



Colliers

# For Lease

## 7.3 ± AC Truck / Storage Yard

8801 W. Beaver Street | Jacksonville, FL 32220

*\$19,500/month + Taxes*

W. Beaver St.



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Colliers

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# PROPERTY Overview



7.3± AC



3,000± Building

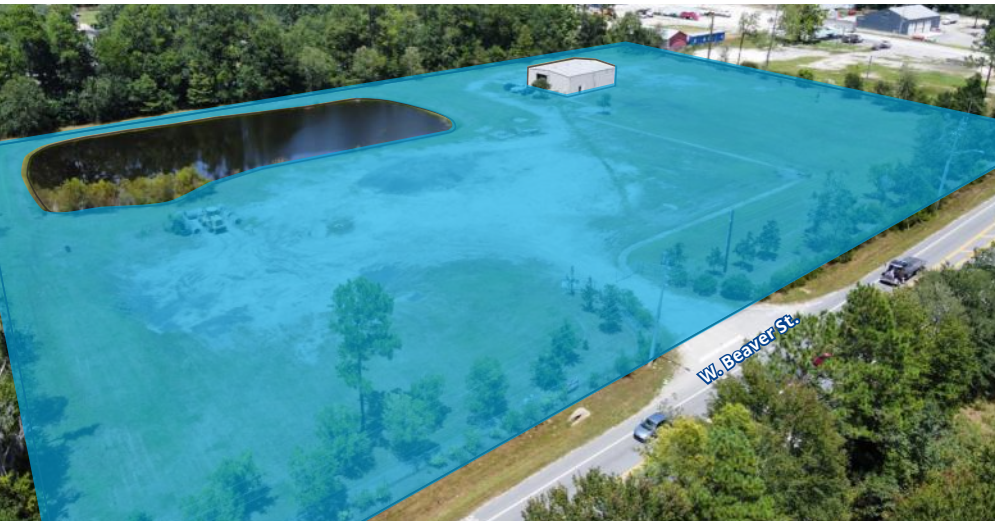


Light Industrial (IL)

