



Colliers

For Sale or Lease

Lease Rate:
\$16.00/SF NNN

Eric Bumgarner

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

76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
colliers.com/jacksonville

Industrial Office/Warehouse

2355 Imeson Road, Jacksonville, FL 32220

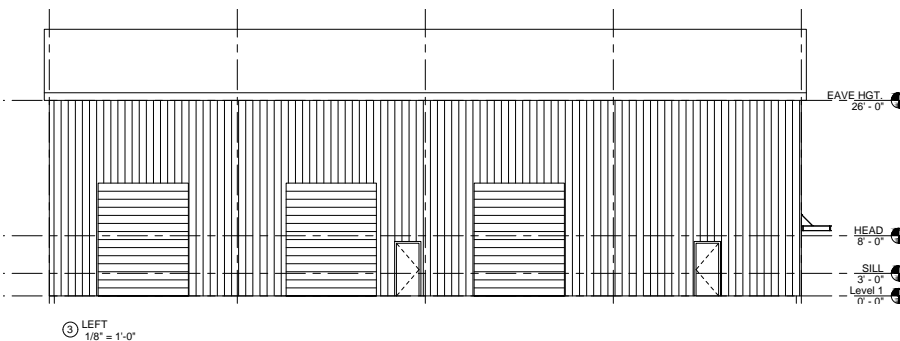
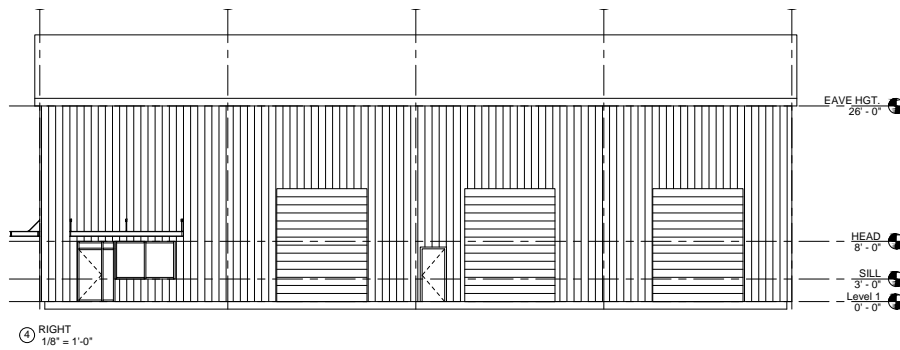
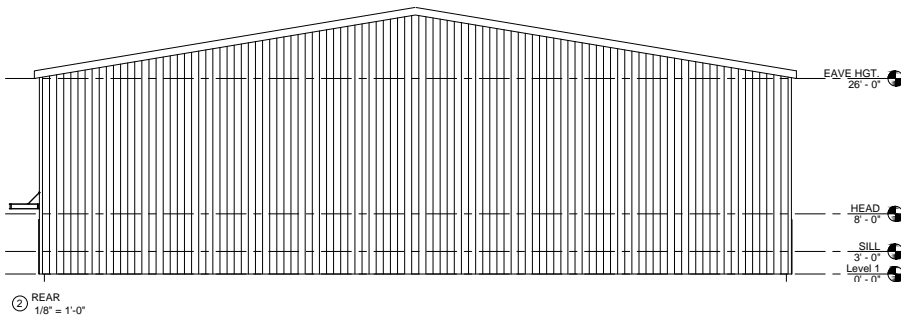
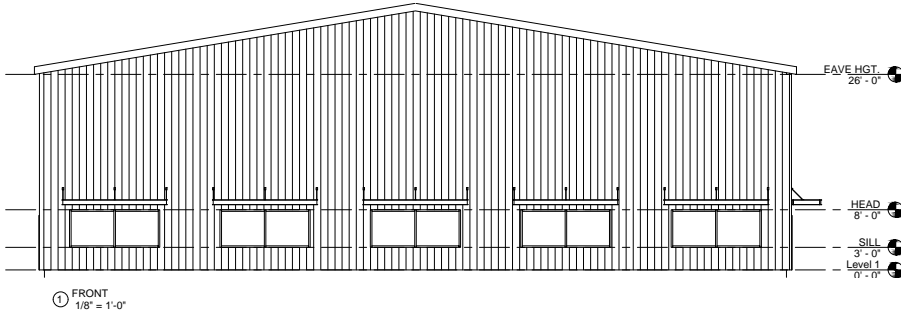
The Bumgarner Industrial Team with Colliers is pleased to offer this **12,000± SF** warehouse currently under construction on Imeson Road in Jacksonville, FL. The building will feature three (3) 12' x 16' grade level doors and a dock high truck well, 18' ceilings and metal halide lighting with 400 amp, 3-phase electric service. It will also have a **1,250± SF** office with bathroom and another bathroom located in the warehouse.

