

# For Sale or Lease | 3.01± AC

2476 Kings Rd | Jacksonville, FL 32209

Lease Rate: \$2,500 / AC per Month

Sale Price: \$1,200,000



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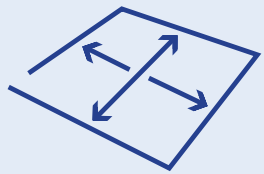
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# PROPERTY Overview

## Property Highlights

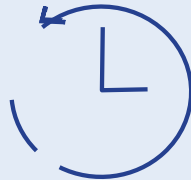
- **Sale price:** \$1,200,000
- **Lease rate:** \$2,500/AC/Month
- **Frontage:** 500' on Kings Road
- Thirteen (13) parcels totaling 3.01± AC
- Fully fenced site with gated access on Kings Road, Henrietta Street & Automobile Drive



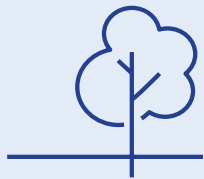
**4 buildings  
totaling 6,074± SF**



**Zoned CCG-1  
& CCG-2**



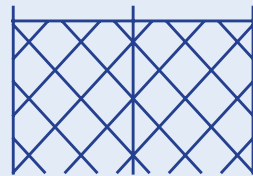
**24-hour  
access**



**Yard**



**Storage**



**Fenced lot**



# PROPERTY Location



Click to view location



# About Jacksonville

The Jacksonville MSA is the largest in the continental United States by area, covering around 875 square miles in the northeastern part of Florida, including Duval, Nassau, St. Johns, Clay and Baker counties. Jacksonville is the largest city in the state based on population, and is still growing.

With 1.9 million residents, the region offers endless opportunities and a superior quality of life. The Jacksonville area continues to experience positive growth as more people discover its perfect balance between business opportunities and lifestyle.

## Logistics

The metro area's multimodal transportation infrastructure and central location in a rapidly growing state will drive long-term growth.

JAXPORT will remain a major asset to the metro area thanks to investments, including the recently completed harbor deepening and upcoming power line raising, which will accommodate post-Panamax vessels.

The metro area's six freight rail lines, international airport, rapidly expanding port and proximity to the intersection of two cross-country interstate highways will secure Jacksonville's future as a major distribution hub.



Sources: JAXPORT and JAXUSA

**3**

Marine Terminals

**15%**

Lower Construction Costs than the U.S. Average

**\$4.27**

Cost Per Square Foot

**#1**

Industrial Park in the Southeast

Florida's Largest **Container Port** by Volume

# Distances To:

I-95 | 2.9 miles

CSX Terminal Moncreif Yard | 3.5 miles

I-10 | 3.9 miles

US 1 | 4.5 miles

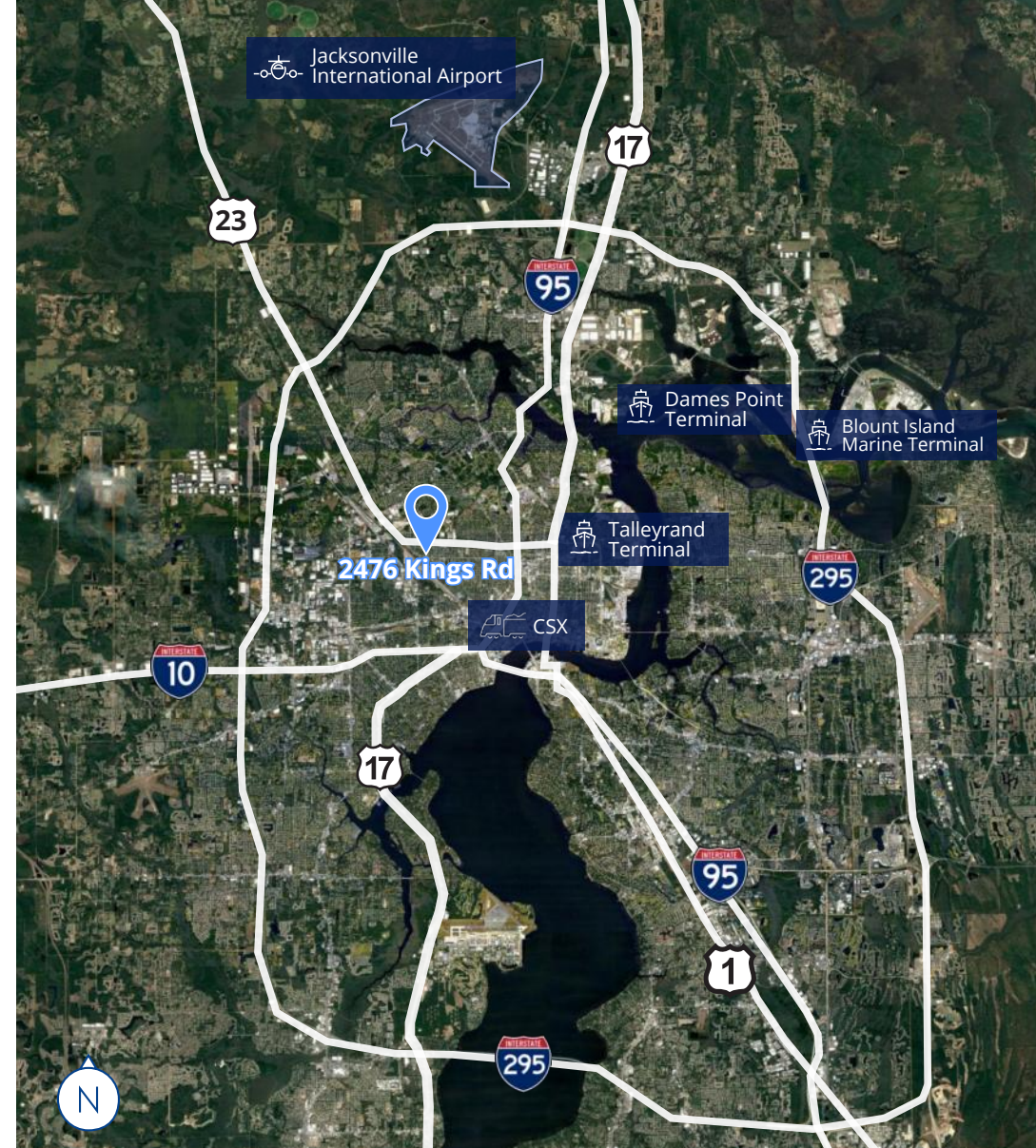
I-295 | 4.8 miles

JAXPORT Talleyrand Terminal | 5.5 miles

JAXPORT Dames Point Terminal | 13.1 miles

JAXPORT Blount Island Terminal | 14.3 miles

Jacksonville International Airport | 14.9 miles



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