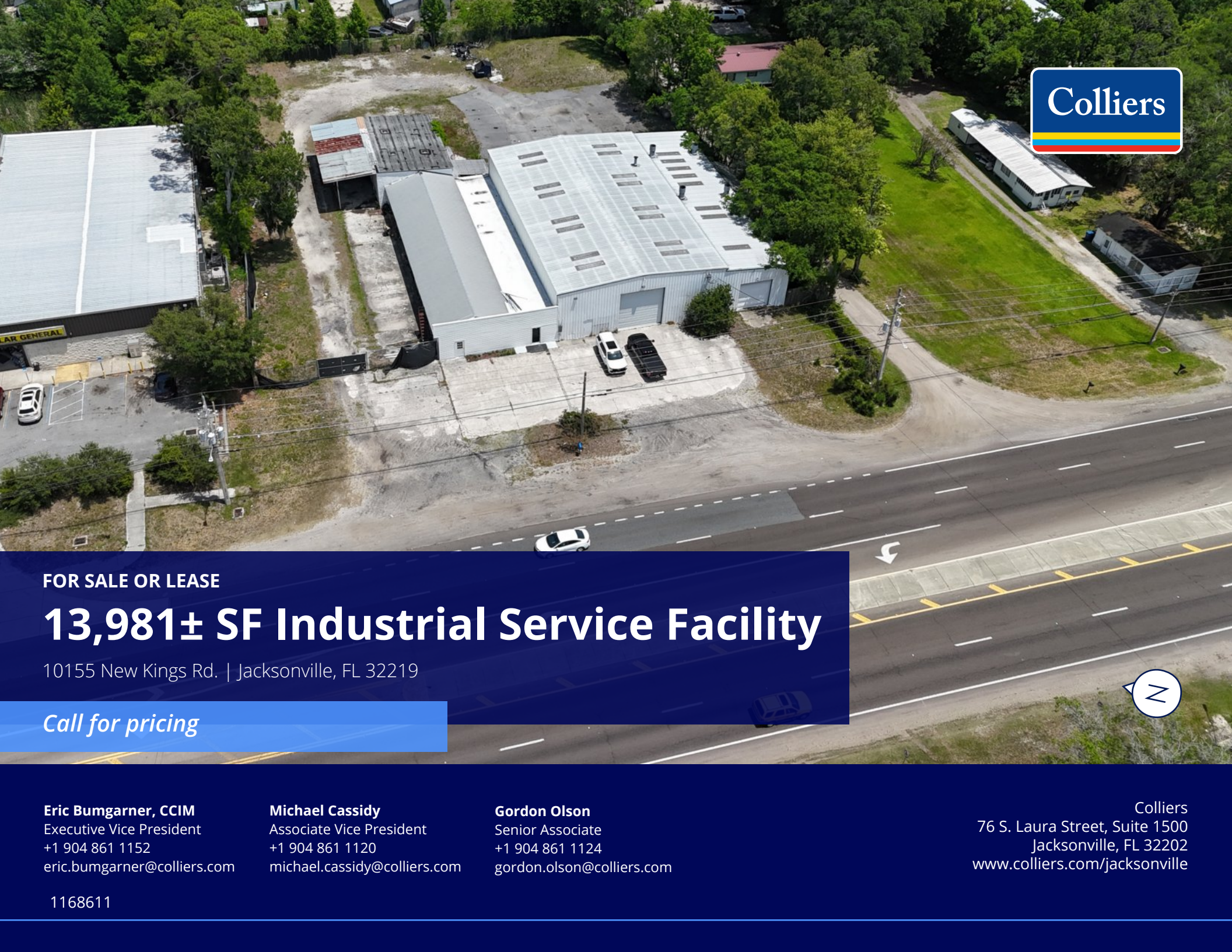




Colliers

FOR SALE OR LEASE

# 13,981± SF Industrial Service Facility

10155 New Kings Rd. | Jacksonville, FL 32219

*Call for pricing*

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# 10155 New Kings Rd

Highly functional industrial facility designed for service, manufacturing, fabrication, fleet operations or contractor use. Currently undergoing extensive renovations, this 13,981± SF industrial property combines a versatile warehouse, dedicated office space and a fully-fenced outdoor storage yard in one of Jacksonville's most accessible industrial corridors.

