

5.25 Acres of Industrial Land

Fully fenced-in lot for truck parking or storage



Please Contact:

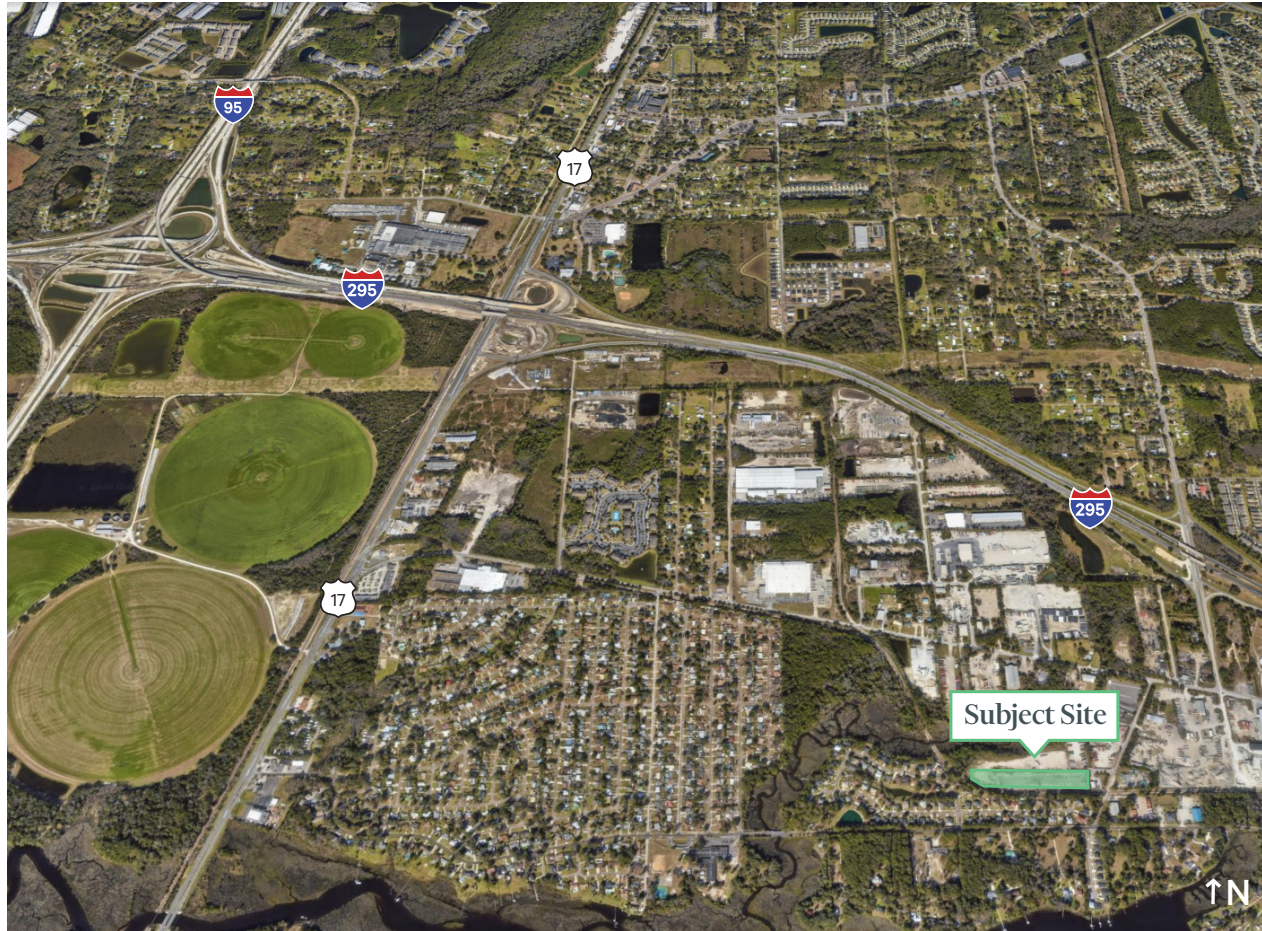
Alliah Hardee
904 814 9961
alliah.hardee@cbre.com



