



For Lease | Up To 4.5± AC Industrial Outdoor Storage

9850 New Berlin Road | Jacksonville, FL 32226 32226



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PROPERTY Overview

9850 New Berlin Road is a strategically positioned industrial and commercial outdoor storage site in Jacksonville's Northside submarket. As the **closest available yard to the Dames Point Marine Terminal and I-295**, the property offers exceptional connectivity to JAXPORT, major interstates and regional freight corridors.

The 4.5±-acre site is secured and highly functional, featuring a crushed rock surface, perimeter fencing, gated access, pole lighting, reefer plugs and an on-site office trailer. Zoned IW (Industrial Waterfront), the property supports a variety of marine, logistics, transportation, industrial and commercial storage uses that align with Jacksonville's growing port and distribution activity.

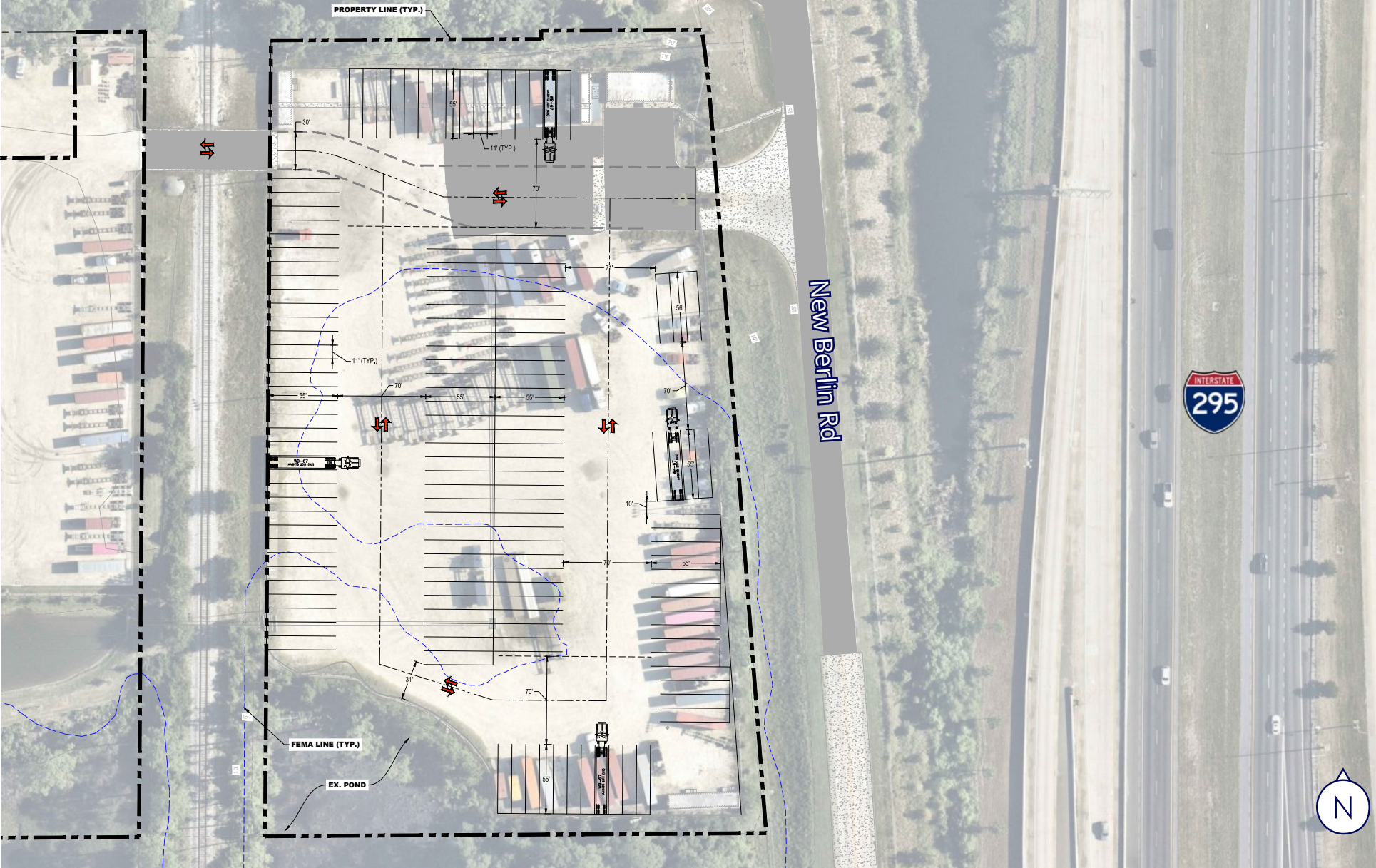
Address	9850 New Berlin Road Jacksonville, FL 32226
County	Duval
Submarket	Northside
Parcel ID	108853-0050
Use	Industrial & Commercial Outdoor Storage
Zoning	IW (Industrial Waterfront)
Lot Size	4.5± AC
Office Trailer	1,200± SF
Utilities	Electric, water & septic
Trailer Parking	Up to 144 stalls

