



Colliers

Accelerating success.

For Lease

Lease Rate:
\$22,500/mo + tax

Contact us:

Eric Bumgarner, CCIM

Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Joseph M. Turri

Associate Vice President
+1 904 861 1159
joseph.turri@colliers.com

Michael Cassidy

Senior Associate
+1 904 861 1120
michael.cassidy@colliers.com

Gordon Olson

Associate
+1 904 861 1124
gordon.olson@colliers.com

76 S Laura Street
Suite 1500
Jacksonville, FL 32202
+1 904 358 1206
colliers.com/jacksonville

1110904

8801 W. Beaver St. Jacksonville, FL 32220

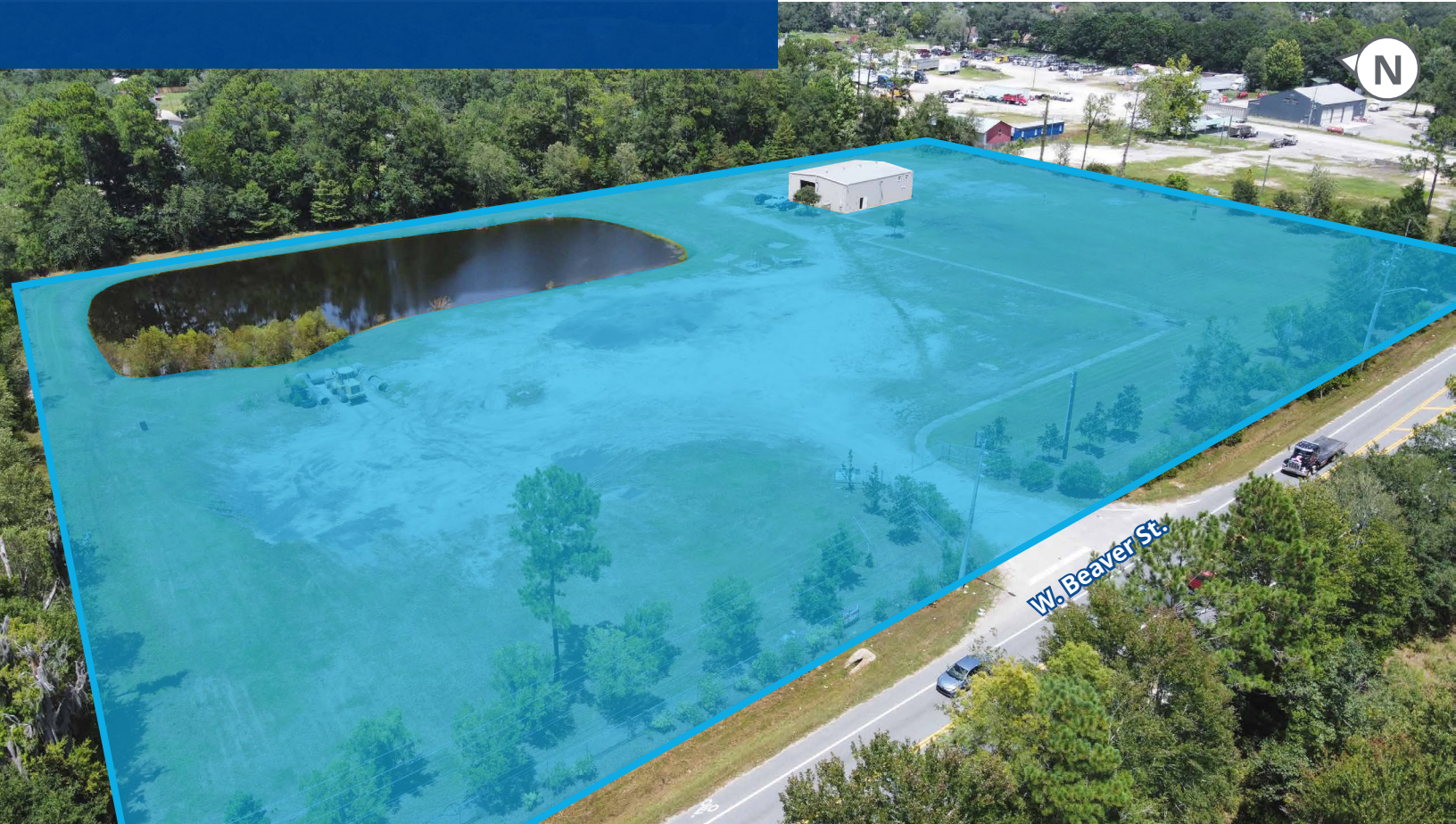
The Bumgarner Industrial Team with Colliers North Florida is excited to offer this truck storage terminal for lease in Jacksonville, Florida.