## Description

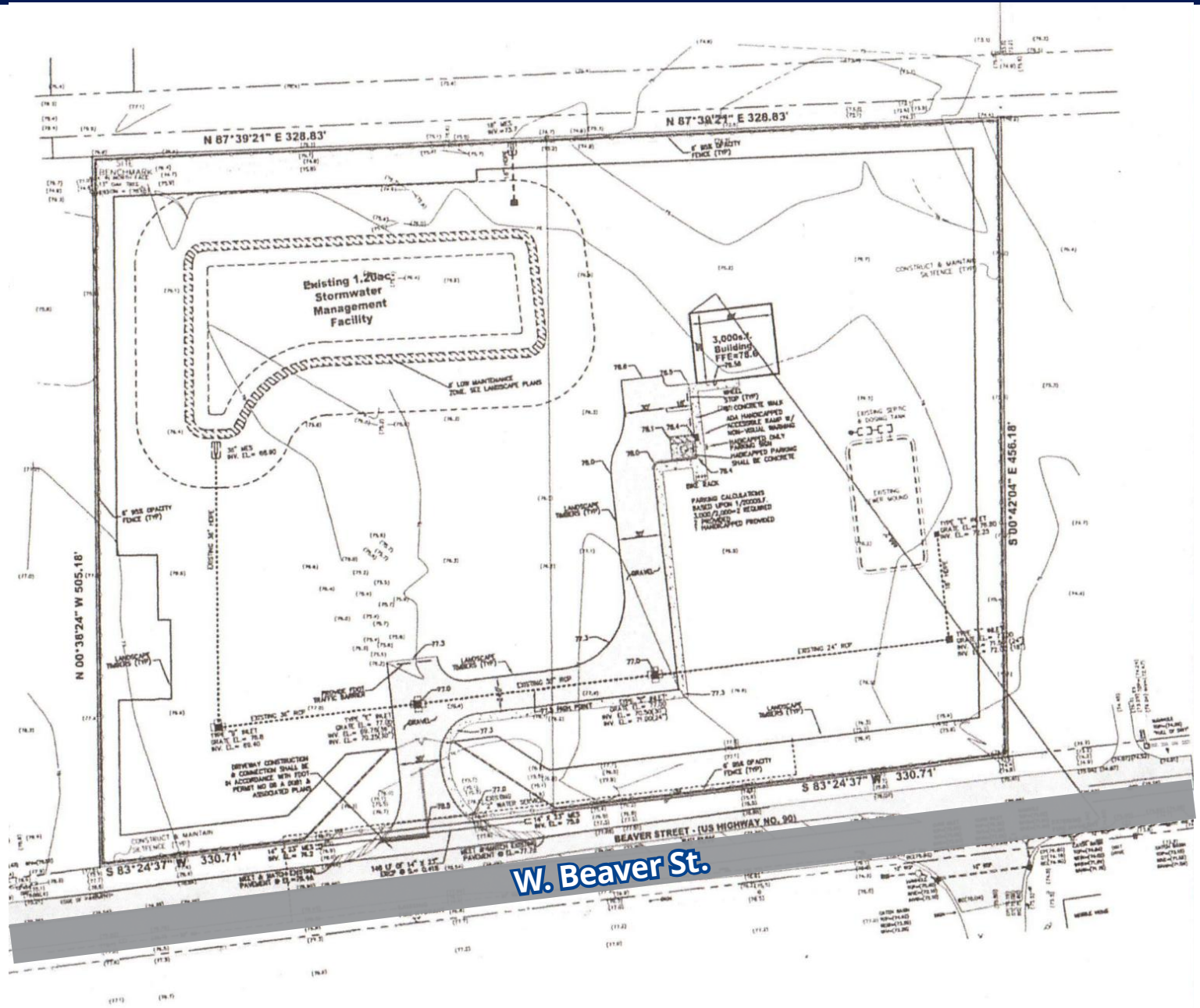
The Bumgarner Industrial Team with Colliers North Florida is excited to offer this truck storage terminal for lease in Jacksonville, Florida.

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.



<b>Address:</b>	8801 W. Beaver Street Jacksonville, FL 32220
<b>Parcel ID:</b>	006851-9880 & 006852-0000
<b>Submarket:</b>	Westside
<b>Zoning:</b>	Light Industrial (IL)
<b>Parcel Size:</b>	7.3± AC
<b>Total Building:</b>	3,000± SF
<b>Office Area:</b>	190± SF & 190± SF mezzanine
<b>Construction Type:</b>	Metal
<b>Year Built:</b>	2012
<b>Clear Height:</b>	18' - 20'
<b>Loading:</b>	Two (2) grade level doors (14' x 16')
<b>Frontage:</b>	650± SF on W. Beaver Street
<b>Parking:</b>	200± trailer parking
<b>Security:</b>	Fully fenced and gated
<b>Utilities:</b>	Water, sewer, electric (JEA)

