



Roosevelt Blvd



**For Lease | 3.52± AC  
Industrial Outdoor  
Storage (IOS)**  
859 Willow Branch Ave | Jacksonville, FL 32205

**Lease rate: \$2,500/mo + NNN**

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# PROPERTY Overview



3.52± AC



CCG-2

The Bumgarner Industrial Team of Colliers North Florida is excited to present 859 Willow Branch Avenue, a rare 3.52± acre Industrial Outdoor Storage (IOS) opportunity in Jacksonville's Riverside submarket. Zoned CCG-2, the property supports contractor yard, laydown yard, fleet parking, equipment storage and material storage uses.

This site is ideally suited for general contractors, utility contractors, landscapers, paving companies and specialty trades requiring secure outdoor storage in a central infill location. The property offers convenient access to I-10, US-17 (Roosevelt Boulevard) and downtown Jacksonville, allowing efficient service to Riverside, Avondale, Murray Hill and the greater urban core.

Infill outdoor storage properties with commercial zoning are increasingly scarce in Jacksonville. 859 Willow Branch Ave provides functional yard space in a highly strategic, in-town location and a strong solution for businesses that need operational efficiency without relocating to the outskirts of town.

## Property Details

- Four (4) parcels totaling 3.52± AC
- Zoned CCG-2
- Perimeter fencing around entire site
- All utilities to site
- Available for lease at below-market rent
- Landlord will improve fence and add rock subject to pricing