5.25 Acres of Industrial Land

11460 Boote Blvd, Jacksonville, FL 32218

For Lease



Highlights

- + 5.25 Acres
- + 2,319 sq. ft. office trailer
- + Lighted, Fenced and Stabilized Yard
- + Direct access to the I-295 beltway and Interstate 95
- + Great for outdoor storage, parking trucks, and containers
- + Zoning: Light Industrial (IL)

Summary

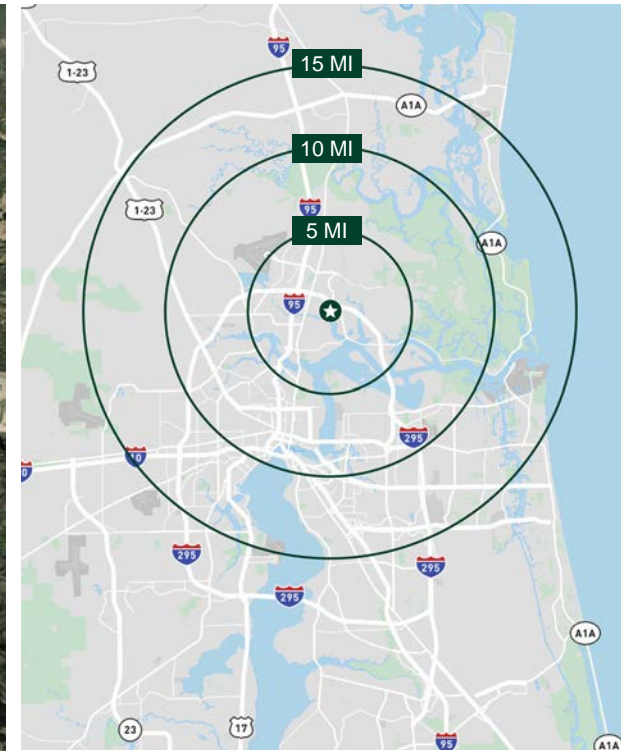
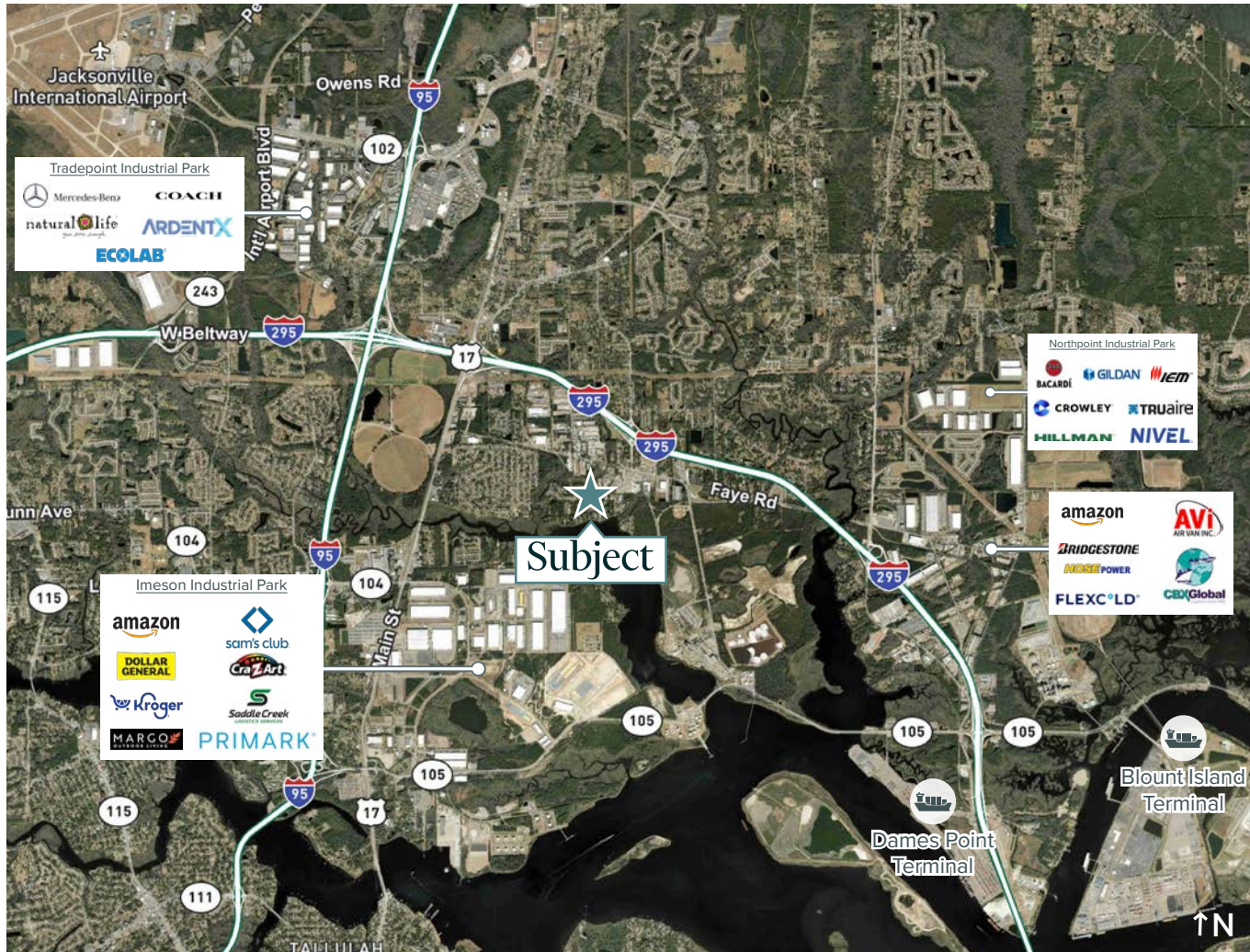
Ideal for trucking, logistics, and storage users, this 5.25-acre light-industrial property at 11460 Boote Blvd offers a 2,319 SF office trailer, stabilized truck yard, pole lighting, and full fencing with a gated entrance. With easy access to the I-295 interchange and I-95 north and south, the site provides a highly convenient and secure location for fleet parking, equipment storage, and industrial operations.