The building will be served with city water and sewer, and electric service provided by JEA. In addition to employee parking, there is **1± acre of lay down yard/storage** provided as well. The property will be secured with a 6' fence and gate with a concrete apron. Some office customization is available for those planning ahead. Easy access to I-295, I-95 north and south and I-10.

Accelerating success.

Property Elevations

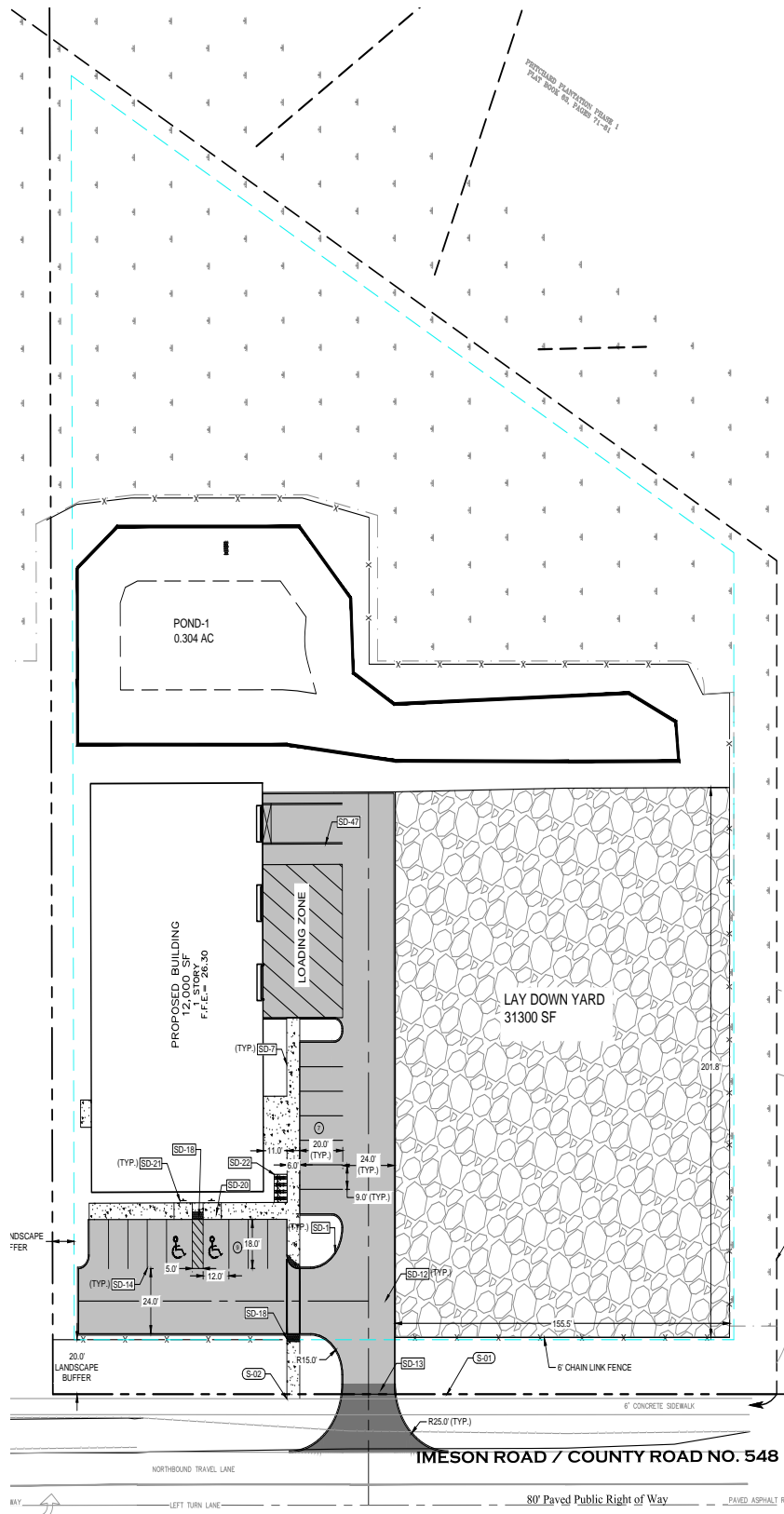
2355 Imeson Road | Jacksonville, FL 32220



