



Industrial For Sale or Lease

5051 Cleveland Road
Jacksonville, FL 32209

Property Highlights

- 72,814 SF situated on 10.31± AC
- 3,694 SF detached office
- 30 - 35' Clear
- Cranes on site
- CSX Rail available
- Heavy Industrial zoning



Property Video

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Property Details

Colliers

A unique opportunity to lease or purchase a low-coverage heavy industrial/manufacturing asset in a highly sought-after hyper-infill location, with immediate proximity to MLK Parkway, I-10, and I-295. The site features approximately 2.3± acres of undeveloped land, providing valuable flexibility for industrial outdoor storage or expansion.

Designed for efficiency and heavy-duty operations, the building is equipped with multiple overhead cranes offering 5 to 10.5 tons of lifting capacity, along with soaring clear heights above 30 feet. Its prime location alongside the CSX main line provides the unique ability to incorporate a dedicated rail spur, enhancing logistics and connectivity.



72,814± SF
Total Size



10.31±
Acres



Heavy Industrial
Zoning



3,694±
Office SF



30' - 35'
Clear Height



Westside
Submarket



2
Buildings



1956
Year Built

Building Specifications

SPECIFICATIONS	
ADDRESS	5051 Cleveland Rd. Jacksonville, FL 32209
TOTAL ACREAGE	10.31
TOTAL BUILDING SF	72,814
OFFICE SF	3,694
BUILDING DEPTH	585'
COLUMN SPACING (CLEAR SPAN WIDTH)	82' - 90' clear span
CLEAR HEIGHT	30 - 35'
LOADING	Grade level
DRIVE IN DOORS	4
ELECTRIC SERVICE	3p 480v
EXISTING CRANES	(1) 10 ton (1) 10.5 ton (2) 5.5 ton
AUTO PARKING	Ample
UNDEVELOPED LAYDOWN AREA	Approx. 2.3 acres (275' x 375')
LAND USE/ZONING	Building: HI/LI
FLOOD ZONE	X
HIGHLIGHTS	Located adjacent to the CSX main line with the ability to add a spur Fenced and secured with automatic gate

