

# 6953 STUART AVENUE

JACKSONVILLE, FL | 32254



## ±1 AC INDUSTRIAL OUTDOOR STORAGE YARD FOR LEASE

- Ideal outdoor storage/laydown yard in West Jacksonville
- Site will be delivered cleared, fenced and stabilized
- Ideal uses include storage of materials, containers, fleet parking etc.



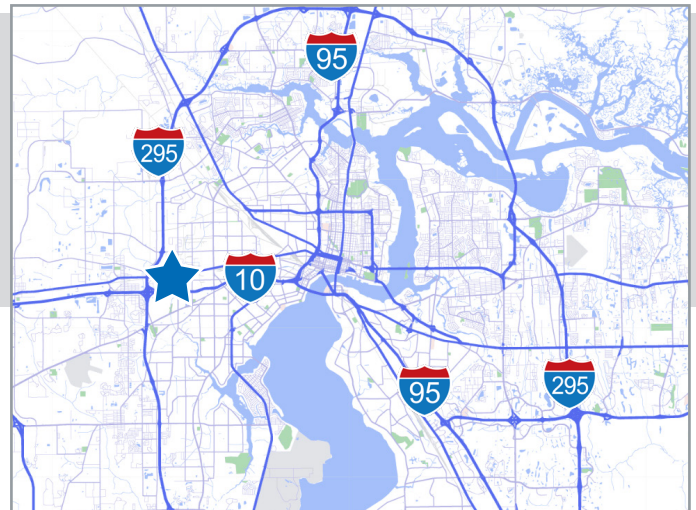
Zoning:  
Industrial Light  
(IL)



Easy access to  
I-10, I-295 and  
I-95



City Water  
and Sewer



**Lease Rate: \$3,000/Mo NNN**

For further information, please contact our exclusive agents:

**Bryan Bartlett, SIOR**  
Senior Vice President/ Principal  
[bbartlett@phoenixrealty.net](mailto:bbartlett@phoenixrealty.net)

Newmark Phoenix Realty Group, Inc.  
904.399.5222  
10739 Deerwood Park Blvd. #310  
Jacksonville, FL 32256

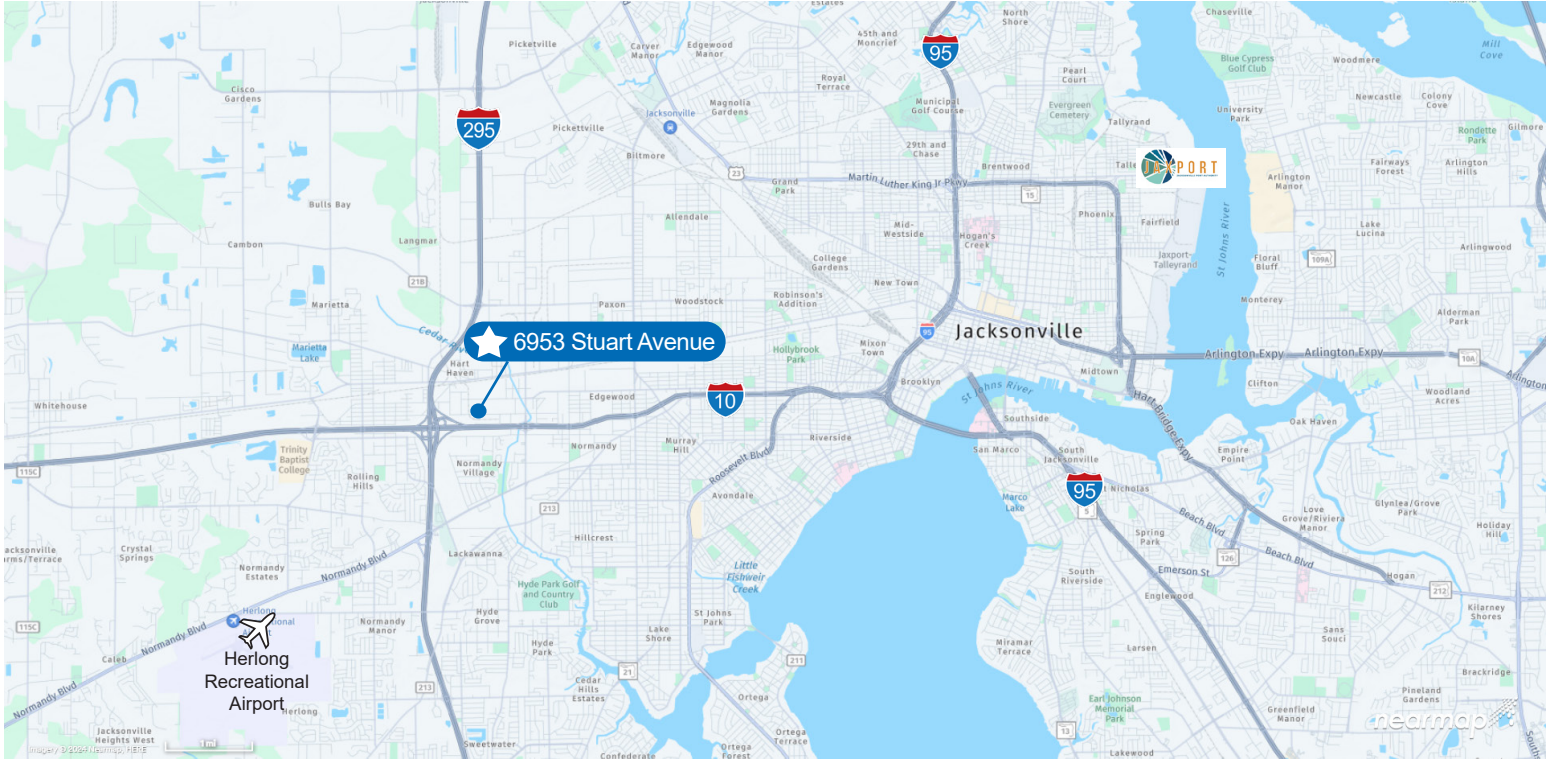
[www.phoenixrealty.net](http://www.phoenixrealty.net)