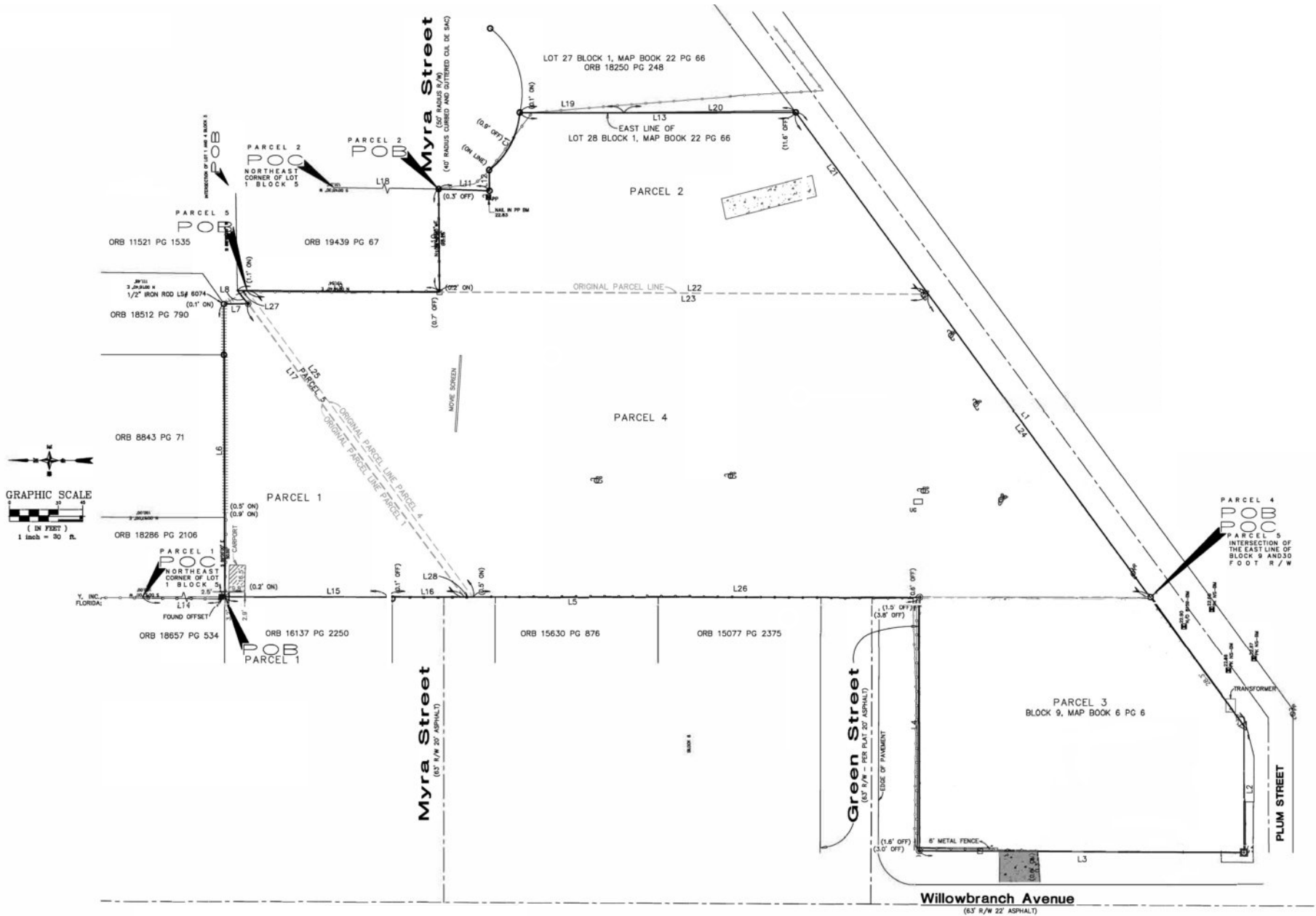
# PROPERTY Location



Click to view location



# PROPERTY Survey



# PROPERTY Distances

**1.1 mi**

*to I-10*

**2.1 mi**

*to I-95*

**2.7 mi**

*to CSX - Moncrief Yard*

**4.4 mi**

*to I-295*

**7.7 mi**

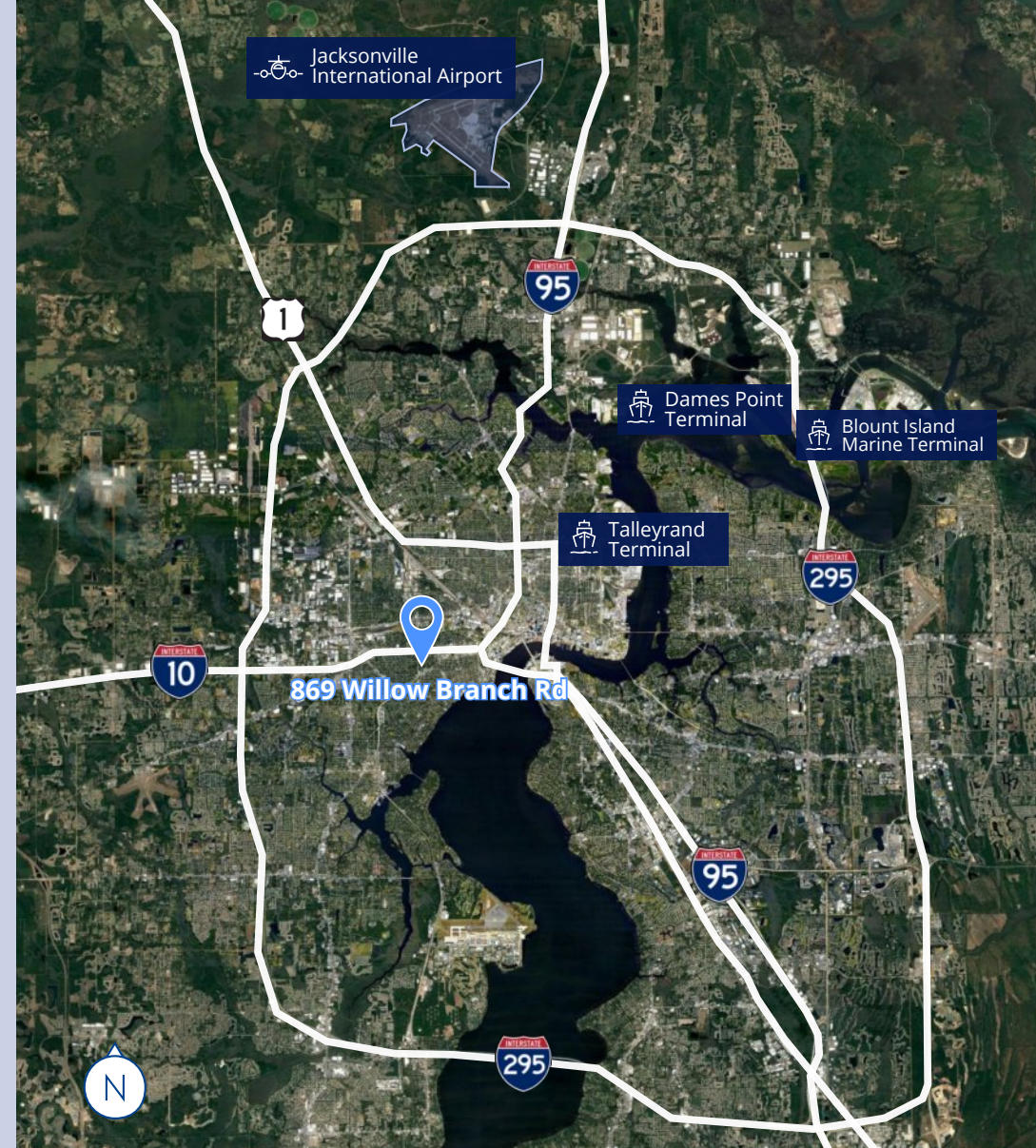
*to Talleyrand Marine Terminal*

**16.5 mi**

*to Blount Island Terminal*

**14.4 mi**

*to Jacksonville International Airport*



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