

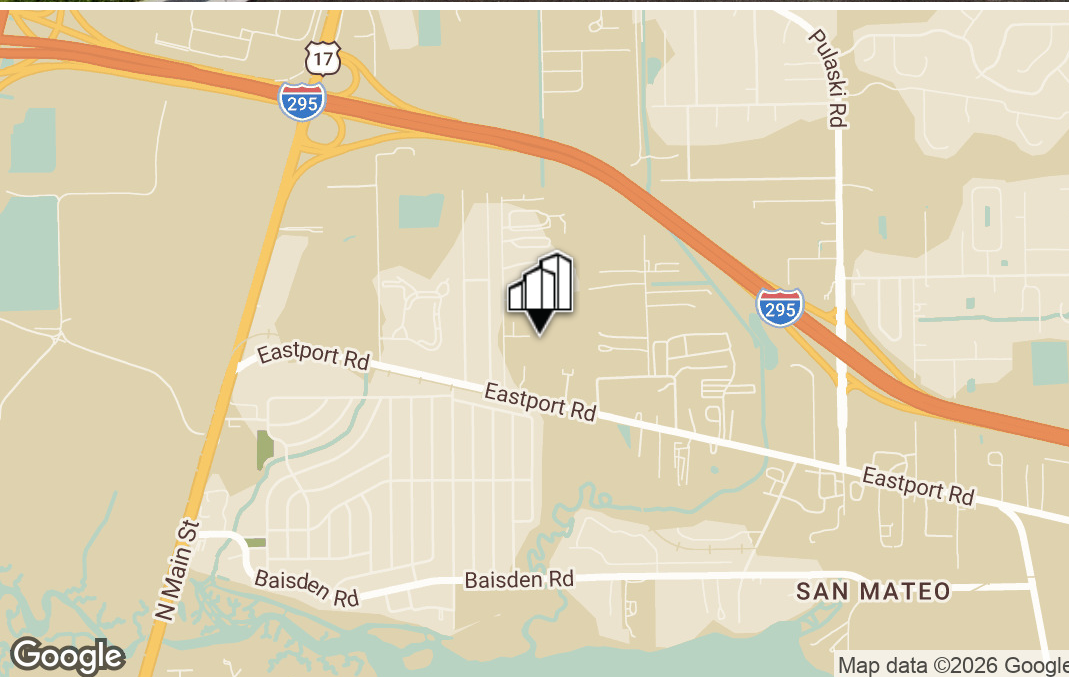
INDUSTRIAL PROPERTY FOR LEASE

GLACIER BUSINESS PARK

11691 INDUSTRY DRIVE, JACKSONVILLE, FL 32218



PRIMER**REALTY**



For More Information:

Tyler Steiner

Associate Director

904.245.1307

tsteiner@primerealtyinc.com

4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.



Property Summary



PROPERTY DESCRIPTION

This brand new 2026 construction is ideally situated less than one mile from the I-295/I-95 interchange in Jacksonville's growing Northside/Oceanway corridor. The complex offers two unit sizes with the option to combine for additional square footage, 12' x 14' drive-in doors, and 18' clear height. Tenants benefit from single-phase 30-amp power, climate controlled restrooms on site, and a gated complex with controlled access. Units are available on a month-to-month basis.

PROPERTY HIGHLIGHTS

- Brand new construction completed in 2026
- Located less than one mile from I-295/I-95
- 12' x 14' drive-in doors
- Climate controlled restrooms on site
- Single-phase 30-amp power
- Gated complex with controlled access
- Units available on a month-to-month basis

OFFERING SUMMARY

Lease Rate:	\$375 (350 SF), \$750 (700 SF), Call for Multi-Unit Pricing 2,000 to 50,000 + SF
Zoning:	IL
Lot Size:	3 Acres
Available SF:	Up to 53,472 SF

Property Description



PROPERTY DESCRIPTION

This brand new 2026 construction is ideally situated less than one mile from the I-295/I-95 interchange in Jacksonville's growing Northside/Oceanway corridor. The complex offers two unit sizes with the option to combine for additional square footage, 12' x 14' drive-in doors, and 18' clear height. Tenants benefit from single-phase 30-amp power, climate controlled restrooms on site, and a gated complex with controlled access. Units are available on a month-to-month basis.

LOCATION DESCRIPTION

Located in Jacksonville's growing Northside/Oceanway corridor, 11691 Industry Drive enjoys excellent visibility and accessibility with the I-295/I-95 interchange less than one mile away. The surrounding area features a dense and expanding residential population, providing a strong built-in customer base for self storage demand. Jacksonville International Airport and major retail corridors are within minutes, reinforcing the site's position in one of Jacksonville's most active growth areas on the Northside.

