



For Sale or Lease

Sale Price: \$8,500,000
Lease Rate: Call for details

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1135093

Storage Yard Available on Camden Rd. 11950 Camden Rd. | Jacksonville, FL 32218

Property Highlights:

The Bumgarner Industrial Team of Colliers North Florida is excited to present Camden Road Storage for sale or lease. Situated on a sprawling 11.24± acres, this prime logistics hub is an ideal choice for businesses looking to expand or establish their operations in a strategic location. It features 235± parking spaces and boasts excellent access to major highways I-295 and I-95, ensuring seamless connectivity. Proximity to key transportation nodes like ports, the airport and major rail lines including CSX and Norfolk Southern, enhances its suitability for efficient distribution operations. The property is secured with fencing, an electric gate and pole lighting, adding an extra layer of security. It also includes a 1,680± SF office trailer, a retention pond and a crushed rock base. Zoned for Light Industrial (IL) use, the site is versatile, offering numerous possibilities such as constructing facilities for self-storage, managed truck storage, IOS storage, warehousing, distribution and cold-storage facility among other potential uses.

- 11.24± useable acres
- Close to ports, highways, airport and intermodal
- Zoned IL for outside storage/parking for 235± trailers
- Great visibility along I-295
- 1,680± SF office trailer on site
- Electric gate and pole lights for additional security

11950 Camden Road

Site Aerial



Property Information:

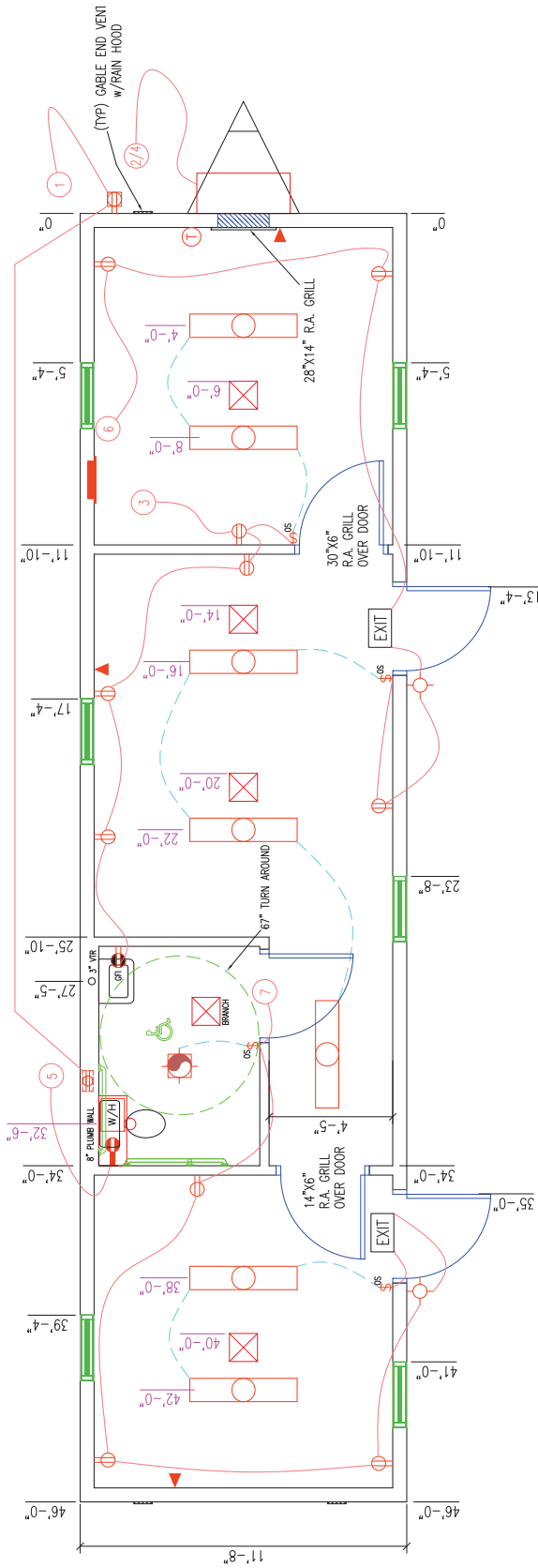
Street Address	11950 Camden Road
City, State, Zip	Jacksonville, FL 32218
Parcel ID	109501-0305, 109501-0375
County	Duval
Zoning	IL (Light Industrial)
Market	Jacksonville
Submarket	Ocean Way

11950 Camden Road

Trade Area



Site Plan



About Jacksonville

The **Jacksonville MSA** is the largest in the continental United States by area, covering around 875 square miles in the northeastern part of Florida, including Duval, Nassau, St. Johns, Clay and Baker counties. Jacksonville is the largest city in the state based on population, and is still growing.

With 1.9 million residents, the region offers endless opportunities and a superior quality of life. The Jacksonville area continues to experience positive growth as more people discover its perfect balance between business opportunities and lifestyle.

