

# 2.83± AC IOS For Lease

0 Talleyrand Ave | Jacksonville, FL 32206

Call for pricing



Talleyrand Ave

**Eric Bumgarner, CCIM**  
Executive Vice President  
+1 904 861 1152  
eric.bumgarner@colliers.com

**Michael Cassidy**  
Associate Vice President  
+1 904 861 1120  
michael.cassidy@colliers.com

**Gordon Olson**  
Senior Associate  
+1 904 861 1124  
gordon.olson@colliers.com

Colliers  
76 S. Laura Street, Suite 1500  
Jacksonville, FL 32202  
colliers.com/jacksonville

# PROPERTY Overview



2.83± AC



IH ZONING

## Description

This 2.83±-acre heavy industrial outdoor storage site is strategically situated within Jacksonville's urban core, offering immediate access to Talleyrand Avenue and minutes from the port, rail and major highway connectivity. The property is fully cleared, level and stabilized, offering immediate functionality for a wide range of industrial users.

The site is improved with (4) newly constructed 2,400 SF canopy structures, each built on 8" concrete slab; ideal for covered storage, equipment staging or light operational use. The improvements provide a rare combination of durability and flexibility for tenants that need both open yard space and protected work areas.

With 300-amp, 3-phase power on site, the property can support a variety of heavy industrial and contractor-oriented operations. The layout allows for efficient circulation, lay-down and separation of uses across the yard.

Zoned Heavy Industrial, the site accommodates a broad spectrum of uses including equipment rental, transportation and logistics, container storage, construction trades and industrial outdoor storage users who are increasingly constrained by zoning limitations elsewhere in the market.



- Heavy Industrial zoning allowing broad, unrestricted industrial uses
- (4) newly constructed canopy structures (2,400± SF each) 8" reinforced concrete slabs under each canopy – built for heavy equipment and trucks
- 300-amp, 3-phase power on site
- Cleared, level and stabilized yard with functional layout
- (2) points of ingress/egress via E 23rd St and E 24th St for efficient circulation
- Fully fenced for security and controlled access
- 3" well on site (ideal for wash-down or operational use)
- Immediate access to Talleyrand Ave and minutes from the port, rail and major highway connectivity
- Ideal for contractors, equipment rental, trucking/logistics, container storage and port-related users

<b>Address:</b>	0 Talleyrand Ave Jacksonville, FL 32206
<b>Submarket:</b>	Downtown
<b>Zoning:</b>	Heavy Industrial (IH)
<b>Parcel Size:</b>	2.83± AC
<b>Parcel ID:</b>	131462-0000