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.

- 7.3± acre truck storage terminal with 3,000± SF metal building with 190± SF office and additional 190± SF mezzanine
- BTS available for qualified tenants
- Zoned IL for outside storage and/or warehouse
- Close to ports, airports, highways and intermodal
- Less than 1 mile to I-295/I-10
- Parking for 200± trailers
- Fully fenced and gated

8801 W. Beaver St. | For Lease

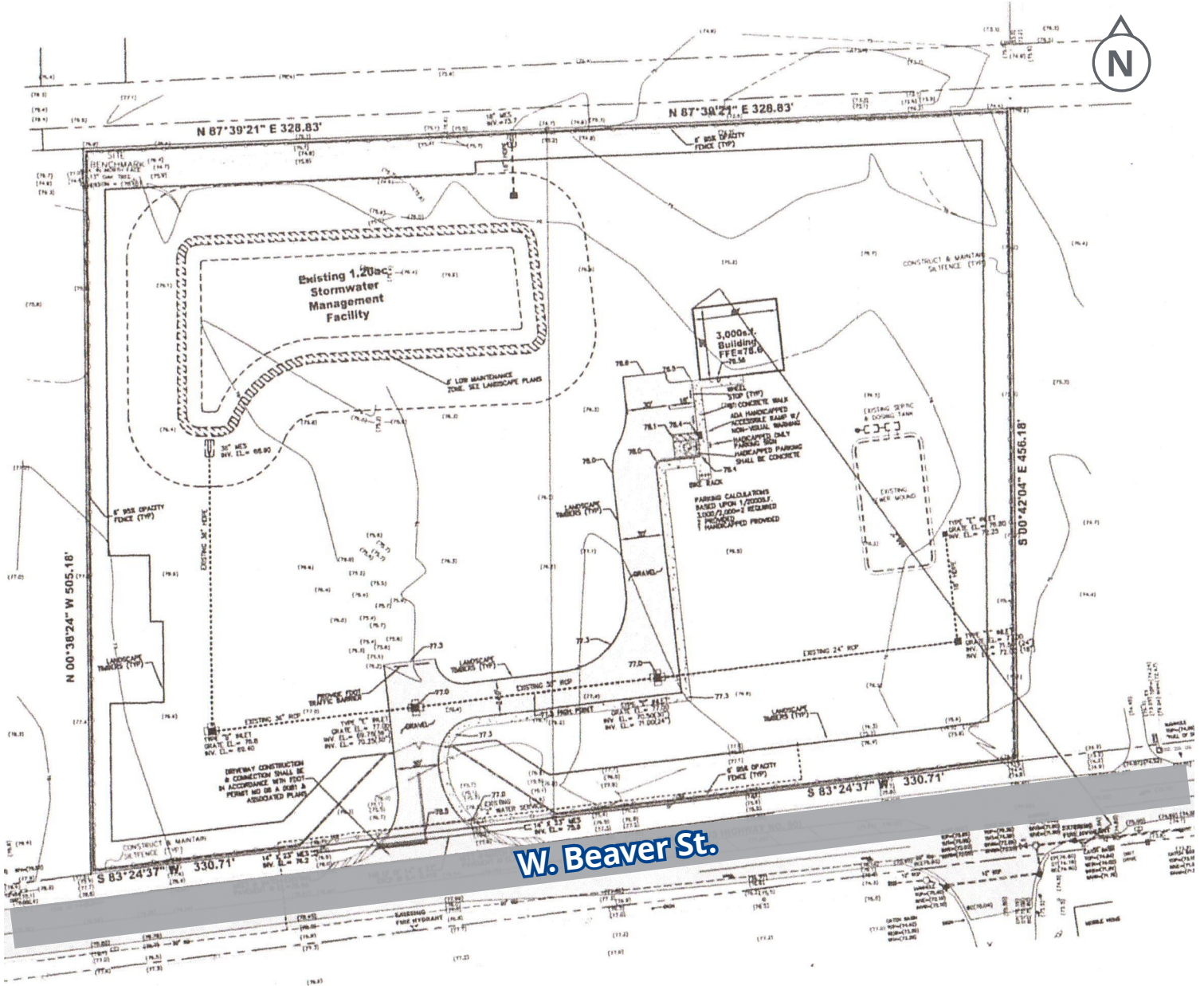
Site Aerial



Property Information

Street Address	8801 W. Beaver St.	Property Size	7.3± acres
City, State, Zip	Jacksonville, FL 32220	Building	3,000± SF
RE #	006851-9880 & 006852-0000	Office Area	190± SF
County	Duval	Year Built	2012
Submarket	Westside	Construction Type	Metal
Nearest Interstates	I-10 & I-295	Clear Height	18'-20'
Frontage	650± on W. Beaver St.	Ingress/Egress	W. Beaver St.
Property Type	Industrial	Utilities	Water (JEA), electric (JEA) and septic
Zoning	IL (Light Industrial)		

