



Colliers

For Sale

Sale Price:

\$2,500,000

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New Kings Business Park

0 New Kings Rd. | Jacksonville FL 32219

The Bumgarner team is excited to offer a prime real estate opportunity with this 5.5-acre tract, strategically located on New Kings Road in Jacksonville, Florida. Comprising four parcels with dual access from New Kings Road and Pitts Road, this property is undergoing rezoning of its Residential Rural (RR) portions to Business Park (BP) classifications. The development plan includes the construction of five buildings totaling 55,000 square feet, designed for flex industrial use, complete with extensive parking facilities. Currently zoned CCG-2, the site supports a wide range of activities including self-storage, wholesaling, warehousing, storage, distribution, light manufacturing and more. This makes it an ideal location for contractors, IOS storage, container storage and general lay-down yards. Its advantageous location just one mile north of the I-295 corridor, with convenient access from two nearby exits, provides exceptional connectivity for both north and southbound traffic, highlighted by 207 feet of frontage on New Kings Road.

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76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
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1136470

Conceptual Site Plan



Property Highlights

- 5.5± acres of stabilized CCG-2 land
- Access points from both Pitts Rd and New Kings Rd.
- 1 mile north of I-295 with easy access to I-95 north and south
- Planning underway for 55,000± SF flex space over 5 buildings
- Great for contractors, storage, self-storage, truck/container storage or laydown yard
- Close to ports, airports, highways and intermodal



CCG-2
Permitted Uses

Address

6905 & 6919 Pitts Rd., Jacksonville, FL 32219
0 New Kings Rd., Jacksonville, FL 32219

Zoning

CCG-2

County

Duval

Parcel ID

003916-0000, 003916-0010, 003906-0000, 003905-0000

Drive Times

I-295
1.1 miles

CSX
5.3 miles

I-95
8.4 miles

I-10
10 miles

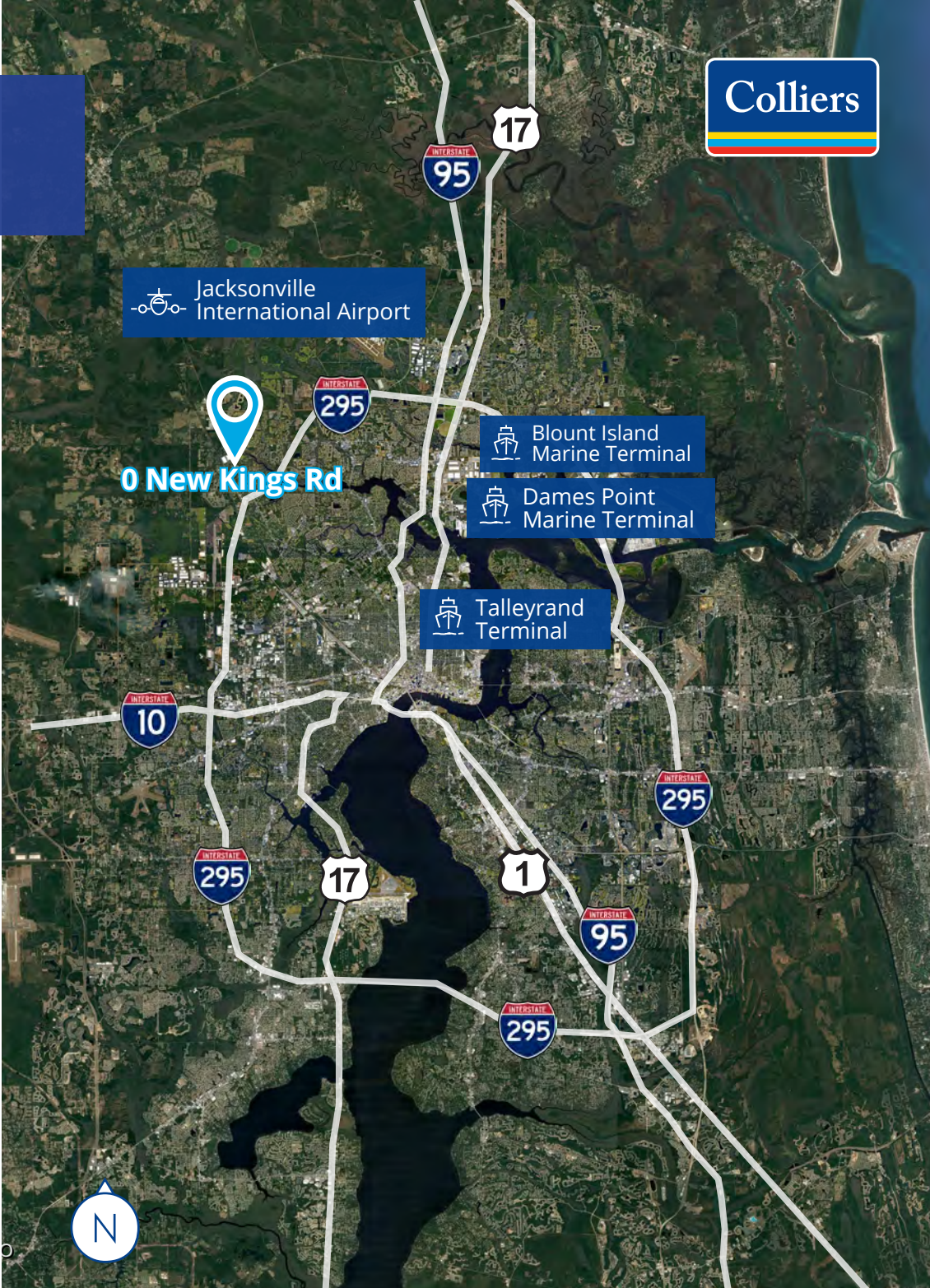
US-301
10 miles

JIA
11.1 miles

JAXPORT Talleyrand Marine Terminal
11.7 miles

JAXPORT Dames Point Terminal
14.3 miles

JAXPORT Blount Island Marine Terminal
17.5 miles



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