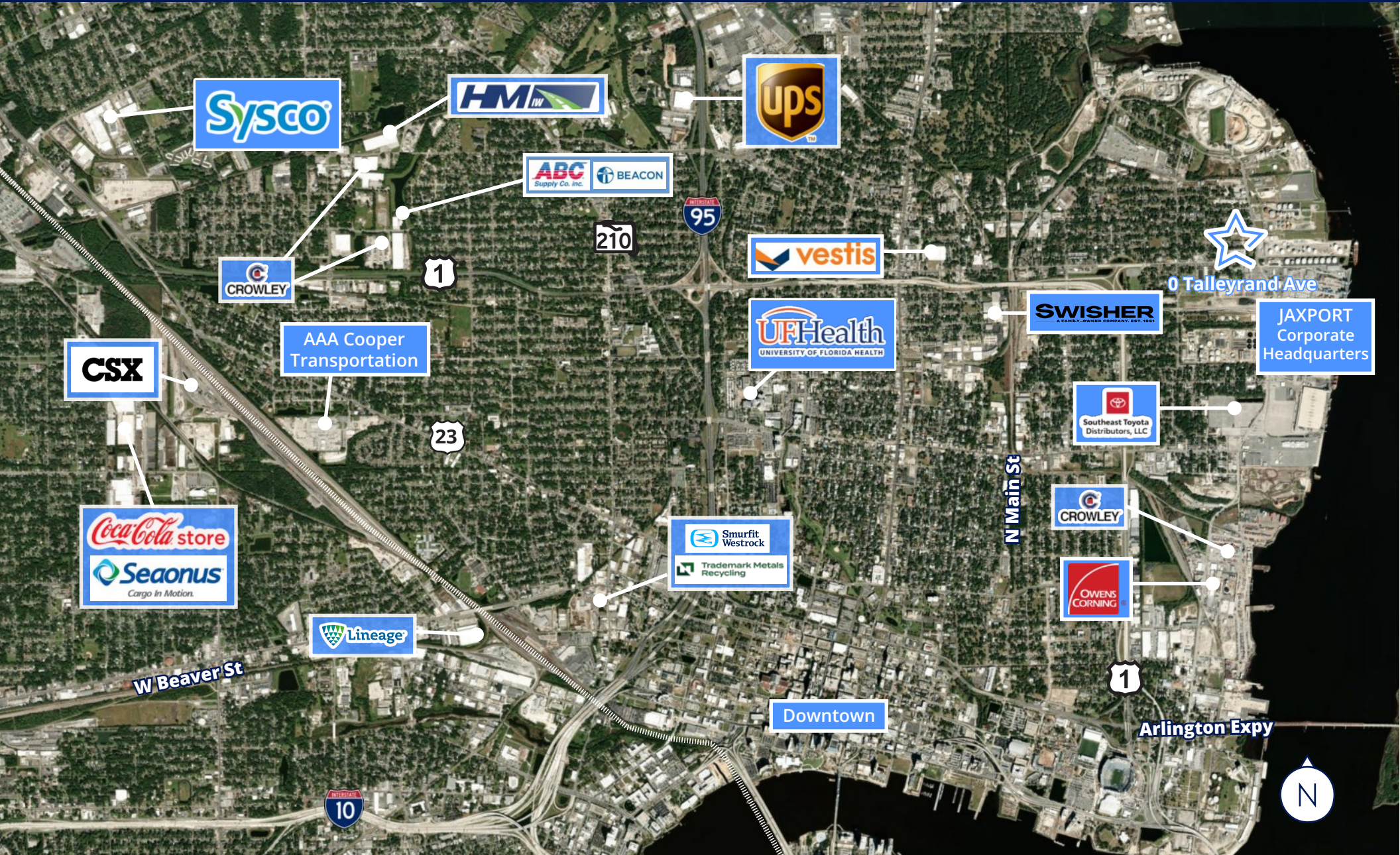
PROPERTY  
**Photo Gallery**



# PROPERTY Location



Click to view location



# Property Distances:

**JAXPORT Talleyrand Terminal** | 0.3 mi

**US 1** | 1.1 mi

**I-95** | 2.5 mi

**US 23** | 5.6 mi

**I-10** | 5.9 mi

**US 17** | 6.5 mi

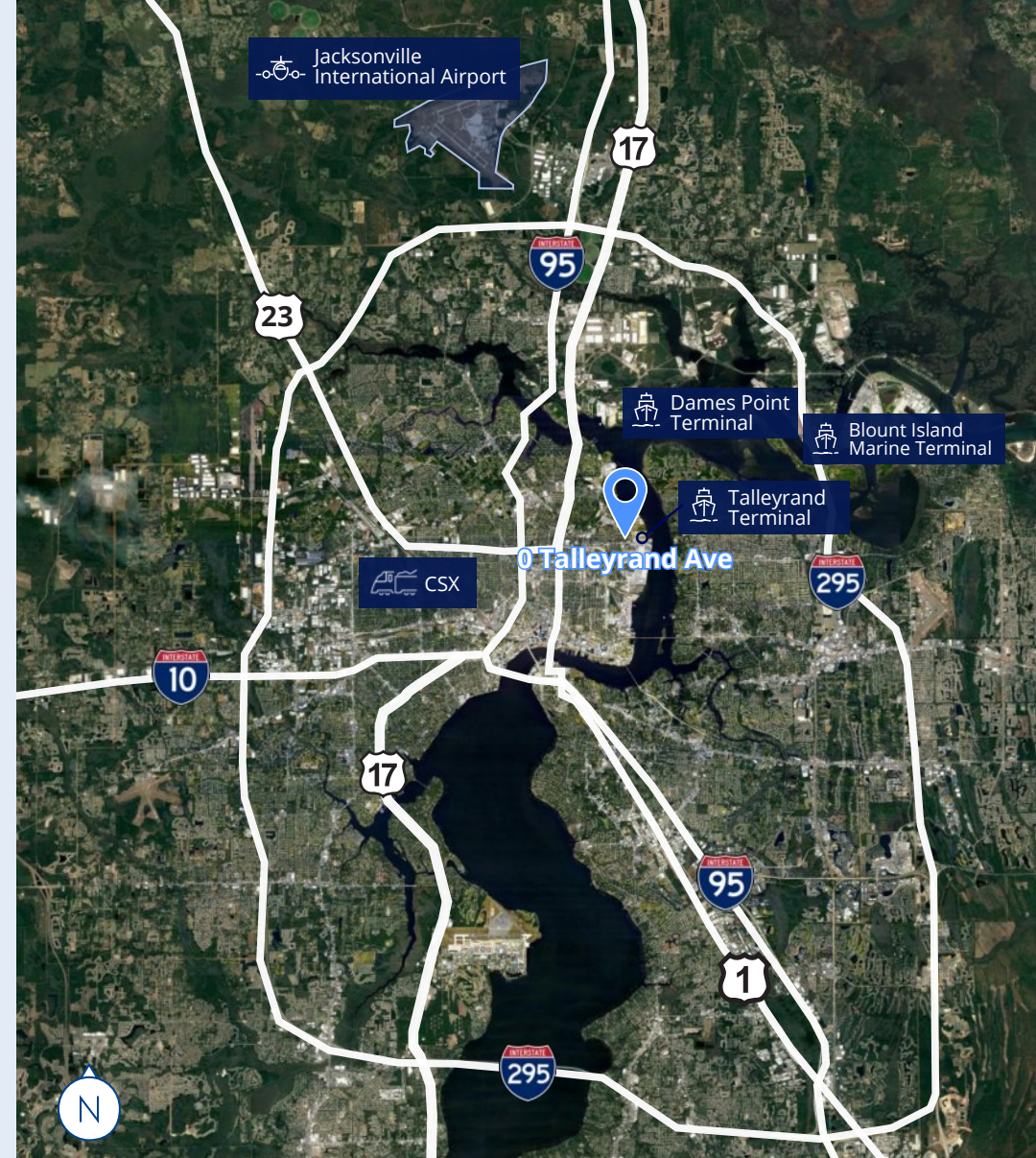
**CSX Intermodal** | 7.6 mi

**I-295** | 9.4 mi

**JAXPORT Dames Point Terminal** | 9.5 mi

**JAXPORT Blount Island Terminal** | 11.3 mi

**Jacksonville International Airport** | 13.6 mi



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