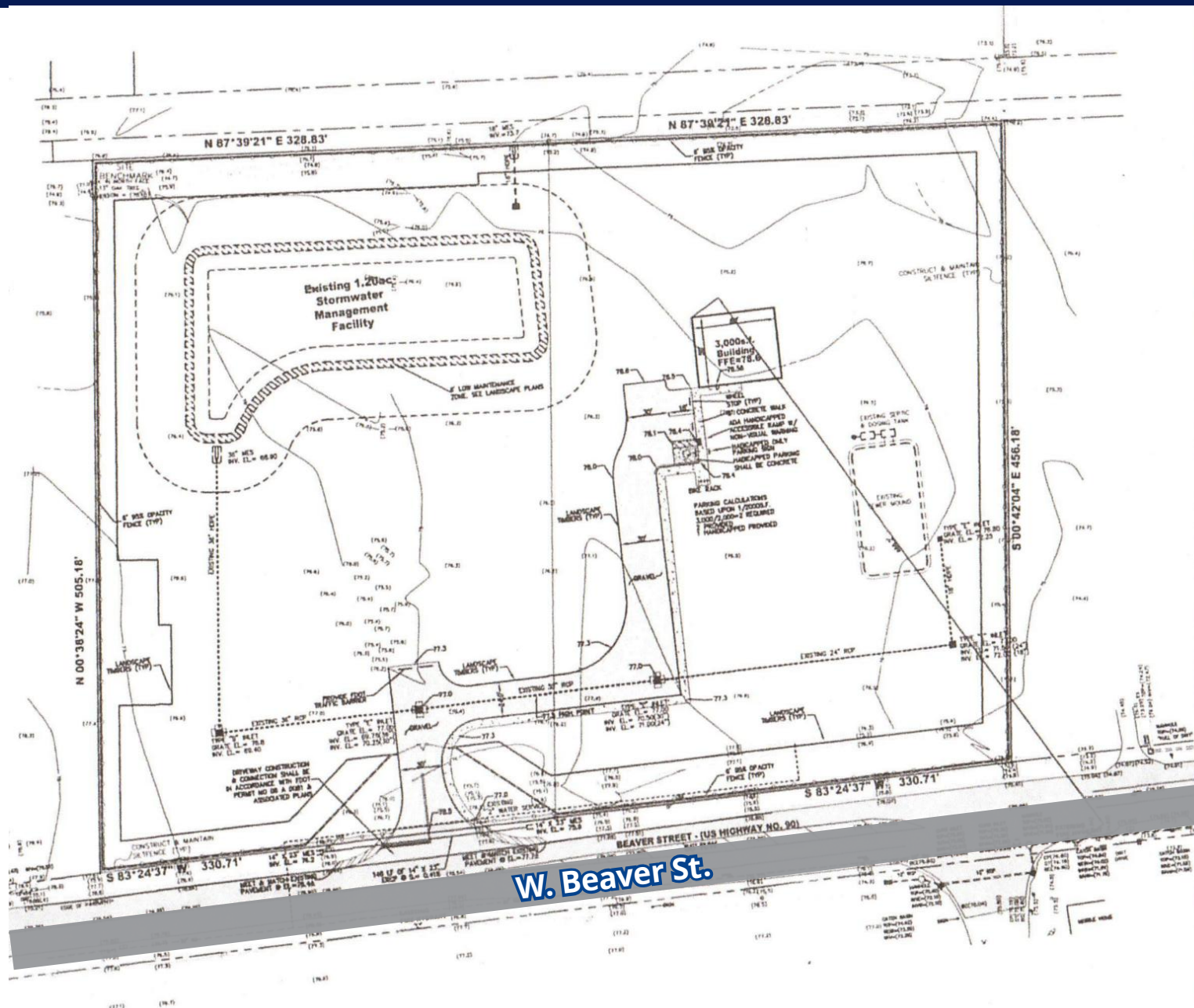
The Bumgarner Industrial Team with Colliers North Florida is excited to offer this truck storage terminal for lease in Jacksonville, Florida.