Property Features:

- Aggregate surface (crushed rock)
- Perimeter chain-link fence with 3-string barbed wire
- Pole lighting
- Gated access
- Reefer plugs



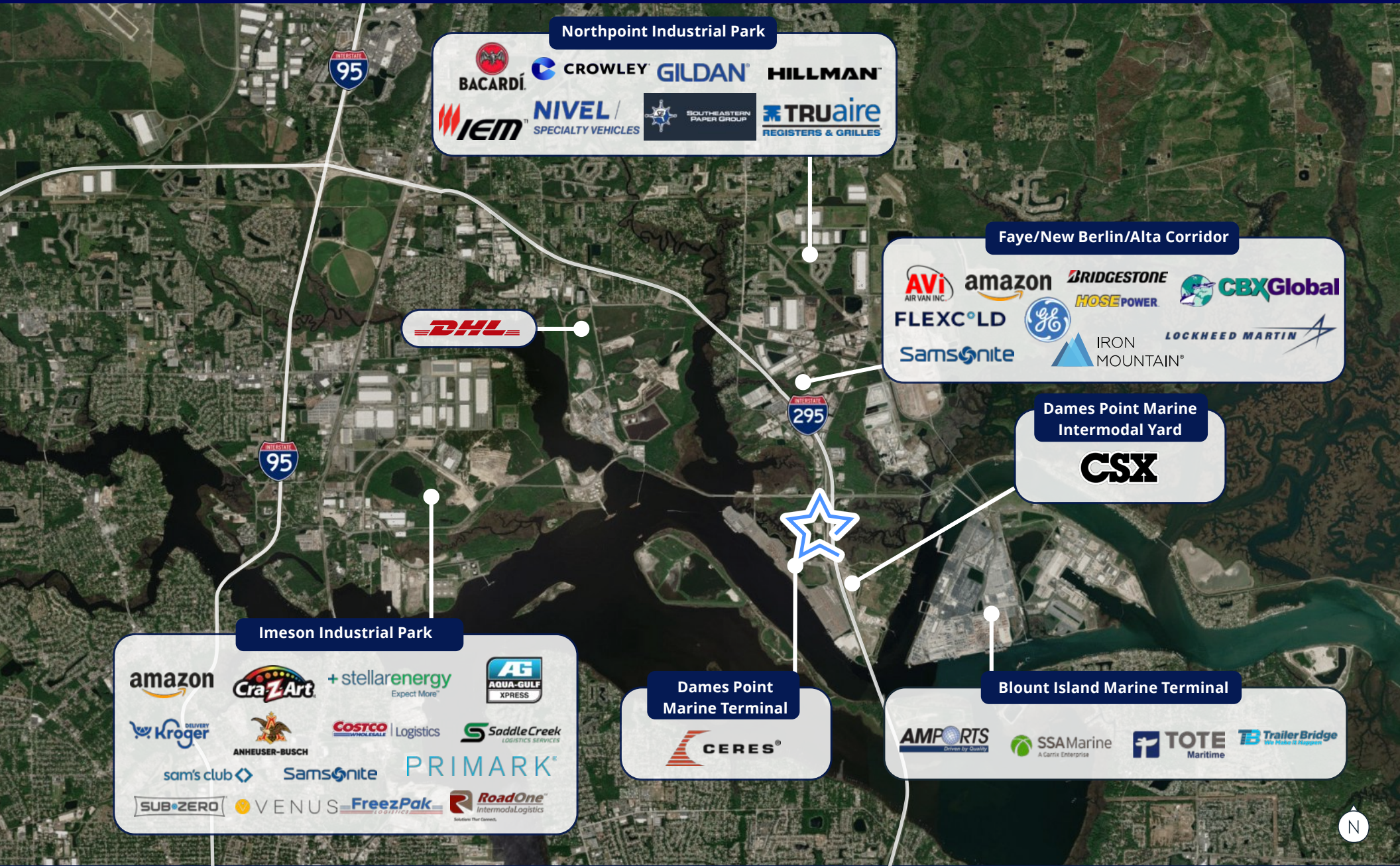
SITE Plan



PROPERTY Location



Click to view location



Northpoint Industrial Park

BACARDÍ **CROWLEY** **GILDAN** **HILLMAN**
IEM **NIVEL** **SOUTHEASTERN PAPER GROUP** **TRUaire**
SPECIALTY VEHICLES REGISTERS & GRILLES

Faye/New Berlin/Alta Corridor

AVI **amazon** **BRIDGESTONE** **CBXGlobal**
AIR VAN INC. **FLEXC°LD** **GE** **HOSEPOWER** **IRON MOUNTAIN** **LOCKHEED MARTIN**
Samsnite