# PROPERTY Site Survey



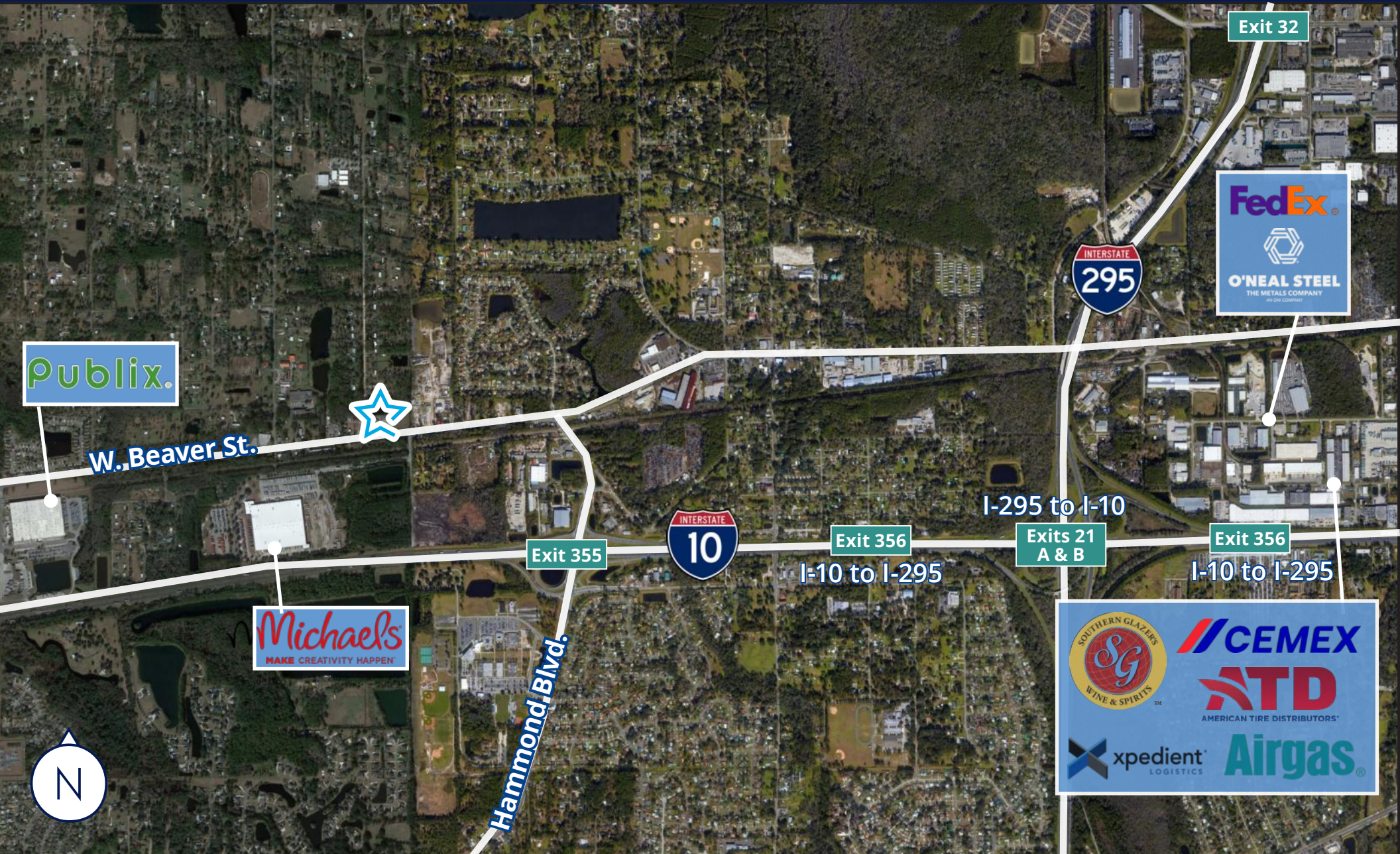
W. Beaver St.