Encompassing approximately 7.3 acres, this secure property features a 6-foot fence with barbed wire and a manual gate and includes around 230 parking spots. The main structure is a 3,000 square foot metal building with 18' to 20' high ceilings and two 14' x 16' grade-level doors, accommodating two trucks simultaneously. There's a 190 square foot office space with an additional 190 square foot mezzanine for office space, driver's lounge, efficiency apartment or storage. The facility has city water, electric utilities and a septic system. Its prime location offers easy access to major highways and is minutes away from the Hammond Boulevard exit of I-10, I-295, I-75, U.S. 301, I-95 and the Cecil Field Commerce Center.



Address:	8801 W. Beaver Street Jacksonville, FL 32220
Parcel ID:	006851-9880 & 006852-0000
Submarket:	Westside
Zoning:	Light Industrial (IL)
Parcel Size:	7.3± AC; 6.1± AC for parking
Total Building:	3,000± SF
Office Area:	190± SF & 190± SF mezzanine
Construction Type:	Metal
Year Built:	2012
Clear Height:	18' - 20'
Loading:	Two (2) grade level doors (14' x 16')
Frontage:	650± SF on W. Beaver Street
Parking:	200± trailer parking
Security:	Fully fenced and gated
Utilities:	Water, sewer, electric (JEA)