Site Survey

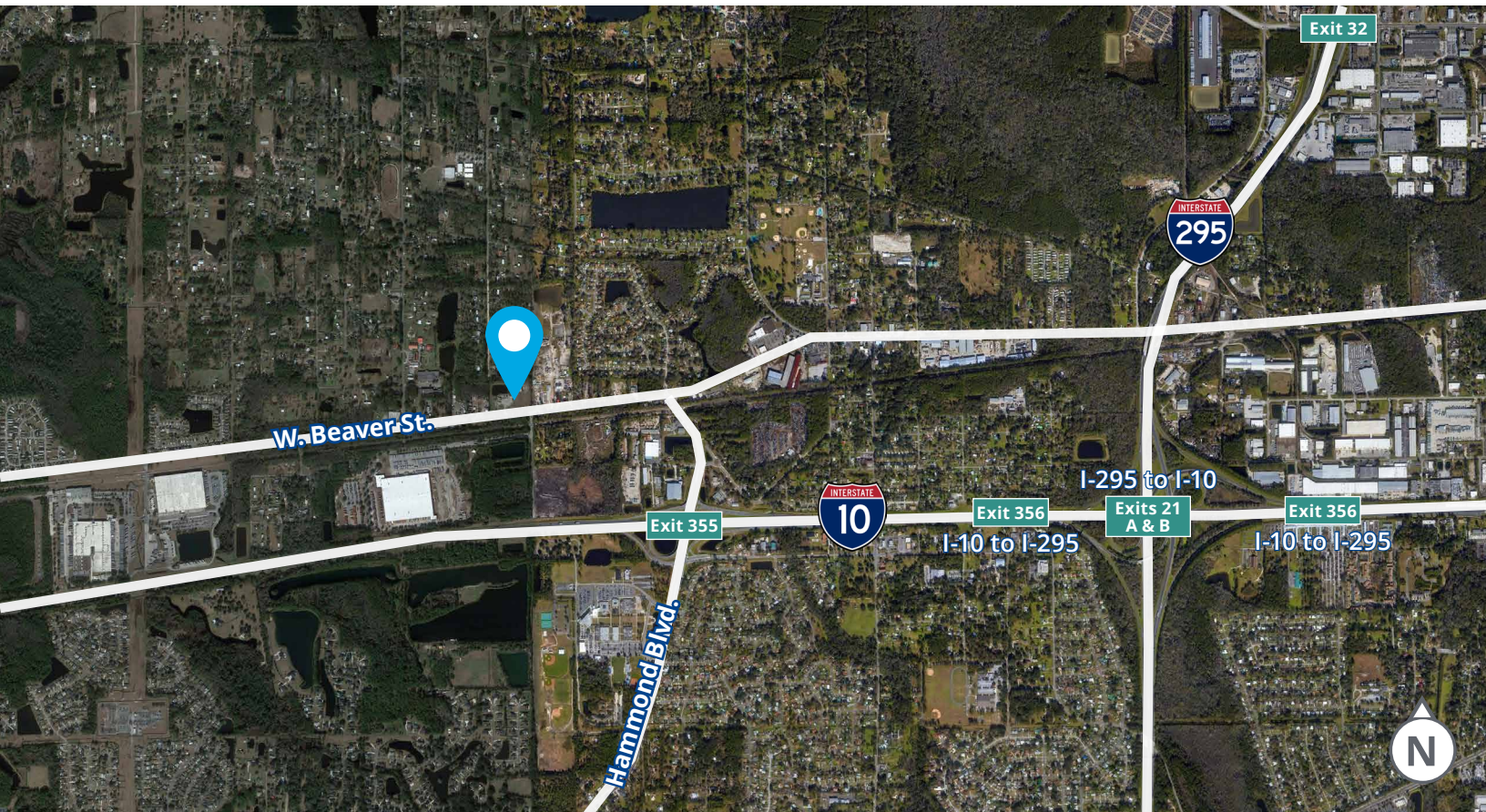
