Near Shovel-Ready Industrial Site for Sale

2505 Imeson Rd | Jacksonville, FL 32220 | Duval County

Sale price: $4,065,000

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PROPERTY
Overview

Property Highlights

- 10.16± AC, near shovel-ready industrial site at the SE corner of Imeson Rd & Pritchard Rd
- Fully-engineered civil plans in hand for a 20,000± SF warehouse and 3.28± AC of semi-impervious yard space
- PUD & IL zoning
- SJRWMD permits and mitigation credits secured
- Signalized access - site fronts a lighted intersection with a dedicated turn lane on Pritchard Rd, easing truck ingress/egress
- Existing 16" JEA water mains abut the site on both Imeson Rd & Pritchard Rd, existing 16" JEA force main along Imeson Rd & 10" JEA force main along Pritchard Rd
- Positioned in Jacksonville's established Westside industrial corridor with quick access to I-295 via Pritchard Rd

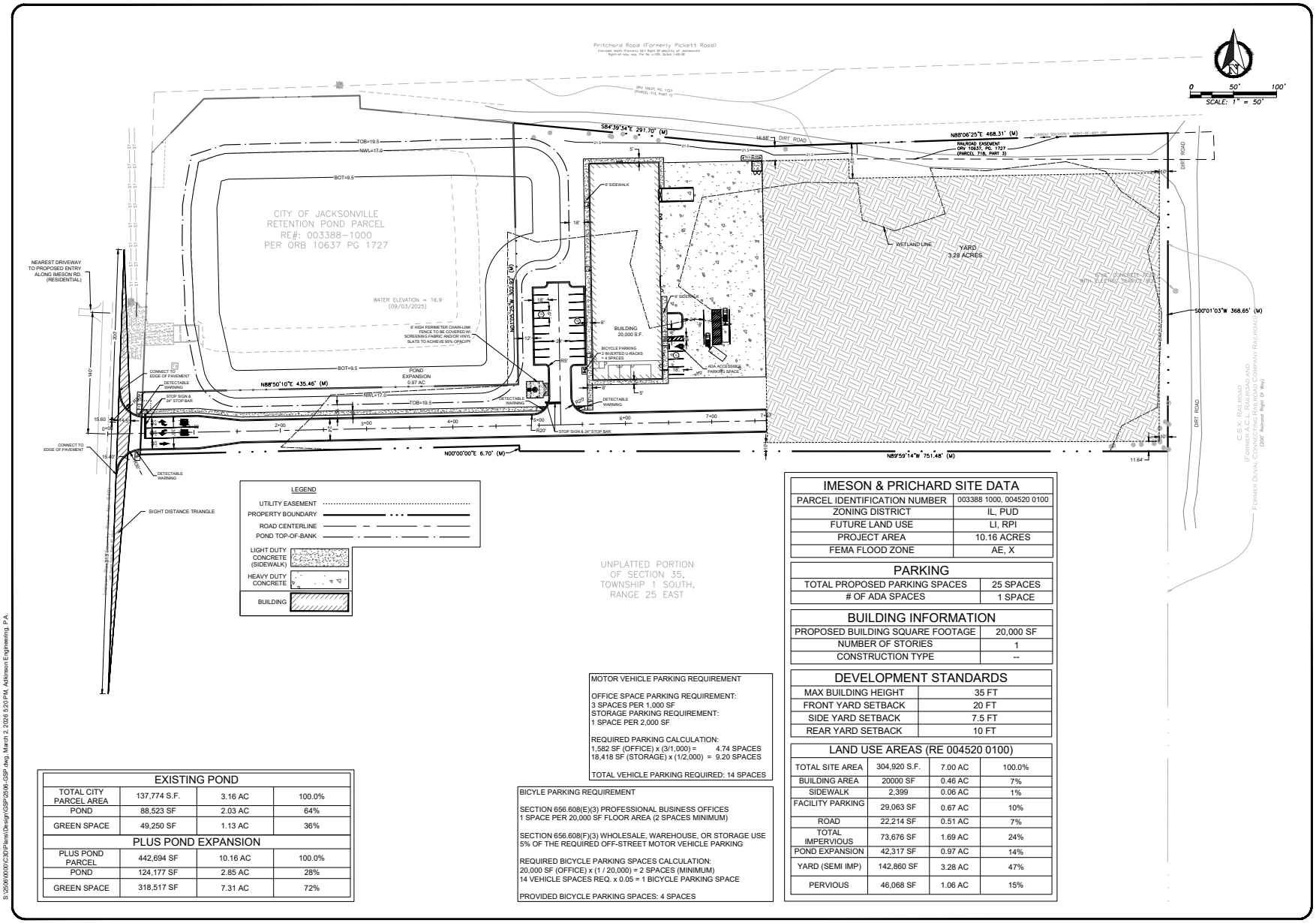
Address:	2505 Imeson Rd Jacksonville, FL 32220
Parcel IDs:	004520-0100 (7.31± AC), 003388-1000 (3.16± AC pond parcel, city-owned; under acquisition by owner) *
Submarket:	Westside
Total project area:	10.16± AC (7.31± AC usable)
Zoning:	PUD & Light Industrial (IL)
Future land use:	LI (Light Industrial)
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

