

For Sale | 2.63± AC

JACKSONVILLE, FL

Heritage Capital, LLC



Property Overview

Heritage Capital Group is pleased to present the opportunity to acquire an improved industrial property located at 10180 New Berlin Road in Jacksonville, Florida. The ±2.63-acre site is improved with a 38,454-square-foot facility comprising approximately 80% warehouse space and 20% office space, including 10 private offices. The property is situated within the established Oceanway/Northside industrial submarket and benefits from immediate access to major transportation corridors, including I-95, I-295, and US-17, as well as close proximity to Jacksonville International Airport and JAXPORT. Surrounded by ongoing industrial and logistics growth, the asset is well-positioned for owner-users or investors seeking functional industrial space in a supply-constrained Northeast Florida market.

Duval County

Duval County continues to experience strong population and employment growth, driven by port activity, logistics expansion, and corporate relocation throughout Northeast Florida. Jacksonville's position as a major transportation and distribution hub—anchored by JAXPORT, interstate connectivity, and rail infrastructure—has fueled sustained demand for industrial and warehouse facilities, particularly within the Northside and Airport submarkets.

The Oceanway/Northside area has emerged as one of Jacksonville's most active industrial corridors, benefiting from proximity to downtown Jacksonville, regional highways, and the airport. Ongoing residential growth to the north and west continues to support a growing labor pool, while limited infill supply has contributed to a competitive industrial market environment.

PROPERTY HIGHLIGHTS

- ±2.63 Acres of industrial land
- 38,454 SF industrial facility with an 80% warehouse / 20% office space (10 offices)
- Warehouse ceilings 21.25' - 24.25'
- Zoned Industrial (IH) – suitable for a range of industrial uses
- Located in the Oceanway/Northside industrial corridor
- Direct access to I-95, I-295, US-17, JAXPORT, and Jacksonville International Airport
- Demand driven by port, logistics, and distribution activity
- Seller will continue to occupy the property and execute a mutually agreed upon lease with the buyer of not less than 5 years.

Total Acres	2.63± AC
Improved Area	38,454 SF (80%) Warehouse / (20%) Office
Site Coverage/FAR	~33% site coverage ~0.33 FAR
Zoning	Industrial (IH)
Utilities	Available to site
Status	Improved industrial property

Parcel Id

- 108757-0030 | ±2.63 AC

Contact Information

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