3

Marine Terminals

15%

Lower Construction Costs
than the U.S. Average

\$4.27

Cost Per Square Foot

#1

Industrial Park in the
Southeast

Florida's Largest
Container Port by Volume



1135093

Logistics

The metro area's multimodal transportation infrastructure and central location in a rapidly growing state will drive long-term growth.

JAXPORT will remain a major asset to the metro area thanks to investments, including the recently completed harbor deepening and upcoming power line raising, which will accommodate post-Panamax vessels.

The metro area's six freight rail lines, international airport, rapidly expanding port and proximity to the intersection of two cross-country interstate highways will secure Jacksonville's future as a major distribution hub.

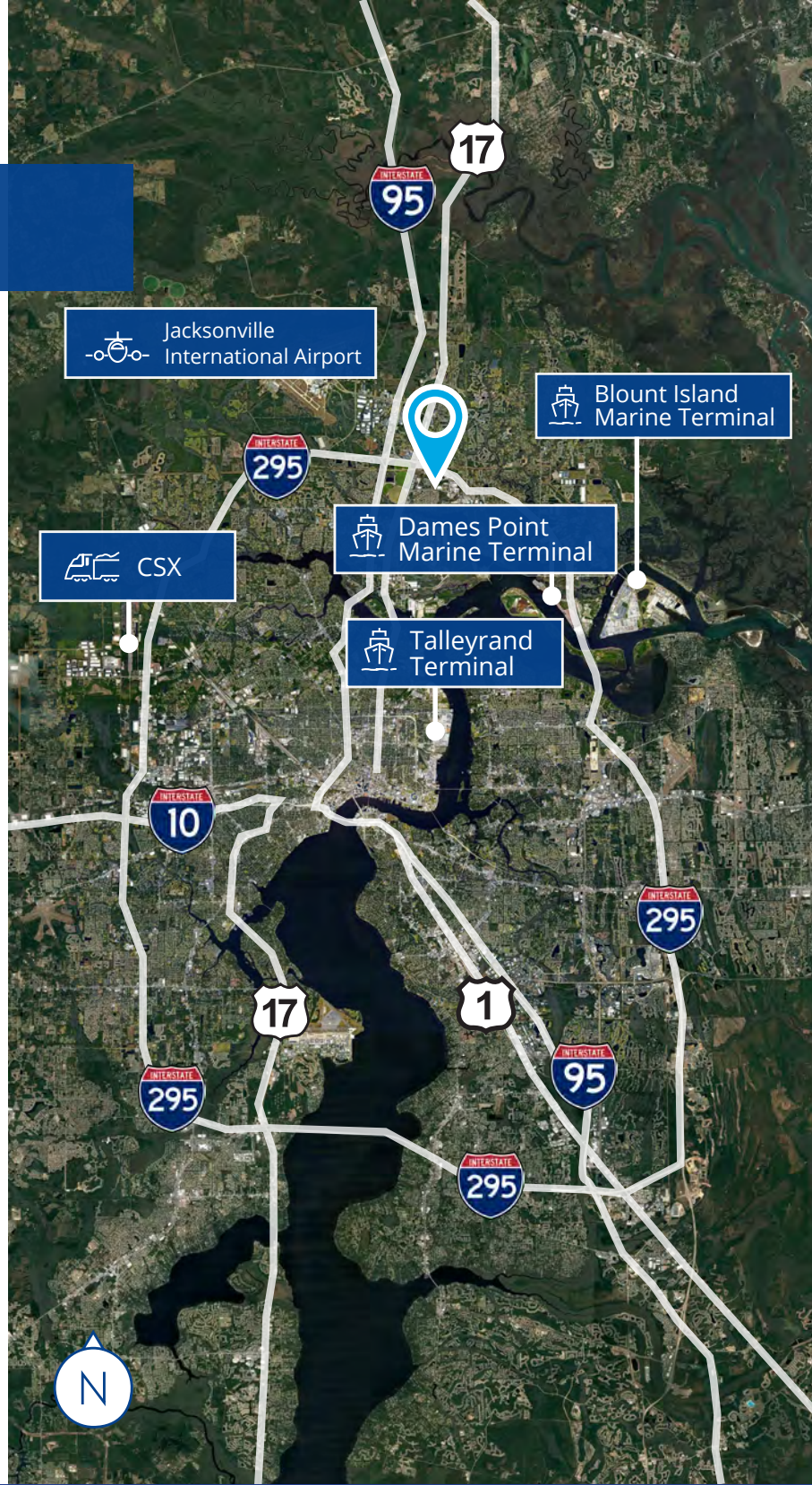
Sources: JAXPORT and JAXUSA



11950 Camden Road

Location Proximity

I-295	1.2 mi
I-95	1.6 mi
Dames Point Terminal	6 mi
Blount Island Terminal	7 mi
JIA	7 mi
Talleyrand Terminal	8 mi
I-10	12 mi
CSX - 5902 Sportsman Club Rd.	14.4 mi



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