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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# Location

6953 Stuart Avenue | Jacksonville, FL | 32254



## Drive Times

5.1

Miles to  
I-95

2.0

Miles to  
I-295

2.0

Miles to  
I-10

19.1

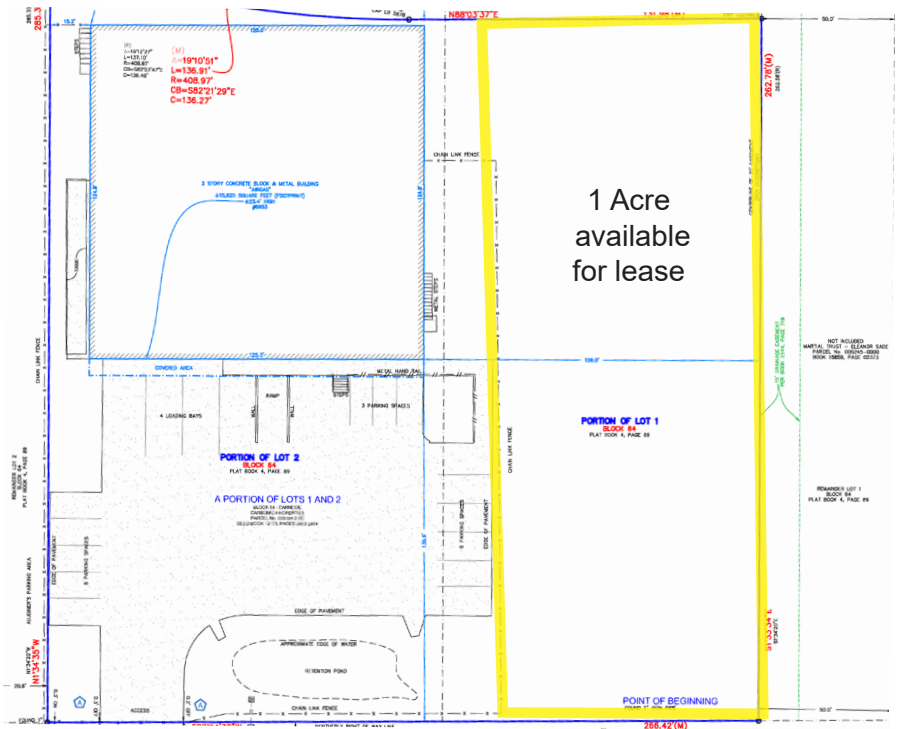
Miles to  
Blount Island  
Marine Terminal