- 12,000± SF warehouse under construction
- 1,250± SF office (customization available)
- Parcel ID: 004519-0290
- (3) grade doors
- (1) dock high truck well
- 18' ceilings
- 400 amp, 3-phase power
- City water and sewer
- 1± AC of fenced and gated lay down/storage yard

Property Survey

2355 Imeson Road | Jacksonville, FL 32220

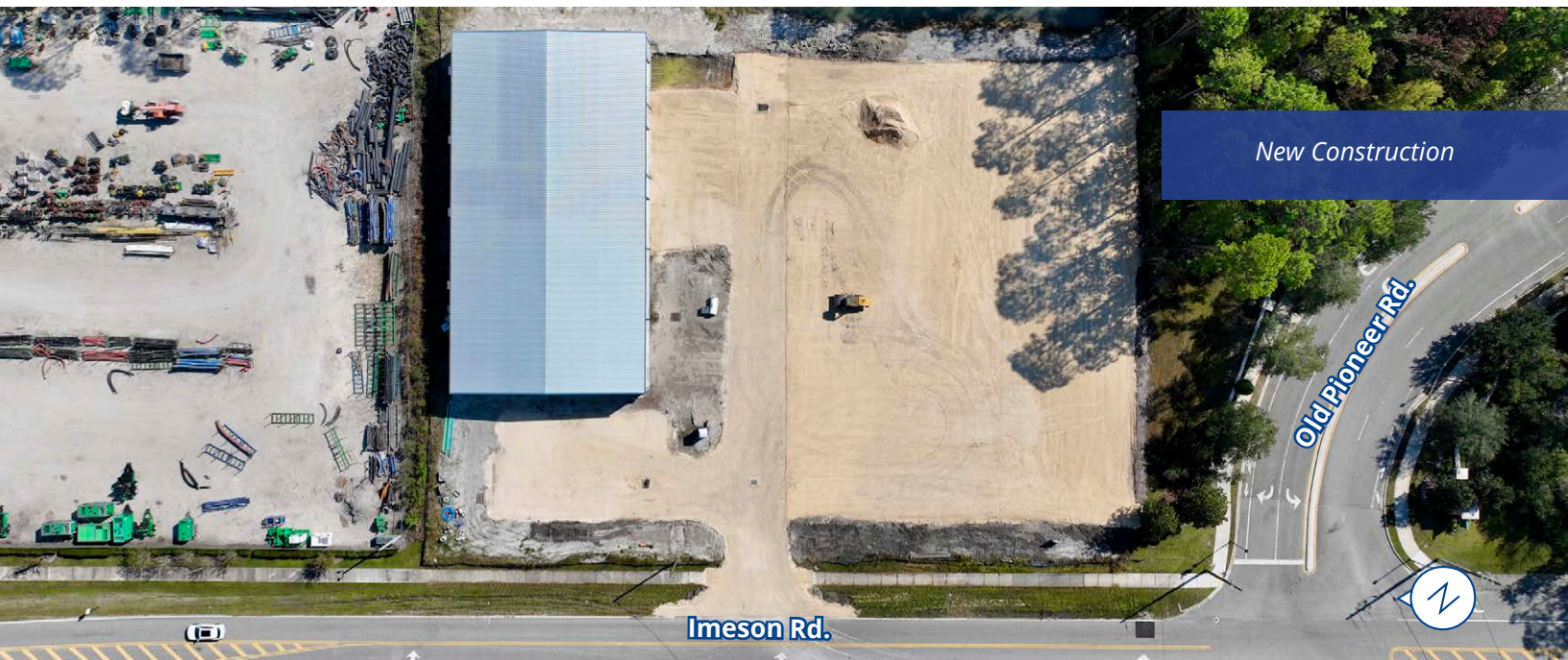


Site Aerials

2355 Imeson Road | Jacksonville, FL 32220



New Construction



New Construction

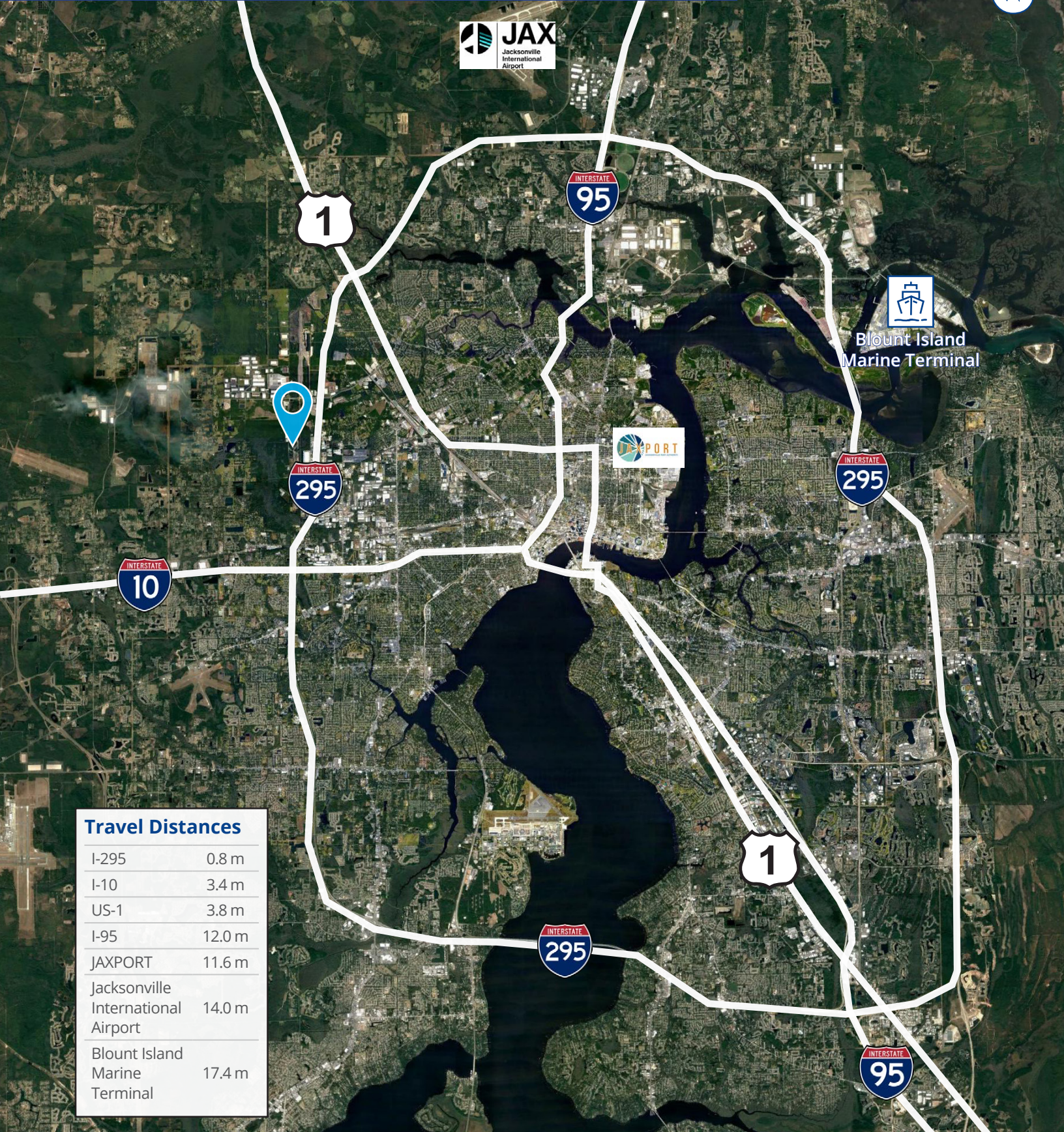
Imeson Rd.