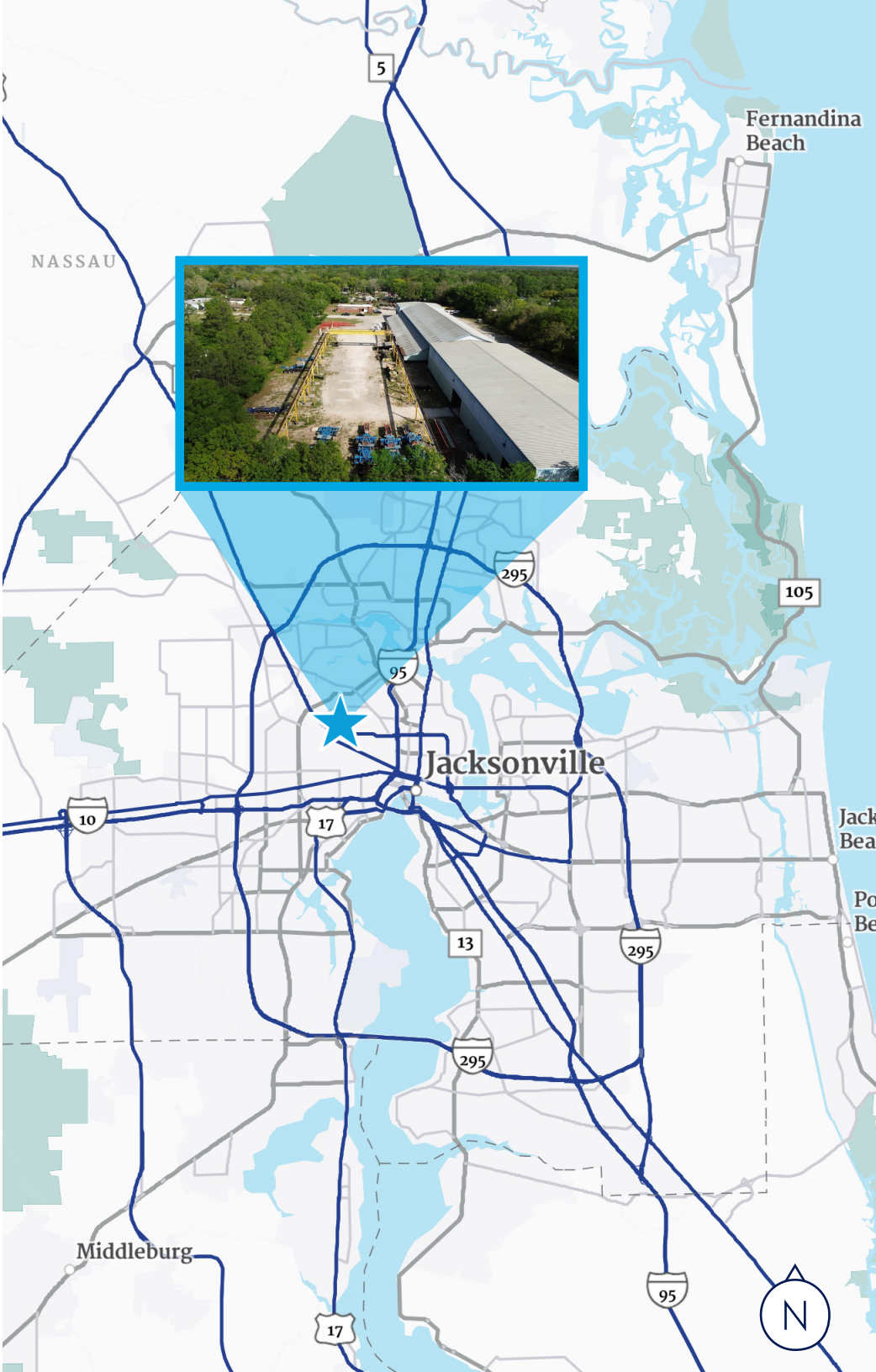


Photo Gallery



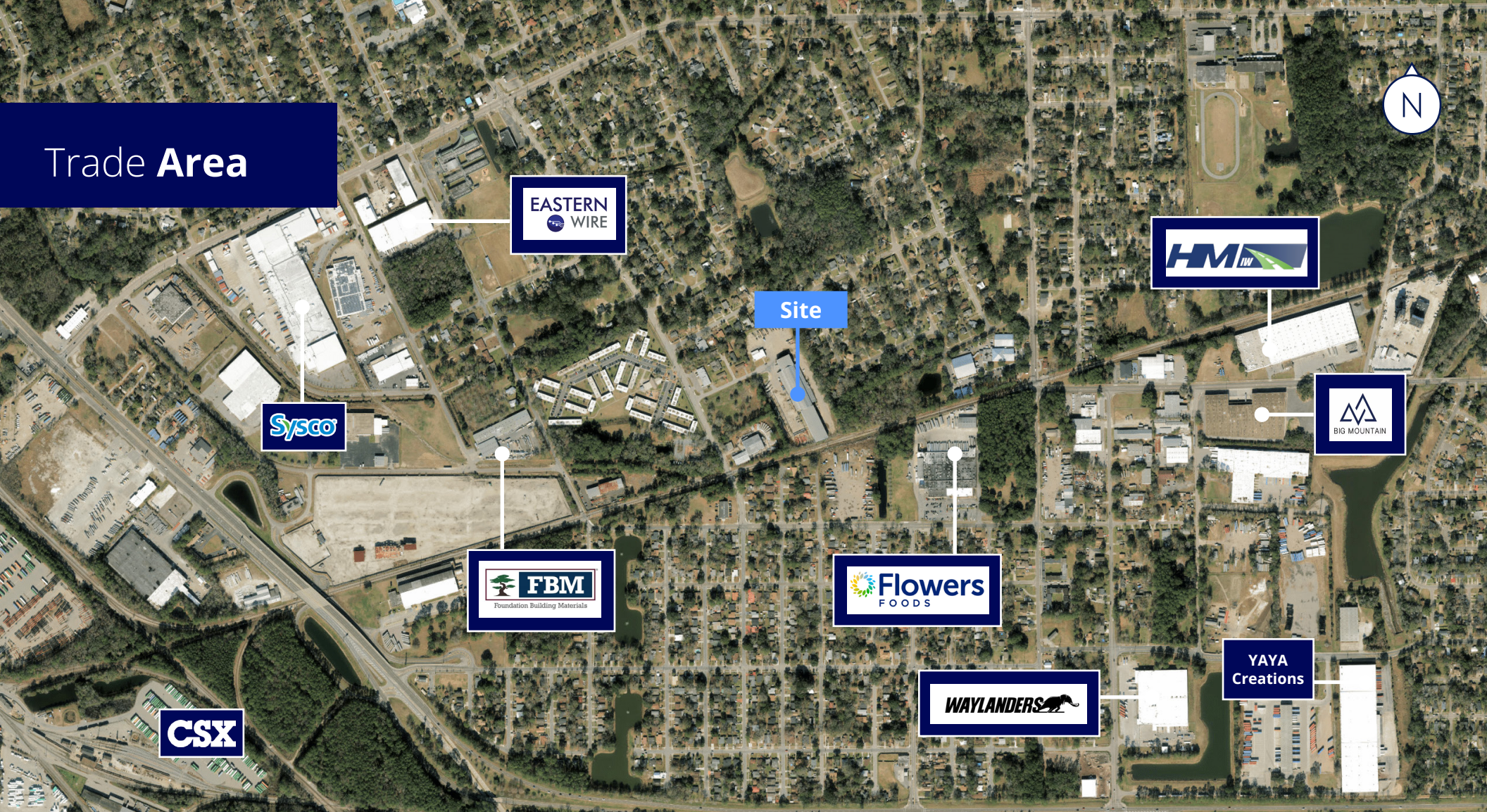


	Interstate 95	2.5 miles
	Interstate 10	4.5 miles
	Interstate 295	4.7 miles
	Norfolk Southern Intermodal Facility	4.6 miles
	CSX Intermodal Facility	4.8 miles
	Jacksonville Int'l Airport	13.8 miles
	JAXPORT Talleyrand	6 miles
	JAXPORT Dames Point	11.7 miles
	JAXPORT Blount Island	13.2 miles
	Port of Savannah	143 miles
	Port of Tampa	203 miles
	Port of Charleston	242 miles

Business Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

Trade Area



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