** Parcel 003388-1000 is presently owned by the City of Jacksonville and is under a pending acquisition by ownership.*

Property

Site Plan

Click to view site plan



EXISTING POND			
TOTAL CITY PARCEL AREA	137,774 S.F.	3.16 AC	100.0%
POND	88,523 SF	2.03 AC	64%
GREEN SPACE	49,250 SF	1.13 AC	36%
PLUS POND EXPANSION			
PLUS POND PARCEL	442,694 SF	10.16 AC	100.0%
POND	124,177 SF	2.85 AC	28%
GREEN SPACE	318,517 SF	7.31 AC	72%

MOTOR VEHICLE PARKING REQUIREMENT

OFFICE SPACE PARKING REQUIREMENT:
3 SPACES PER 1,000 SF
STORAGE PARKING REQUIREMENT:
1 SPACE PER 2,000 SF

REQUIRED PARKING CALCULATION:
1,582 SF (OFFICE) x (3/1,000) = 4.74 SPACES
18,418 SF (STORAGE) x (1/2,000) = 9.20 SPACES

TOTAL VEHICLE PARKING REQUIRED: 14 SPACES

BICYLE PARKING REQUIREMENT

SECTION 656.608(E)(3) PROFESSIONAL BUSINESS OFFICES
1 SPACE PER 20,000 SF FLOOR AREA (2 SPACES MINIMUM)

SECTION 656.608(F)(3) WHOLESALE, WAREHOUSE, OR STORAGE USE
5% OF THE REQUIRED OFF-STREET MOTOR VEHICLE PARKING

REQUIRED BICYCLE PARKING SPACES CALCULATION:
20,000 SF (OFFICE) x (1 / 20,000) = 2 SPACES (MINIMUM)
14 VEHICLE SPACES REQ. x 0.05 = 1 BICYCLE PARKING SPACE

PROVIDED BICYCLE PARKING SPACES: 4 SPACES

IMESON & PRICHARD SITE DATA	
PARCEL IDENTIFICATION NUMBER	003388 1000, 004520 0100
ZONING DISTRICT	IL, PUD
FUTURE LAND USE	LI, RPI
PROJECT AREA	10.16 ACRES
FEMA FLOOD ZONE	AE, X

PARKING	
TOTAL PROPOSED PARKING SPACES	25 SPACES
# OF ADA SPACES	1 SPACE

BUILDING INFORMATION	
PROPOSED BUILDING SQUARE FOOTAGE	20,000 SF
NUMBER OF STORIES	1
CONSTRUCTION TYPE	--

DEVELOPMENT STANDARDS	
MAX BUILDING HEIGHT	35 FT
FRONT YARD SETBACK	20 FT
SIDE YARD SETBACK	7.5 FT
REAR YARD SETBACK	10 FT

LAND USE AREAS (RE 004520 0100)			
TOTAL SITE AREA	304,920 S.F.	7.00 AC	100.0%
BUILDING AREA	20000 SF	0.46 AC	7%
SIDEWALK	2,399	0.06 AC	1%
FACILITY PARKING	29,063 SF	0.67 AC	10%
ROAD	22,214 SF	0.51 AC	7%
TOTAL IMPERVIOUS	73,676 SF	1.69 AC	24%
POND EXPANSION	42,317 SF	0.97 AC	14%
YARD (SEMI IMP)	142,860 SF	3.28 AC	47%
PERVIOUS	46,068 SF	1.06 AC	15%