18.3

Jacksonville  
International  
Airport

10.6

Miles to  
Jax Port  
Tallyrand

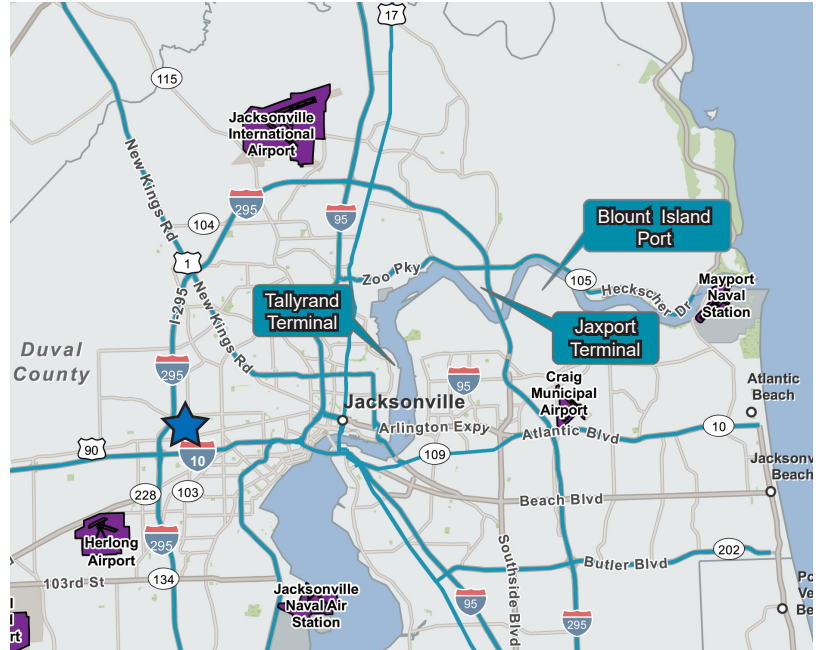
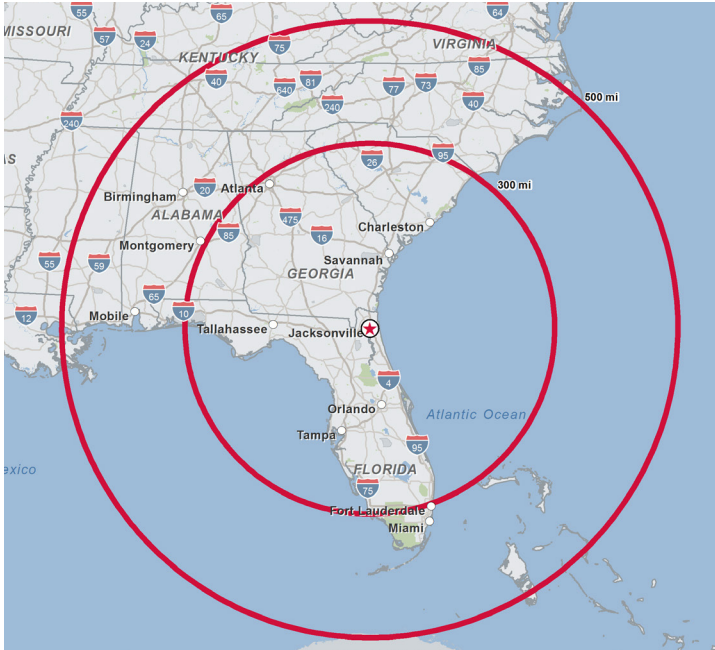


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# Area Overview

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## INTERSTATE HIGHWAYS

I-95, I-295, I-10, US1, US17, US 301

The future First Coast Expressway (FCE, SR 23) is a multi-lane, limited access toll road that will cross Duval, Clay and St. Johns counties. The FCE will connect I-10 (in NW Jax) to I-95 in St Johns County.

## RAIL

CSX; Norfolk Southern; Florida East Coast; Florida Gulf & Atlantic

## SEAPORTS

JaxPort Marine Terminal includes 4 modern seaports

## AIRPORTS

Jacksonville Aviation Authority (JAA) includes 4 airports

At the northeastern tip of Florida, Jacksonville does not have the same geographical restraints as other industrial peer markets throughout the peninsula. This allows the market to reach not only most of the state but also a significant portion of the eastern seaboard with same-day round trips. Jacksonville boasts the state's largest container port and second-largest vehicles port and has access to two of the state's primary roadway arteries, interstates 95 and 10.

The tight market conditions are fostering strong rent growth, and the annual rate of growth has increased by 14.0% year over year, well ahead of the National Index rate. Roughly 12.6 million SF of new industrial space has delivered in Jacksonville since 2018, nearly all of which has been leased. Investment sales activity has also been robust over the last year, totaling \$865 million with a declining trend in the average market cap rate.