Located less than one-half mile from I-295 with immediate access to US Hwy-1 (New Kings Rd), the property provides outstanding connectivity to Jacksonville International Airport, JAXPORT, I-95 and major distribution routes throughout NE Florida. The building features seven grade-level roll-up doors, approximately 18' clear heights, 400A, 240V, 3-phase power and approximately 1,760± SF of office space.

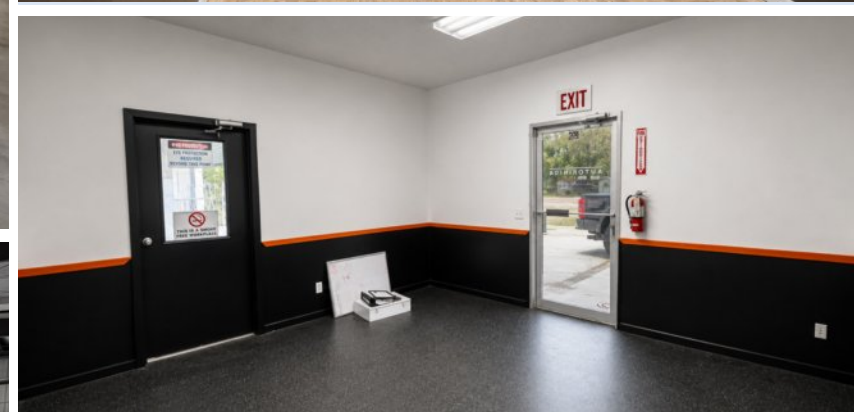
The fully-fenced 1.33± acre site offers secure outdoor storage, equipment parking and efficient truck circulation, making it an ideal solution for contractors, fleet operators, equipment distributors, industrial service companies, automotive users and owner-operated businesses seeking a facility with exceptional functionality.

- Fully-fenced with egress/ingress on New Kings Rd.
- High visibility along New Kings Rd (US Hwy-1)
- Fully-fenced outside storage yard
- Undergoing major renovation with modern upgrades
- Former collision center



|                      |                                              |
|----------------------|----------------------------------------------|
| <b>Address</b>       | 10155 New Kings Rd<br>Jacksonville, FL 32219 |
| <b>Parcel ID</b>     | 002731-1000                                  |
| <b>Zoning</b>        | CCG-2                                        |
| <b>Acres</b>         | 1.33± AC                                     |
| <b>Building SF</b>   | 13,981± SF                                   |
| <b>Office SF</b>     | 1,760± SF                                    |
| <b>Shop SF</b>       | 12,221± SF                                   |
| <b>Loading</b>       | (7) drive-in bay doors                       |
| <b>Clear Height</b>  | 18'                                          |
| <b>Power Service</b> | 400A, 240V, 3-phase power                    |
| <b>Utilities</b>     | Electric, water (well), sewer (septic)       |
| <b>Parking</b>       | 24 spaces, 1.72 ratio                        |