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PROPERTY

Location

PROPERTY
Aerial

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

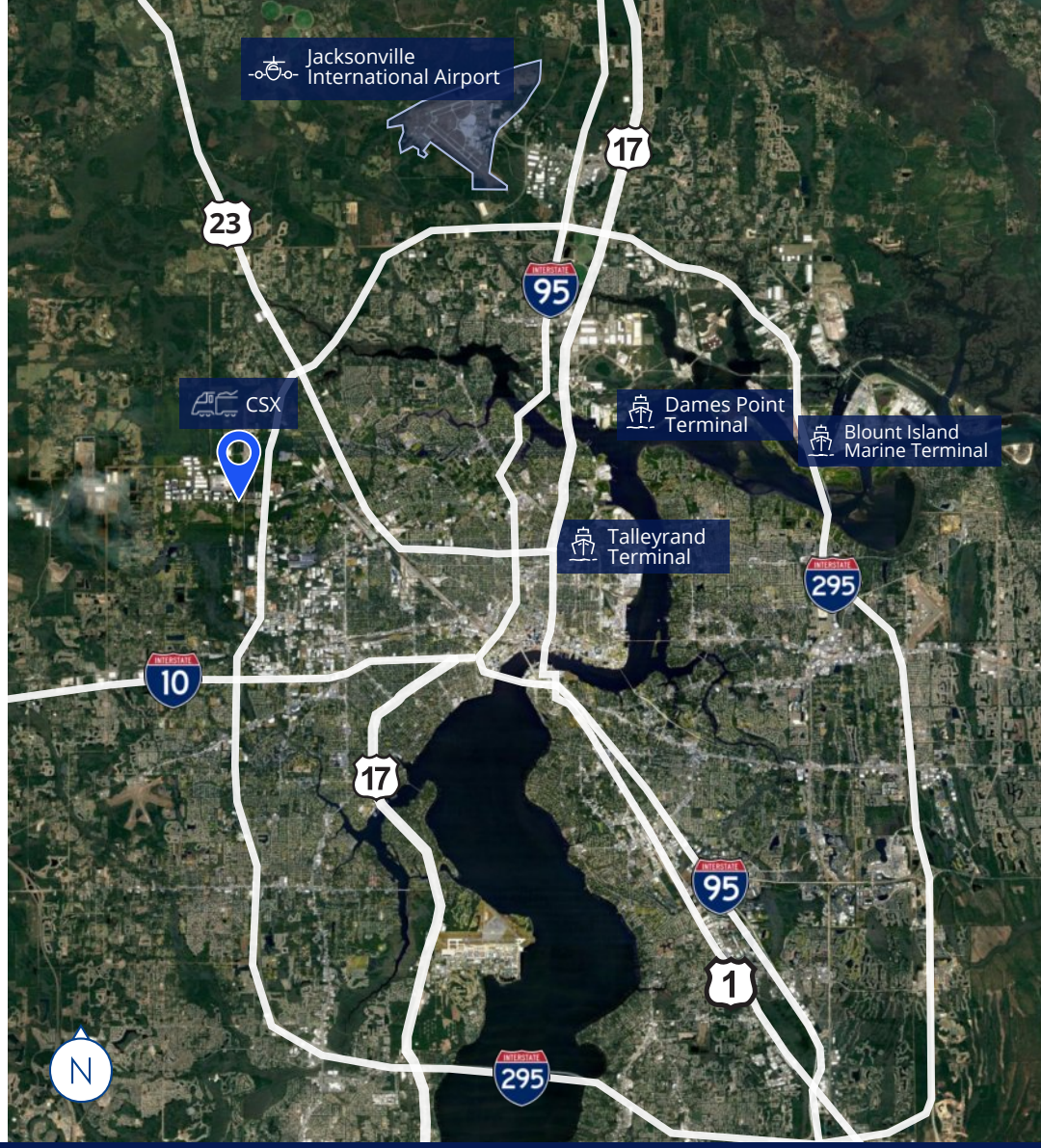
Downtown | 10 miles

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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