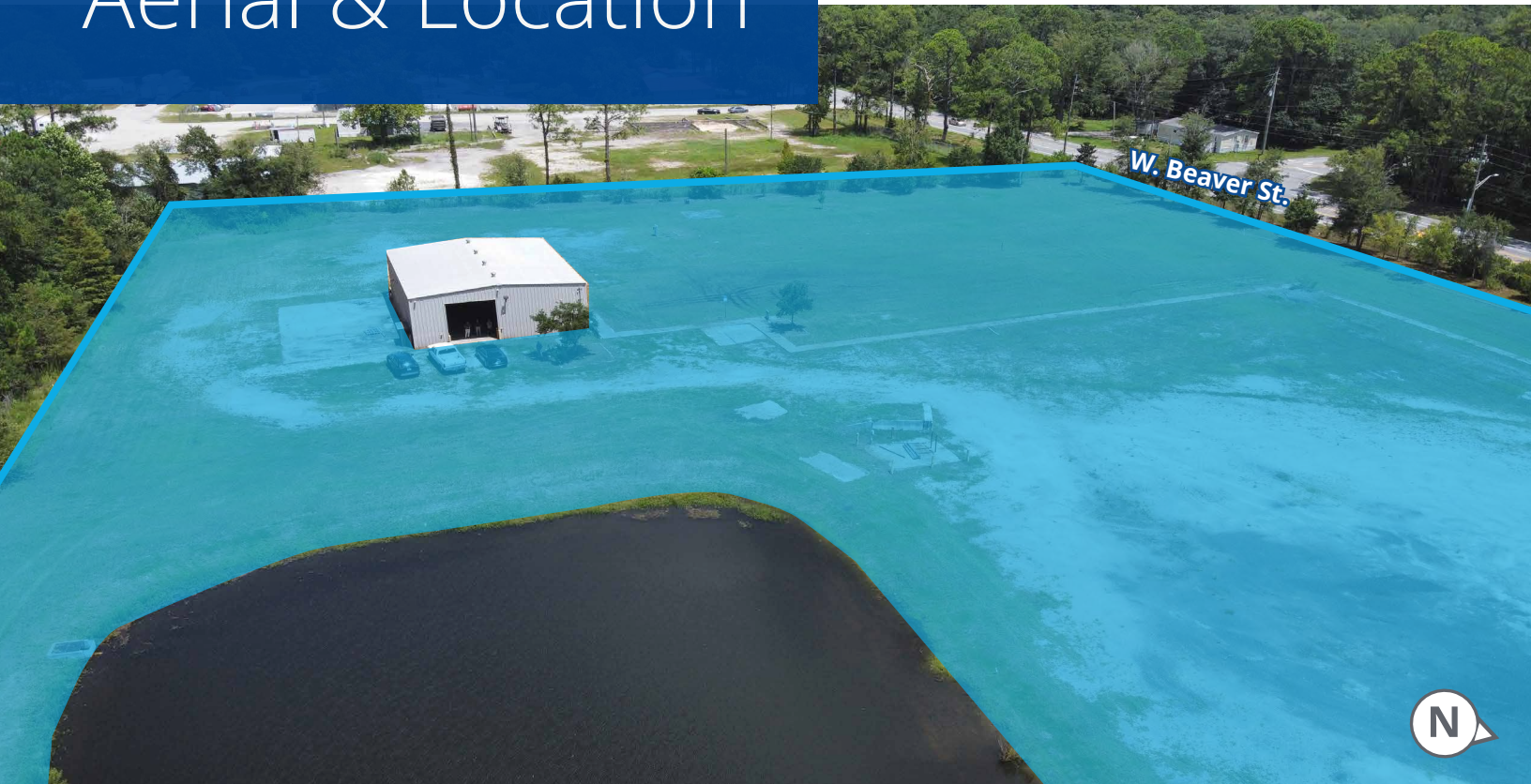