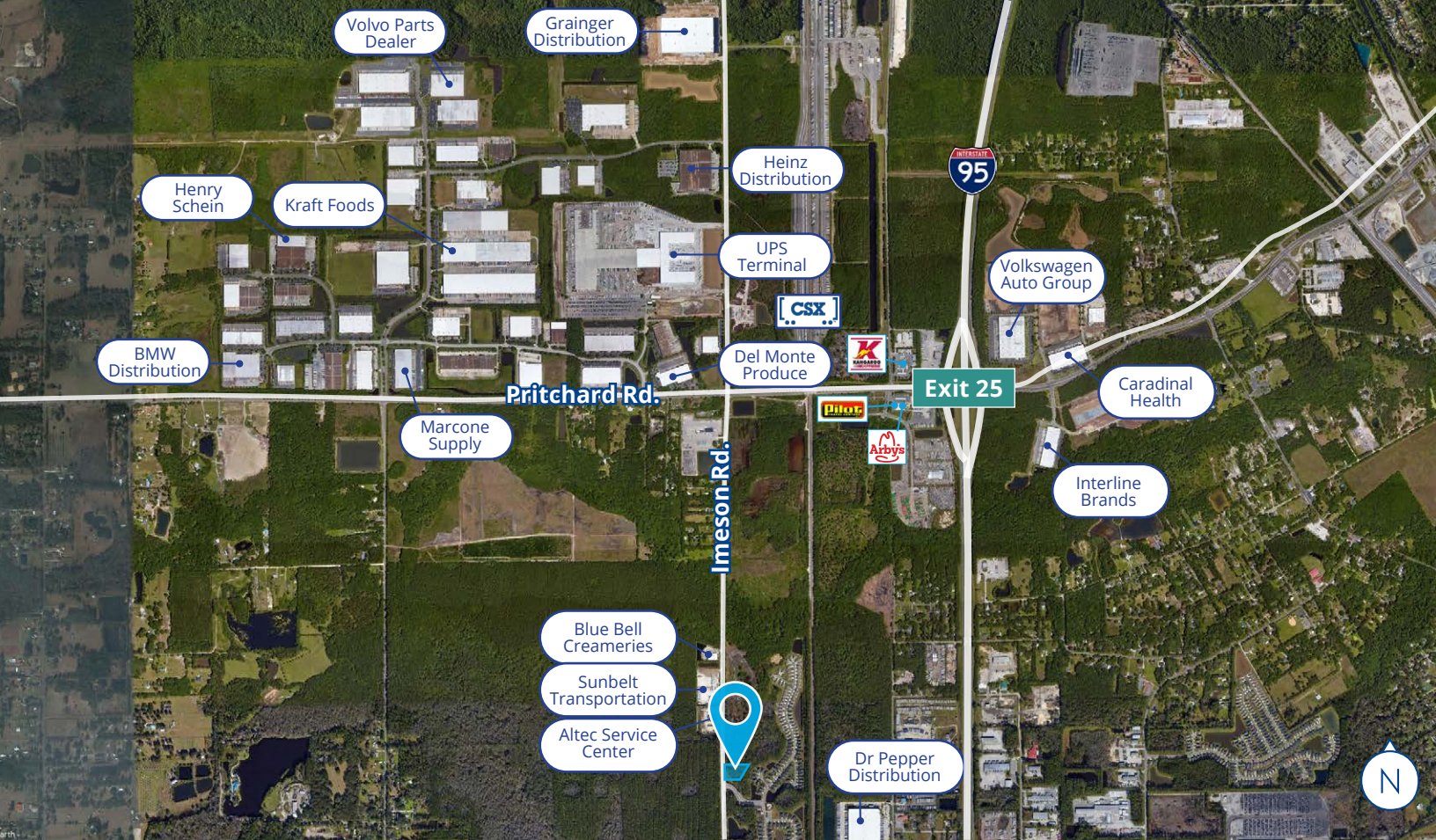
Old Pioneer Rd.



Location and Distances

2355 Imeson Road | Jacksonville, FL 32220





	Population (2023)	Population Projection (2028)	Average Household Income (2023)	Projected Average Household Income (2028)
1 Mile	775	784	\$83,097	\$93,652
3 Mile	14,300	14,319	\$73,592	\$85,533
5 Mile	104,706	104,155	\$65,153	\$75,648

Contact Us

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

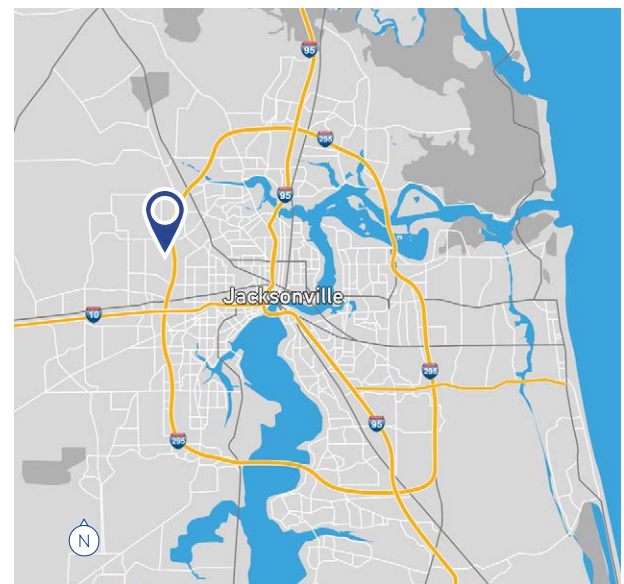
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