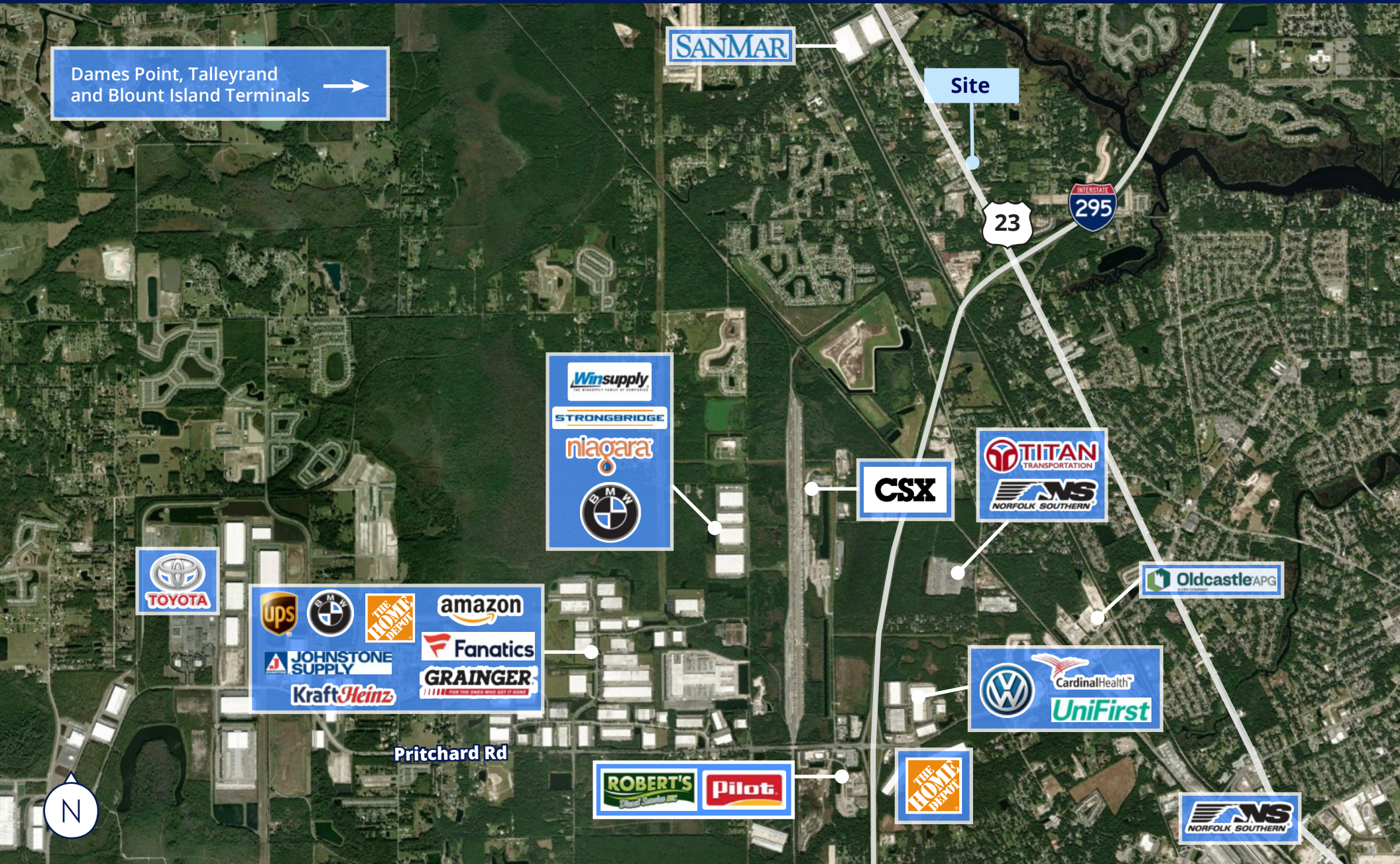
PROPERTY  
**Photos | Office & Warehouse**



