

Near Shovel-Ready Industrial Site for Sale

4015 Imeson Rd | Jacksonville, FL 32220 | Duval County

Call for Pricing

Colliers

Imeson Rd

Pritchard Rd

N

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

www.colliers.com/jacksonville

1168291

4015 Imeson Road

4015 Imeson Road presents a unique opportunity to acquire a near shovel-ready industrial development site in Jacksonville's established Westside industrial corridor. Located at the fully signalized southeast corner of Imeson Road and Pritchard Road, the property consists of 10.16± gross acres, of which approximately 7.8± acres comprise the prime industrial development site. The site has frontage on both roadways, including 1,150'± on Pritchard Road and 300'± on Imeson Road, with a dedicated eastbound turn lane on Imeson Road providing convenient access toward I-295. The offering is comprised of COJ Parcels RE# 004520-0100 and RE# 003388-1000.

The site carries PUD and Light Industrial zoning with an LI future land use designation, reducing entitlement risk. Fully engineered civil plans are currently under COJ review for a 20,000± SF warehouse with 3.28± acres of dedicated outside storage, parking, and circulation improvements designed to accommodate users requiring both building and outdoor operational space. The building footprint can flex up or down, subject to City approvals, to fit a user's specific operational needs. Existing 16" JEA water mains front both roadways, with JEA water, sewer, and electric service available to the site. The SJRWMD permit has been issued, and the required mitigation credits have already been acquired.

Pritchard Road connects to I-295 just 1.4 miles from the site, providing convenient access to I-10, I-95, US 1, and the First Coast Expressway. The property sits adjacent to CSX rail infrastructure and within convenient reach of Downtown Jacksonville, Jacksonville International Airport, and JAXPORT's Talleyrand, Dames Point, and Blount Island terminals - supporting manufacturing, warehousing, distribution, and logistics users seeking strong regional and international supply chain access.



Parcel IDs:	004520-0100 (7.8± AC), 003388-1000 (3.16± AC pond parcel, city-owned; under acquisition by owner)
Submarket:	Westside
Usable acres:	7.8± AC usable
Zoning:	PUD & Light Industrial (IL)
Future land use:	LI (Light Industrial)
FEMA flood zone:	AE, X
Proposed building:	20,000± SF Site design complete; footprint can be increased or decreased, subject to approvals
Proposed parking:	25 spaces (1 ADA) + 4 bicycle spaces
Proposed yard/laydown area:	3.28± acres (semi-impervious)
Frontage:	Imeson Rd & Pritchard Rd (both paved, both with existing utility mains) 1,150' on Pritchard Rd
Utilities:	Available through JEA - Water, electric, sewer on Pritchard Rd & Imeson Rd
Adjacent uses:	CSX railroad to the east; undeveloped land to the south



PROPERTY
Location



PROPERTY
Aerial



Westside
Industrial Park

Imeson Rd

Pritchard Rd



Distances To:

I-295 | 1.4 miles

CSX Terminal Moncrief Yard | 2.4 miles

US 23 | 3.4 miles

I-10 | 5.4 miles

US 1 | 6.9 miles

I-95 | 8.1 miles

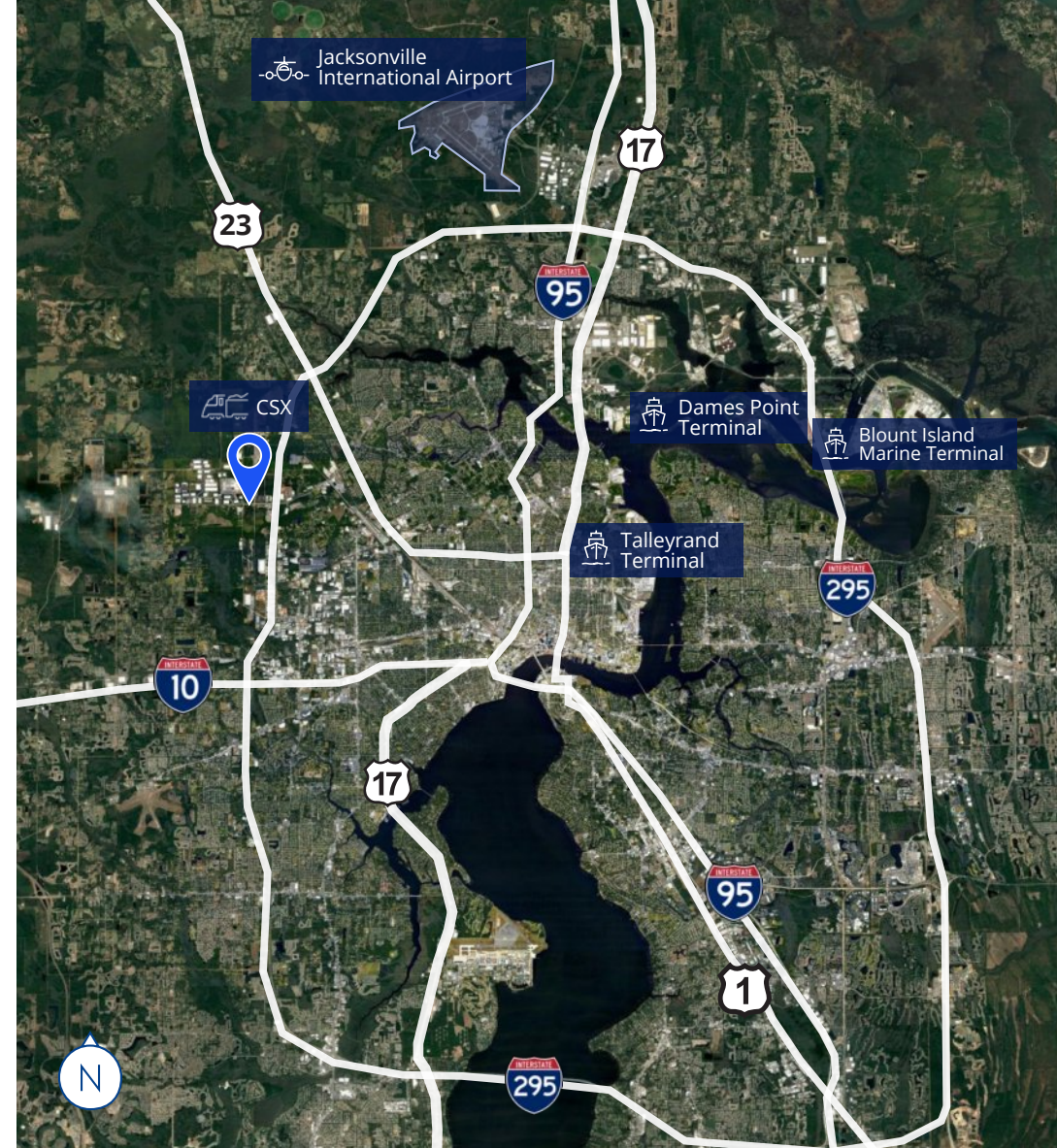
Downtown | 10 miles

JAXPORT Talleyrand Terminal | 11 miles

Jacksonville International Airport | 13.5 miles

JAXPORT Dames Point Terminal | 19.3 miles

JAXPORT Blount Island Terminal | 22.7 miles



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Associate Vice President
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michael.cassidy@colliers.com

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



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