W. Beaver St.

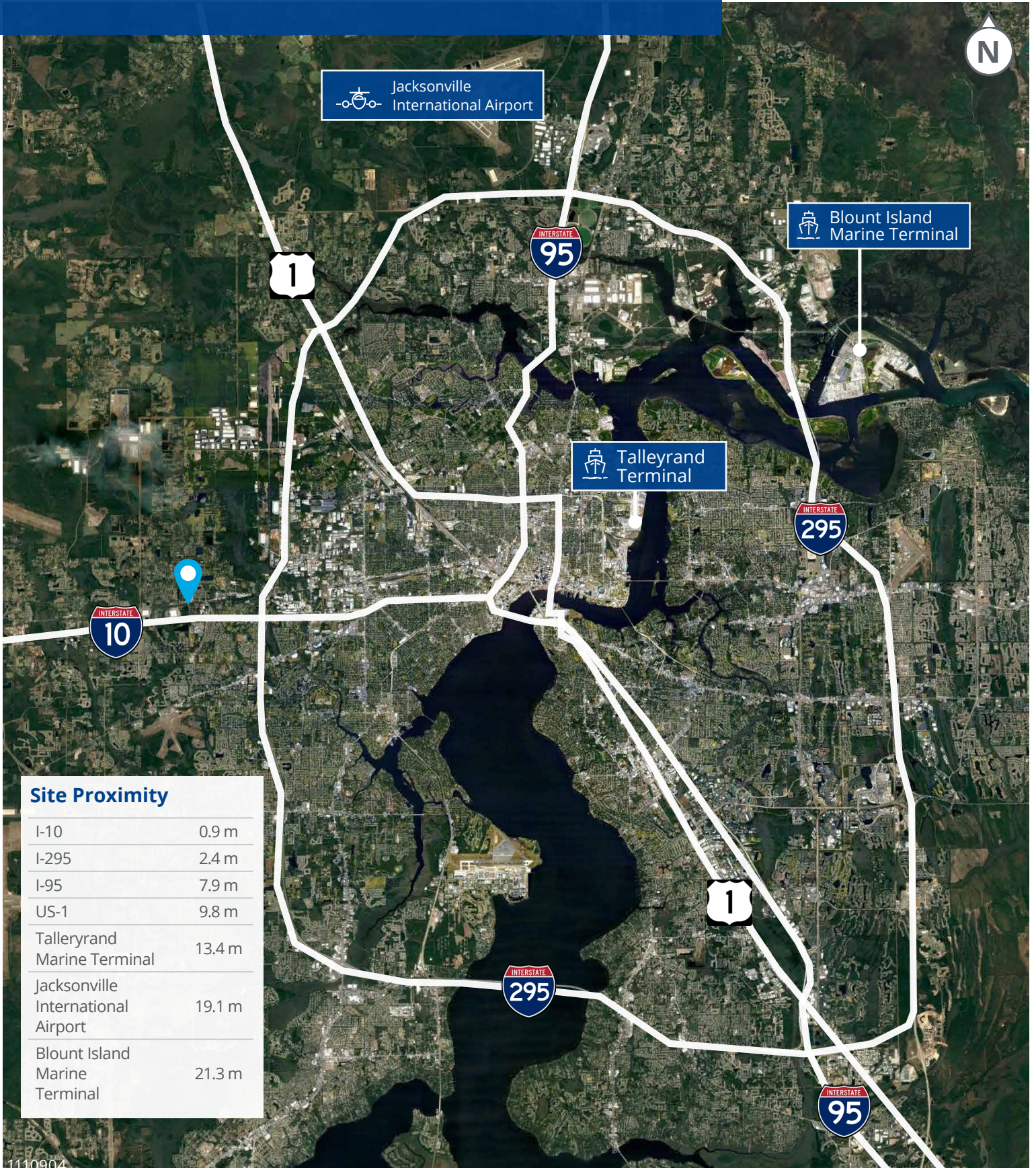
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.

