

10650 New Kings Rd Jacksonville, FL 32219



Nearly 2 Acres of CCG-2 Land + 1,700-SF Bldg For Lease



Will Messer ▶ Watson Commercial Realty, Inc. | 904.200.1030 | WMesser@WatsonCommercial.com | Listings: William Messer ▶ LoopNet

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Property Details:

- Nearly 2 acres of vacant land (83,635-SF) + 1,700-SF office building
- CCG-2 Zoning: One of the most flexible and coveted zoning
- \$9,000 / month (Base) = \$1.29 / SF
- NNN Lease

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Property Overview:

1.92-acre of CCG-2 zoned property for lease at 10650 New Kings Road / US-1 with 200' of frontage and 34,000 traffic count. Conveniently situated just 1 mile north of I-295 and 1 mile south of Dunn Avenue, the property boasts two access points to and from the interstate, ensuring seamless connectivity for businesses and customers alike. 1,700-SF office building including in lease.

Grab lunch at one of the nearby restaurants: Burger King, Little Caesars, Subway, Waffle House, Wendy's, Zaxby's.

Proposed Uses(s):

- Commercial
- Auto Dealership
- Auto Repair
- Auto Salvage Facility
- Contractor Storage Yard
- Lumberyard
- Truck Stop
- Truck Terminal

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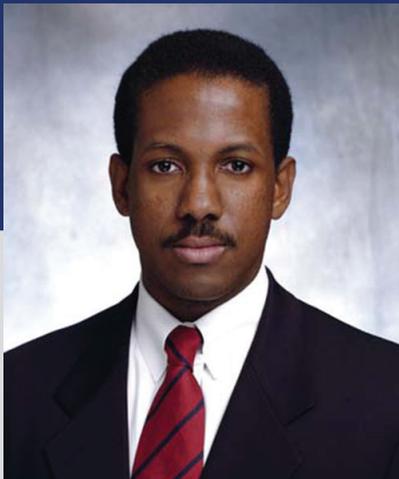
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Property Highlights:

- Location: I-295 = 1 mile / 2 mins., Dunn Ave. = .9 mile / 1 min.; Medical = UF Health Emergency
- CCG-2 Zoning: One of the most flexible and coveted zoning
- +200' New Kings Road Frontage; 34,000 AADT vehicle count - FDOT
- Upland tracts with utilities available
- 1,700-SF office building included in lease
- Nearby Retail = Burger King, Little Caesars, Subway, Waffle House, Wendy's, Zaxby's



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