PROPERTY  
**Location**



Click to view location



## Location Distances

**US-1/23** | 0 miles

**I-295** | .6 miles

**CSX Sportsman Terminal** | 5.6 miles

**I-95** | 8 miles

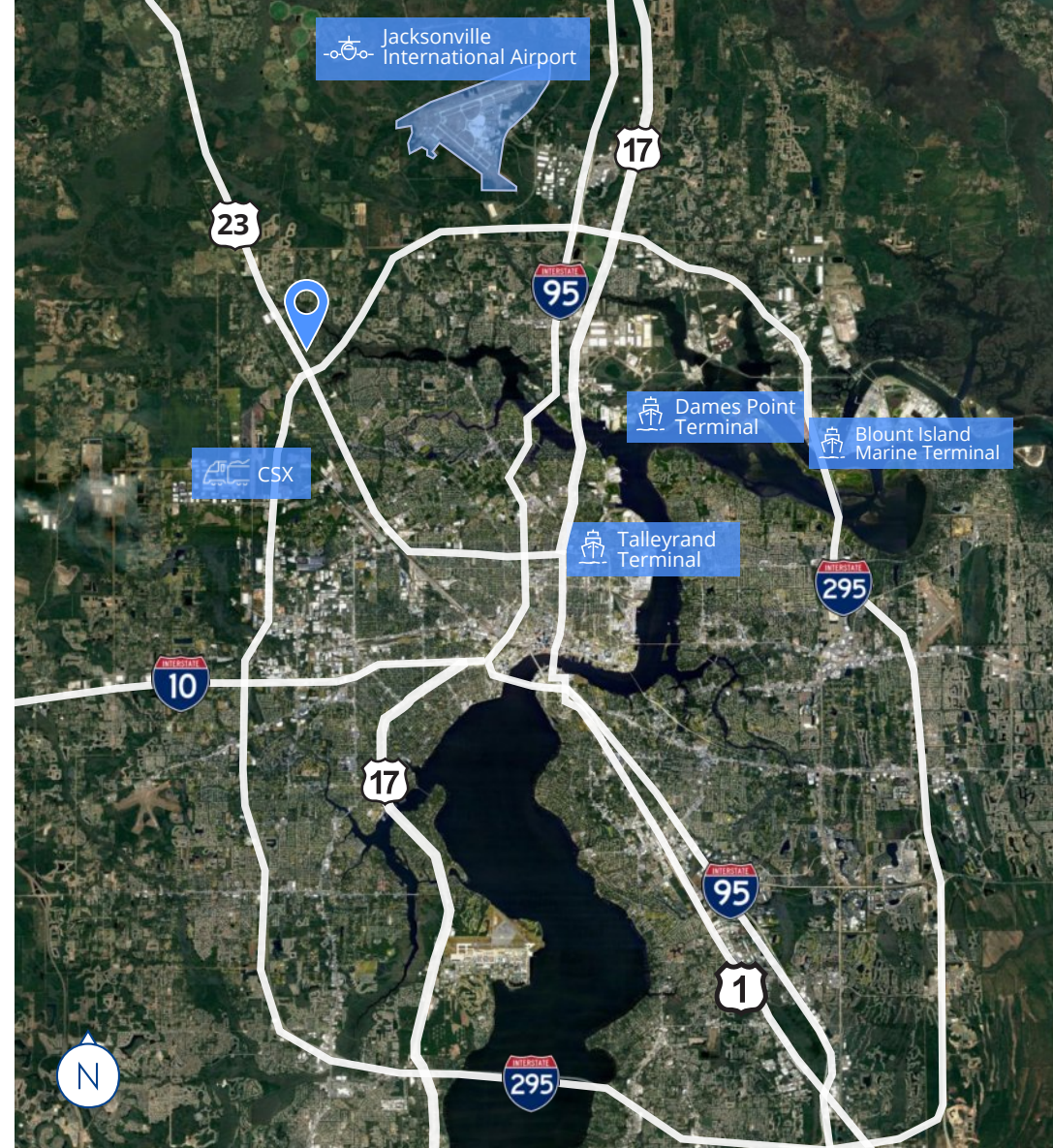
**Jacksonville Int'l Airport** | 9.8 miles

**JAXPORT Talleyrand Terminal** | 10.2 miles

**I-10** | 11 miles

**JAXPORT Dames Point Terminal** | 12.9 miles

**JAXPORT Blount Island Terminal** | 15.8 miles



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