# PROPERTY Location



Click to view location



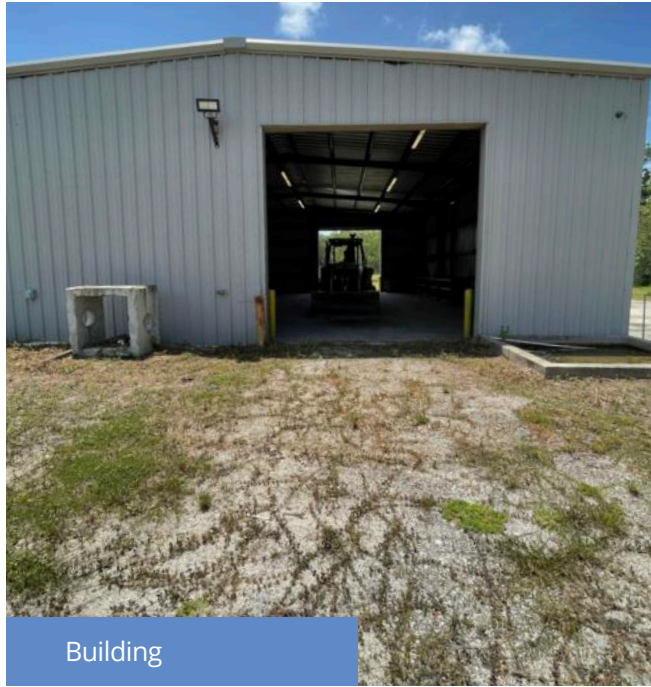
# PROPERTY Photo Gallery



Building



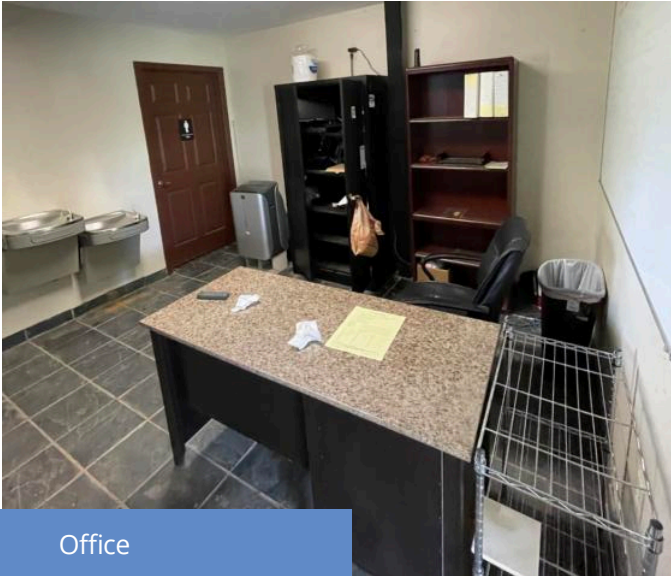
Building



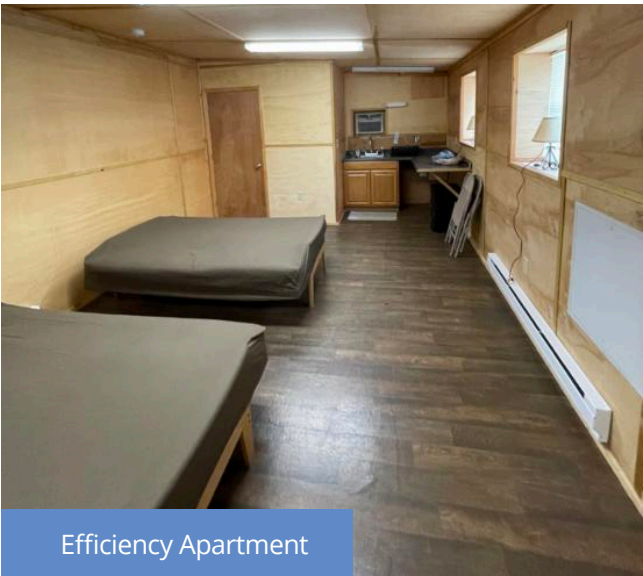
Building



Mezzanine



Office



Efficiency Apartment

## Location

# Distances

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**I-10** | 0.9 miles