8801 W. Beaver St. | For Lease

Aerial & Location



Location & Proximity



Site Proximity

I-10	0.9 m
I-295	2.4 m
I-95	7.9 m
US-1	9.8 m
Talleyrand Marine Terminal	13.4 m
Jacksonville International Airport	19.1 m
Blount Island Marine Terminal	21.3 m

8801 W. Beaver St. | For Lease

Property Gallery

Building



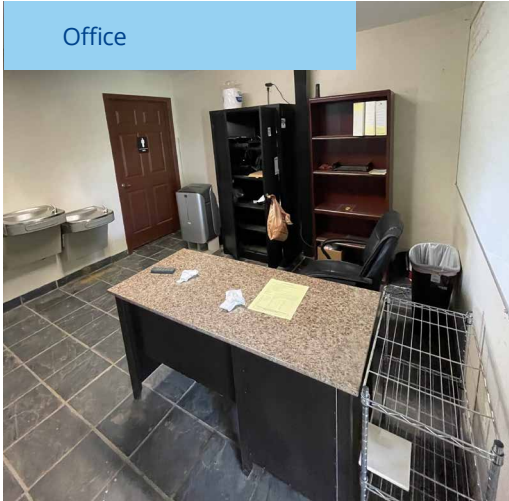
Building



Building



Office



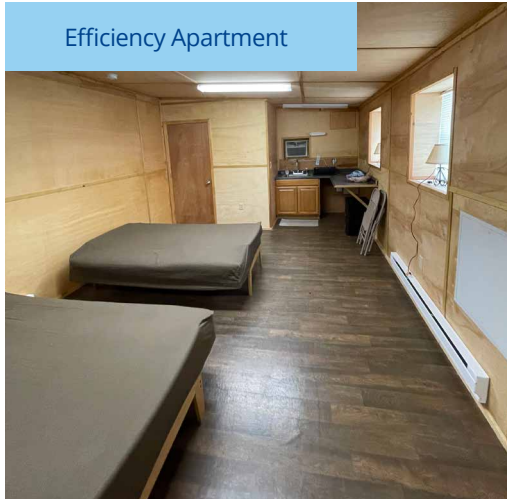
Mezzanine



Efficiency Apartment



Efficiency Apartment



Contact us:

Eric Bumgarner, CCIM

Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Joseph M. Turri

Associate Vice President
+1 904 861 1159
joseph.turri@colliers.com

Michael Cassidy

Senior Associate
+1 904 861 1120
michael.cassidy@colliers.com

Gordon Olson

Associate
+1 904 861 1124
gordon.olson@colliers.com

76 S Laura Street
Suite 1500
Jacksonville, FL 32202
+1 904 358 1206
colliers.com/jacksonville