Dames Point Marine Intermodal Yard

CSX

Imeson Industrial Park

amazon **CraZ Art** **+stellarenergy** **AG**
Kroger **ANHEUSER-BUSCH** **COSTCO** **Logistics** **SaddleCreek**
sam's club **Samsnite** **PRIMARK**
SUB•ZERO **VENUS** **FreezPak** **RoadOne**
IntermodalLogistics

Dames Point Marine Terminal

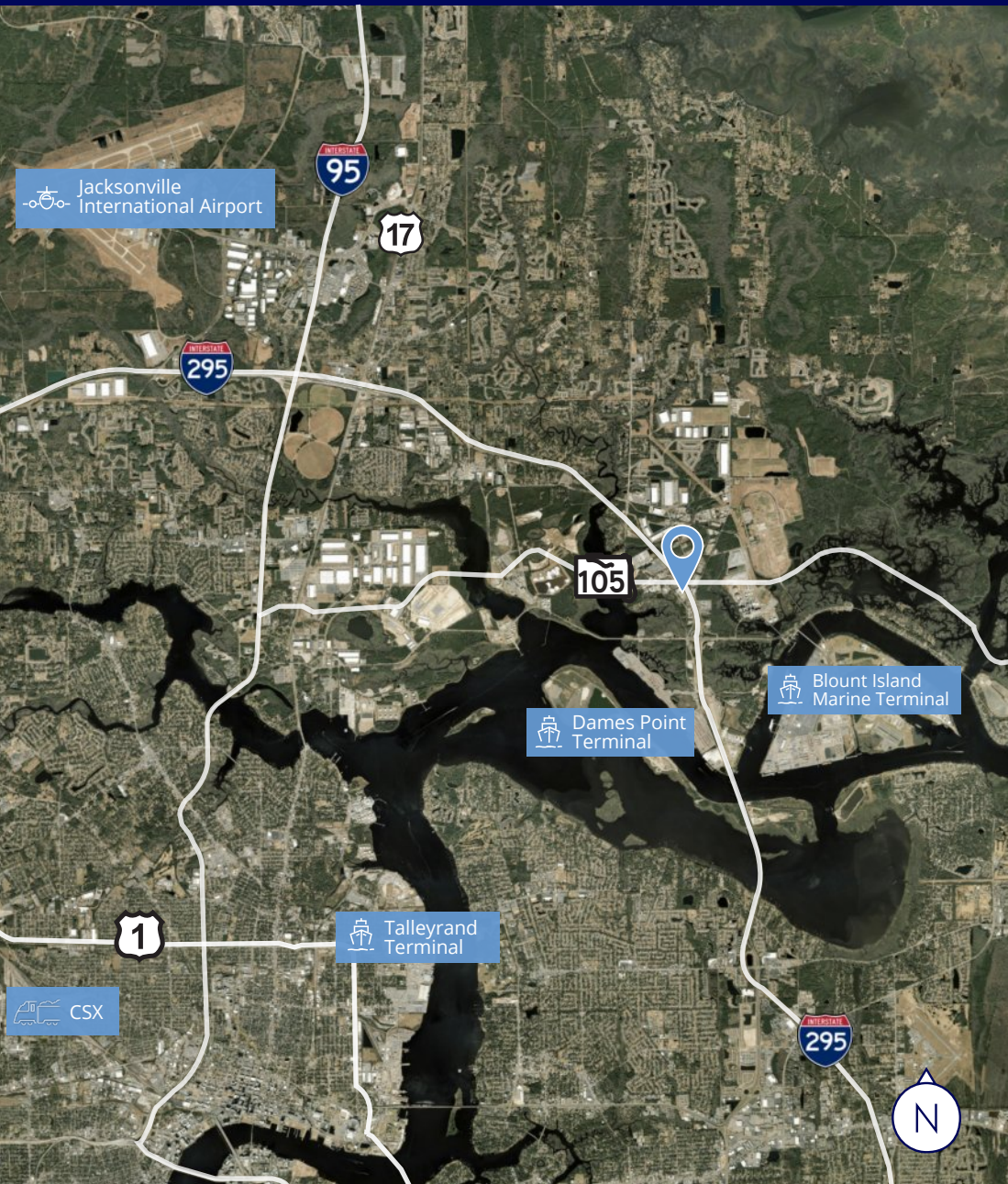
CERES

Blount Island Marine Terminal

AMPORTS **SSAMarine** **TOTE** **Trailer Bridge**
Driven by Quality A Cerberus Enterprise Maritime



PROPERTY Distances



FL 105 | .6 miles

JAXPORT Dames Point Terminal | .8 miles

I-295 | .9 miles

JAXPORT Blount Island Terminal | 2.3 miles

I-95 | 6.1 miles

US 17 | 6.6 miles

JAXPORT Talleyrand Terminal | 9.8 miles

Jacksonville International Airport | 11.4 miles

I-10 | 13.8 miles

CSX Moncrief Yard | 11.4 miles

US 1 | 15.8 miles



New Berlin Rd



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