**I-295** | 2.4 miles

**I-95** | 7.9 miles

**CSX Intermodal - Moncrief Terminal** | 7.1 miles

**US 1** | 9.8 miles

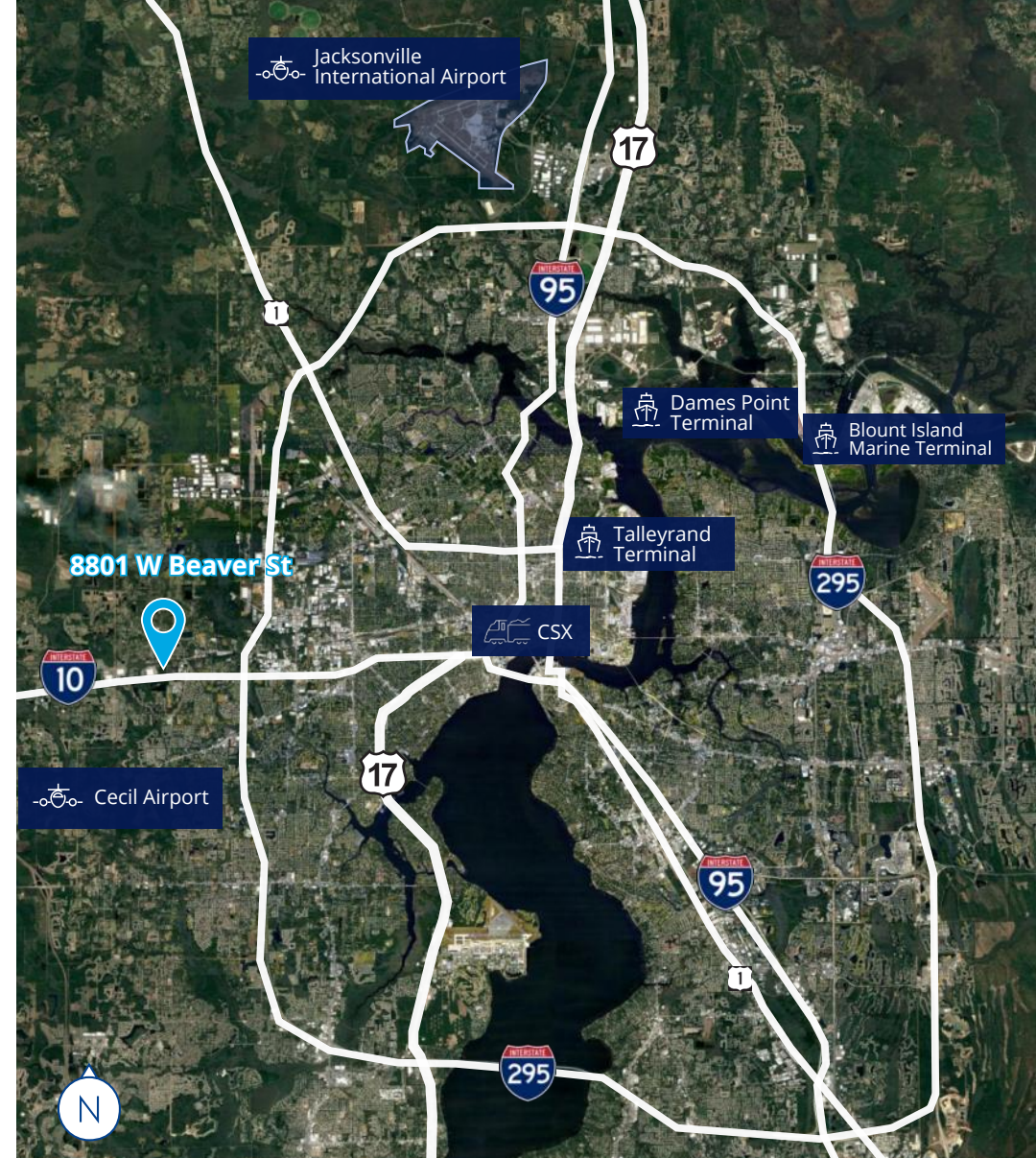
**Cecil Airport** | 12.6 miles

**JAXPORT Talleyrand Terminal** | 13.4 mile

**JIA** | 19.1 miles

**JAXPORT Dames Point Terminal** | 23.1 miles

**JAXPORT Blount Island Terminal** | 24.7 miles



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