

INDUSTRIAL YARD FOR LEASE

50 Jackson Ave N

Corner of W Beaver Street & Nevada Street • Jacksonville, FL 32220

±5.39 Acres | PUD Zoning w/ IL Allowances

Property Highlights

- **Excellent Location:** West side of Jacksonville with quick access to both I-10 and I-295.
- **Ideal Uses:** Trucking companies, laydown yards, outdoor storage, contractor yards, equipment storage, and similar light-industrial operations.
- **Coming Soon:** In-process site prep- will be fully cleared, graded, drainage, 6" crushed rock, and fenced
- **Wetlands Mitigated:** Site preparation included wetlands mitigation.
- **Flexible Lease:** \$25,000/month base rent; Tenant responsible for utilities, property taxes, and insurance (NNN-style).

Parcel Map

The parcel is a triangular / wedge-shaped tract of approximately 5.39 acres (RE# 006222-0230). Official interactive tax map:

<https://maps.coj.net/mappao/Default.cshtml?RE=006222-0230>



Source: Duval County Property Appraiser Tax Map. Public aerial may pre-date recent clearing, grading, rock base, and fencing.

Property Overview

Parcel / RE Number	006222-0230
Address	0 Bulls Bay Hwy, Jacksonville, FL 32220
Location	Corner of W Beaver Street & Nevada Street (West Jacksonville)
Land Size	±5.39 acres (234,710 square feet)

Zoning	PUD – Bulls Bay PUD (Ordinance 2022-606)
Property Use Code	1000 – Vacant Commercial
Tax District	GS (City of Jacksonville General Services)
Owner of Record	Ray Lane Properties LLC
Legal Description	15-2S-25E 5.39; PT SW1/4 OF SE1/4 RECD O/R 19955-187

Site Condition & Improvements

- Cleared and graded
- Drainage completed
- 6 inches of crushed rock installed across usable area
- Fully fenced and secured
- Wetlands mitigated
- Ready for immediate use as trucking yard, laydown, outdoor storage, or similar

Location & Access

The property is located on the west side of Jacksonville in a commercial/industrial corridor with strong regional connectivity.

I-10 Access	Very close – near I-10 Exit 355 (Old Plank / Bulls Bay area). Typically under 1–2 miles / a few minutes driving.
I-295 Access	Short drive west/northwest via Commonwealth Avenue and related ramps. Approximate 3–6 miles / 5–10+ minutes depending on traffic.
Key Advantage	Ready-to-go site with immediate access to major freight corridors serving Jacksonville, the ports, and regional distribution.

Zoning & Permitted Uses

Zoning: PUD – Bulls Bay PUD (City of Jacksonville Ordinance 2022-606).

Primary Permitted Uses include:

- Commercial retail sales and service establishments
- Retail of new or used automobiles, trucks, tractors, mobile homes, boats
- Automotive vehicle parts (excluding wrecking yards/junkyards)
- Heavy machinery and equipment
- Lumber and building supplies, plant nurseries, feed, fertilizer, dairy supplies
- Similar and supporting uses consistent with light-industrial / outdoor storage operations

Key PUD Conditions:

1. 10-foot wide undisturbed natural buffer shall be maintained along Nevada Street and Jackson Avenue North to Arizona Street.
2. No access shall be permitted from Nevada Street.
3. Access to Bulls Bay Highway shall align with the center of the three driveways across the street.
4. No traffic study required if the use is storage as shown on the approved Site Plan; a traffic study may be required for other uses.
5. Automobile wrecking yards or junkyards are prohibited.
6. Existing trees/foliage along Bulls Bay Highway to be retained until redevelopment; landscaping then required per Zoning Code Part 12.

Lease Terms & Financials

Base Rent	\$18,000 per month
Lease Structure	Tenant pays all utilities, property taxes, and insurance (NNN-style)
Availability	Immediate – site is prepared and ready

2025 Certified Just Value	\$343,263 (all land; no buildings)
2026 In-Progress Just Value	\$381,404
Estimated Annual Property Tax	Approximately \$6,000 – \$6,700 (based on current GS district millage and values). Exact amount confirmed on current tax bill.
Tax District / Millage	GS District – total millage approximately 17.74 (subject to annual adoption).

Note: Property taxes and insurance are the responsibility of the Tenant. Values and millage rates are subject to change. Prospective tenants should verify the current tax bill with the Duval County Tax Collector.

Official Public Records (Direct Links)

Property Appraiser Detail Page (values, legal description, sales history):

<https://paopropertysearch.coj.net/Basic/Detail.aspx?RE=0062220230>

Interactive Tax Map / Aerial:

<https://maps.coj.net/mappao/Default.cshtml?RE=006222-0230>

Bulls Bay PUD Written Description (September 9, 2022):

<https://jaxcityc.legistar.com/View.ashx?M=F&ID=11417206&GUID=32467423-21DF-4ABF-98A2-8BF224037225>

Duval County Tax Collector:

<https://taxcollector.jacksonville.gov/>

Millage Rates:

<https://www.coj.net/departments/property-appraiser/millage-rates>

Duval County Clerk – Official Records (deeds, surveys):

<https://www.duvalclerk.com/online-option/official-records>

Disclaimer

This package is provided for informational purposes only and is based on publicly available records as of the date of preparation. Information is believed to be accurate but is not guaranteed. Zoning, permitted uses, taxes, millage rates, values, and site conditions are subject to change and verification by the prospective tenant. All parties are strongly encouraged to independently verify all information with the City of Jacksonville, Duval County Property Appraiser, Tax Collector, and their own advisors before making any commitment. This document does not constitute an offer to lease and creates no binding obligation until a formal lease agreement is executed by all parties.

FOR LEASE INFORMATION CONTACT



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