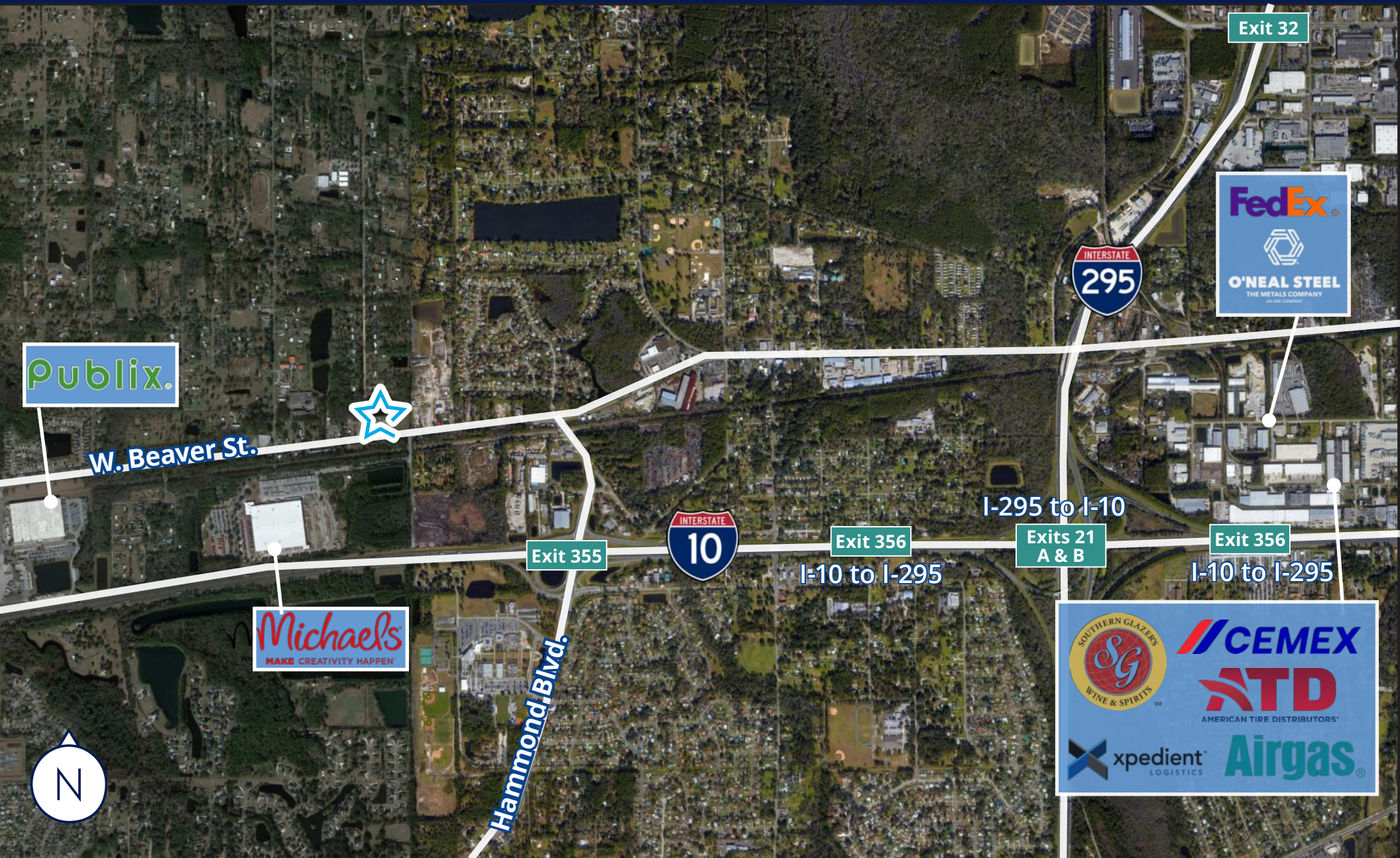
PROPERTY Site Survey



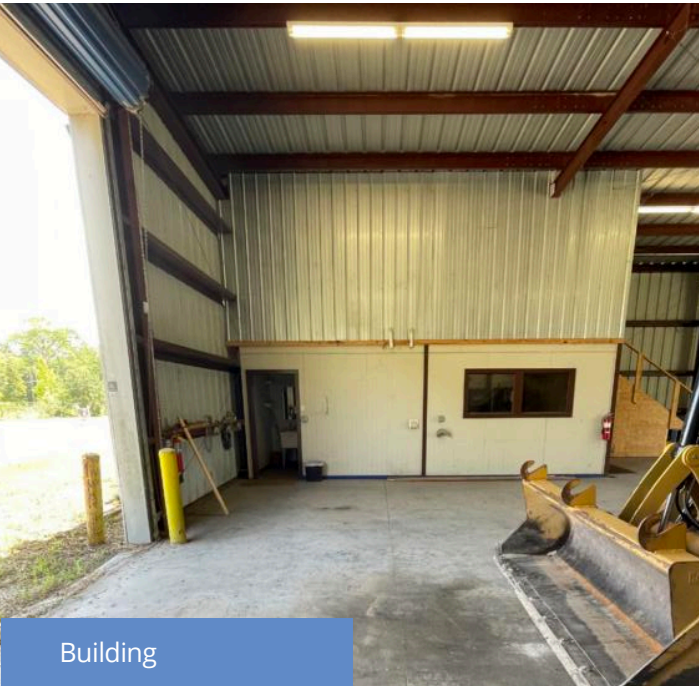
PROPERTY
Location



Click to view location



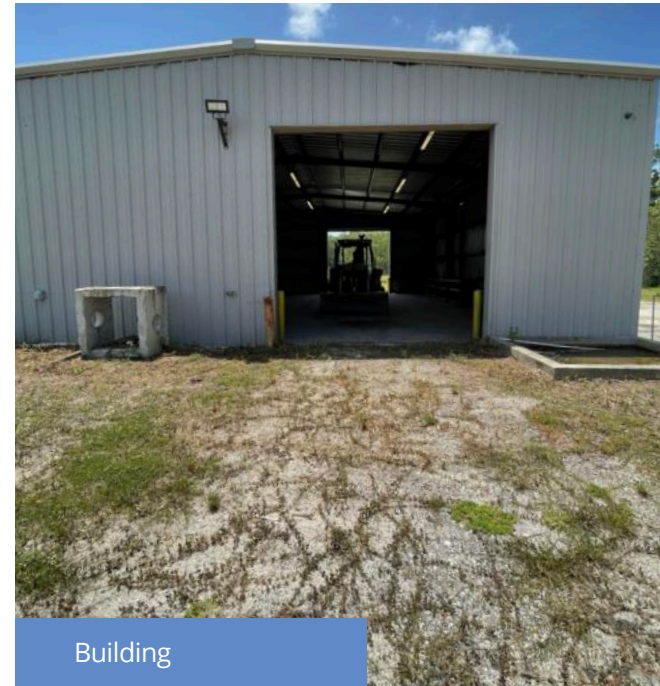
PROPERTY Photo Gallery



Building



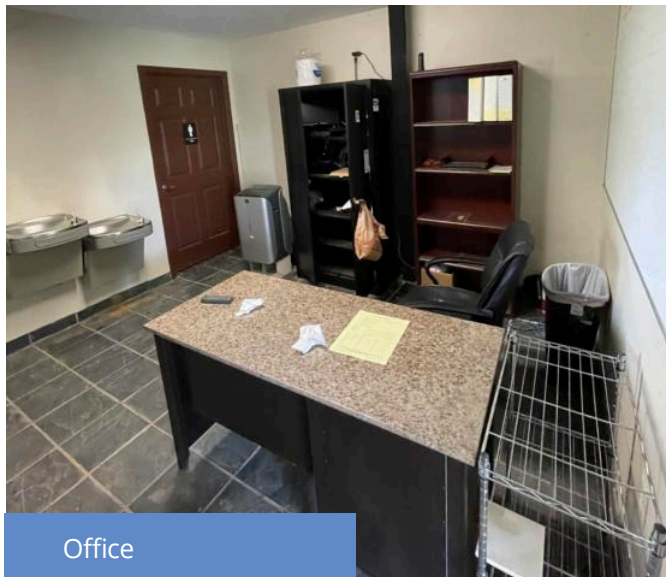