5.25 Acres of Industrial Land

11460 Boote Blvd, Jacksonville, FL 32218

For Lease



Key Metrics	5 mi	10 mi	15 mi
Population	88,123	360,614	756,759
Businesses	2,621	14,639	31,970
Employees	27,077	171,409	345,508
Housing Units	34,994	155,714	324,440
Avg HH Income	\$90,556	\$80,930	\$96,976

5.25 Acres of Industrial Land

11460 Boote Blvd, Jacksonville, FL 32218

For Lease

±2,319 SF Office Trailer Floorplan

+ 1 Conference Room

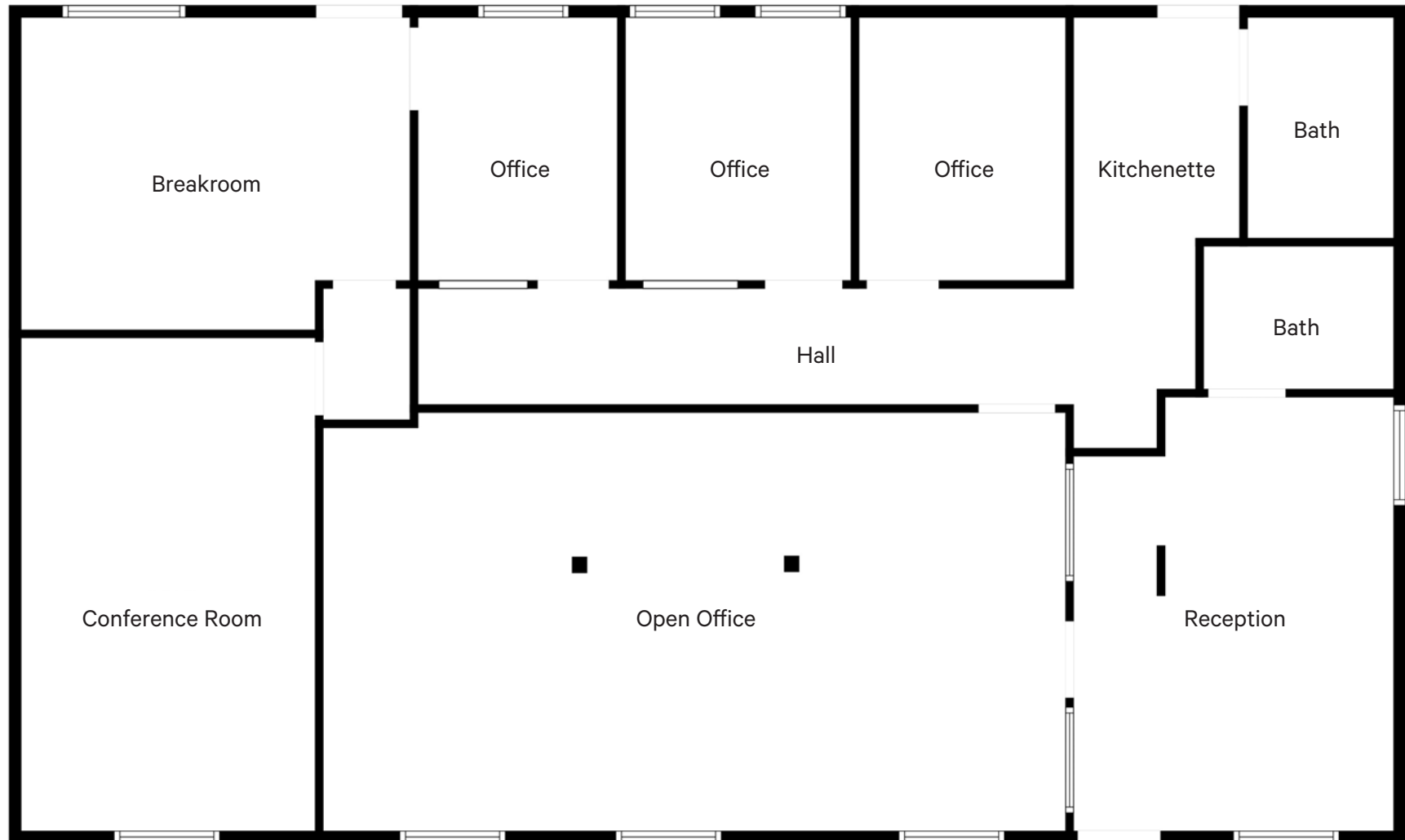
+ 2 Restrooms

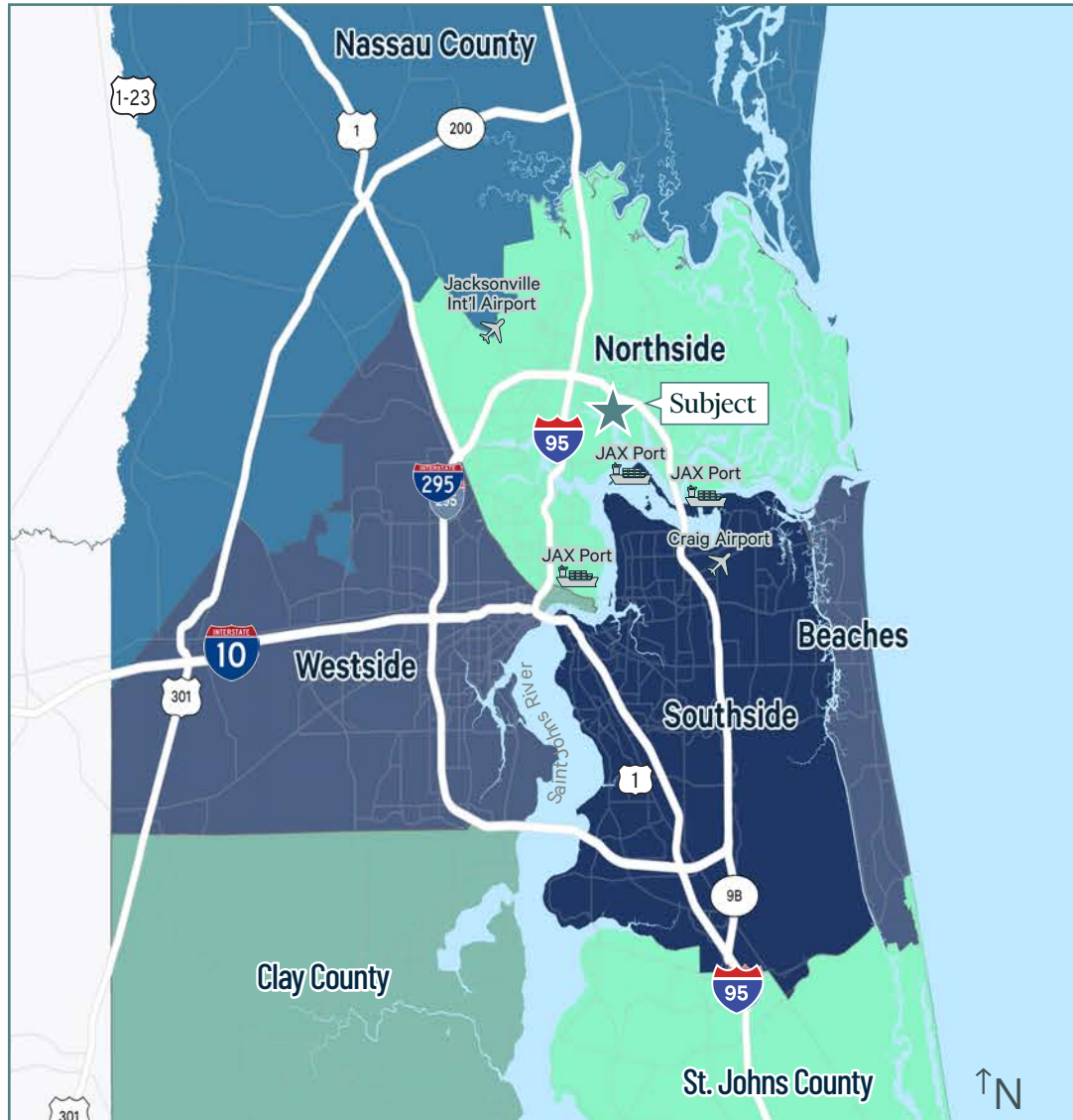
+ Reception

+ 3 Private Offices

+ 1 Breakroom

+ Open Office





Points of Interest	Distance
Interstate 295	0.9 miles
Interstate 95	2.9 miles
US-1	9.1 miles
US-10	20.6 miles
CSX Intermodal Facility	12.0 miles
Norfolk Southern Intermodal Facility	13.0 miles
FEC Intermodal Facility	20.4 miles
JAXPORT Dames Point	5.5 miles
JAXPORT Blount Island	7.2 miles
JAXPORT Talleyrand	9.0 miles
Jacksonville Int'l Airport	7.6 miles
Port of Savannah	134 miles
Port of Tampa	209 miles
Port of Charleston	233 miles

Please Contact:

Kyle Fisher
Kyle Murphy
Alliah Hardee
 904 814 9961
 alliah.hardee@cbre.com