Building



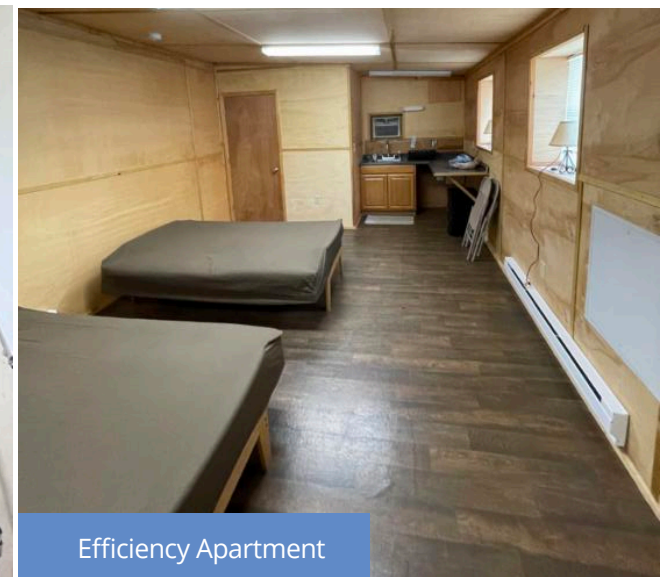
Building



Mezzanine



Office



Efficiency Apartment

1110904

8801 W. Beaver Street

Location

Distances

I-10 | 0.9 miles

I-295 | 2.4 miles

I-95 | 7.9 miles

CSX Intermodal - Moncrief Terminal | 7.1 miles

US 1 | 9.8 miles

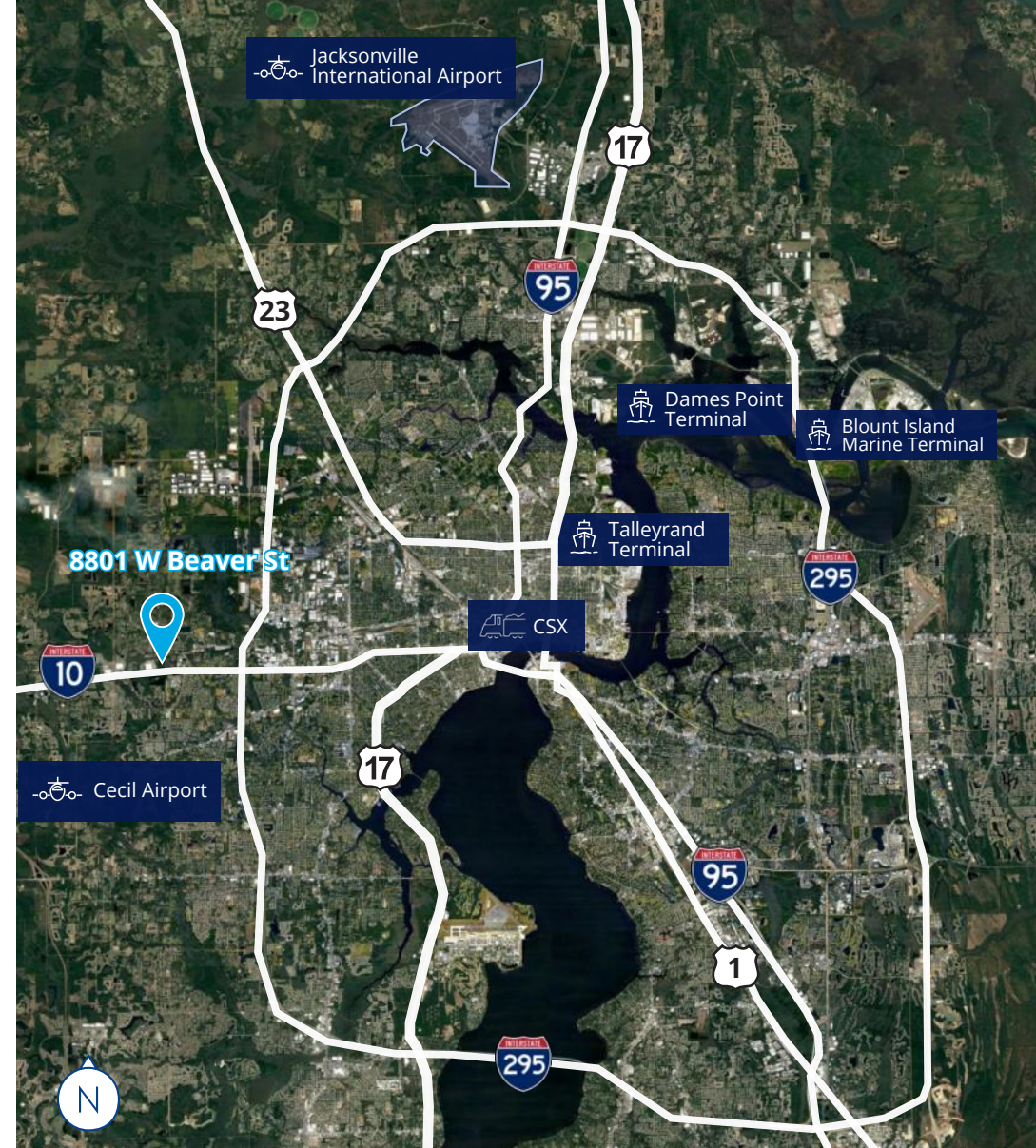
Cecil Airport | 12.6 miles

JAXPORT Talleyrand Terminal | 13.4 mile

JIA | 19.1 miles

JAXPORT Dames Point Terminal | 23.1 miles

JAXPORT Blount Island Terminal | 24.7 miles



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