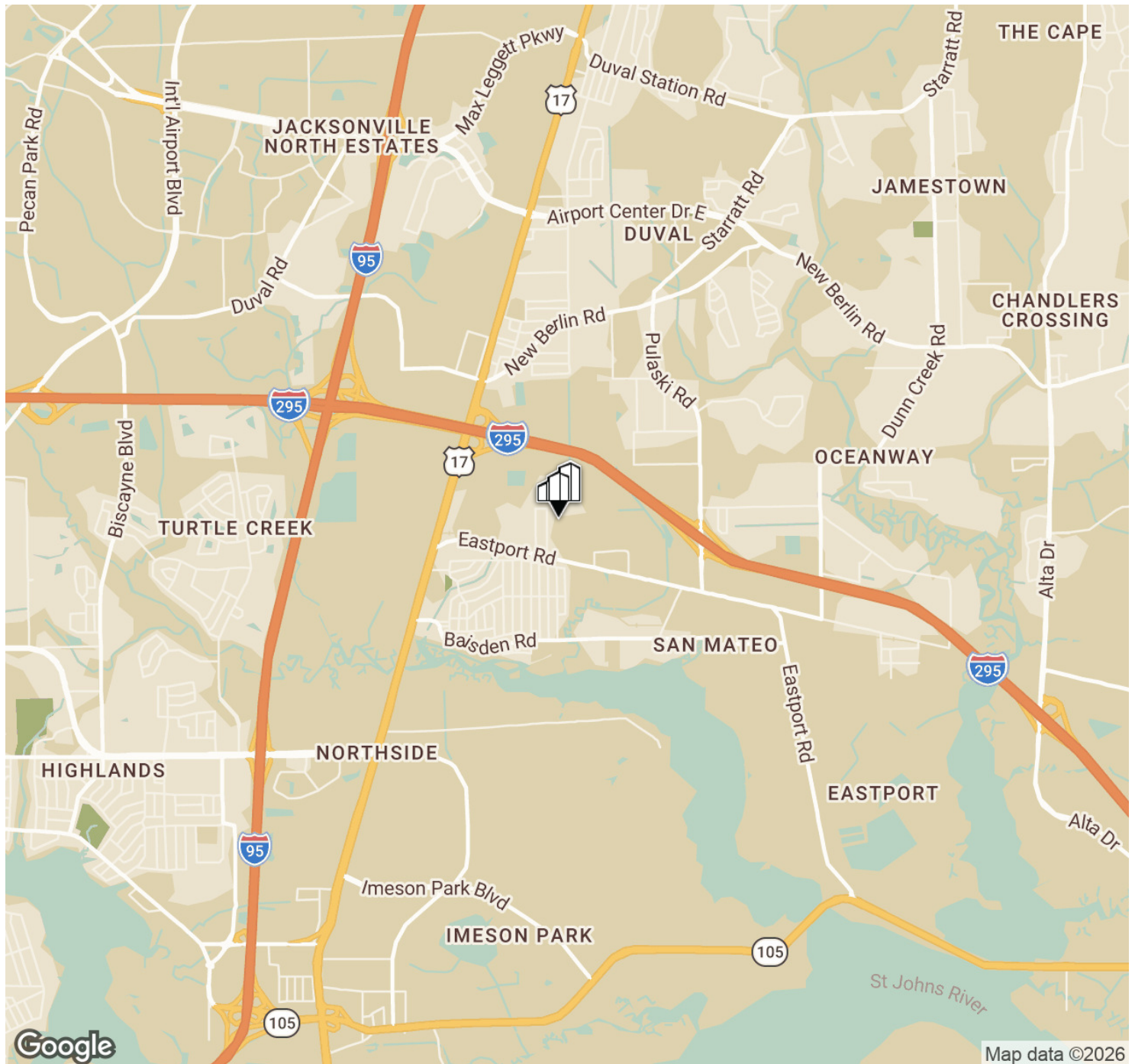
Additional Photos



Glacier Business Park | 11691 Industry Drive, Jacksonville, FL 32218

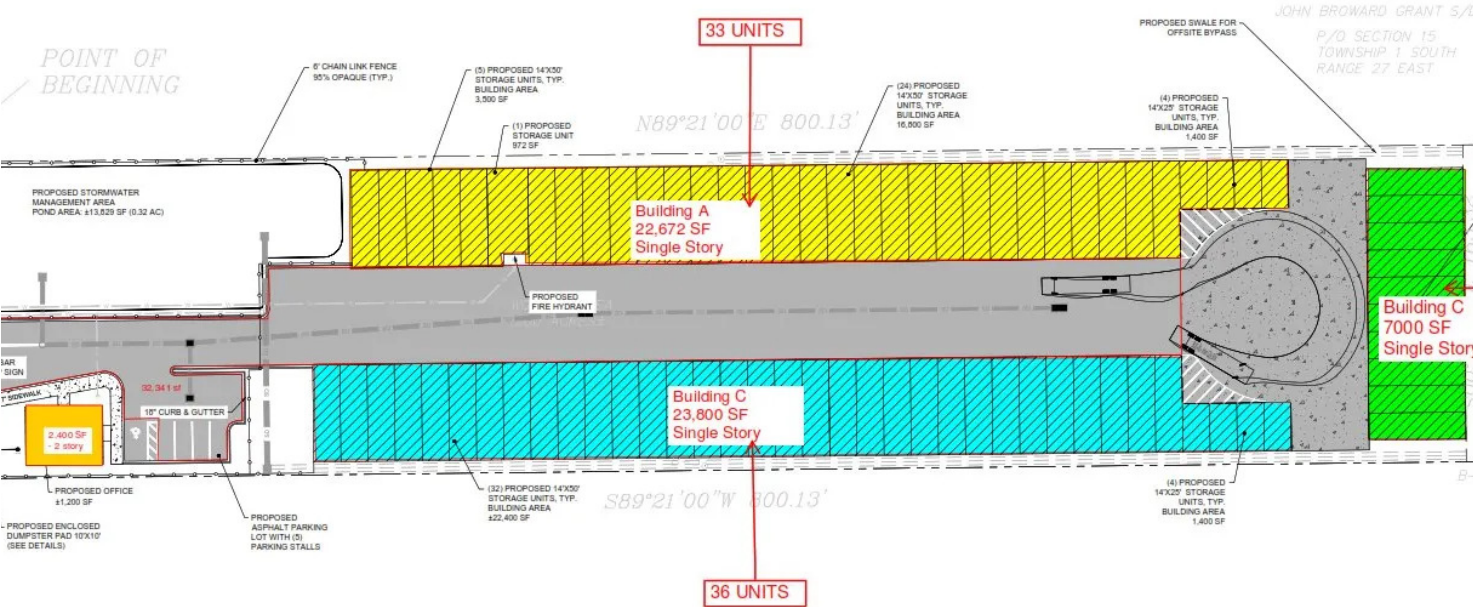


Location Map



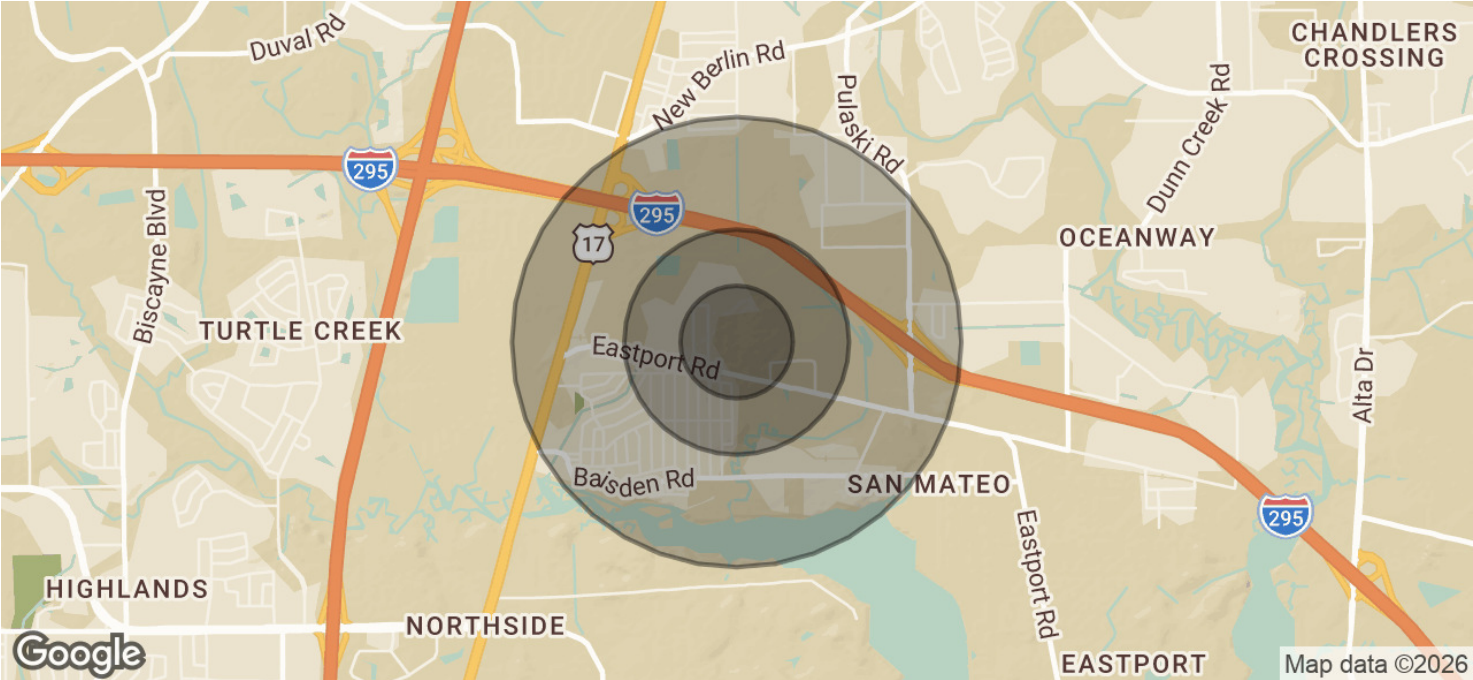


Site Plans





Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	242	1,008	4,354
Average Age	38.3	38.6	38.0
Average Age (Male)	37.2	37.5	36.4
Average Age (Female)	40.9	41.4	40.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	110	446	1,811
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$67,767	\$72,335	\$77,522
Average House Value	\$271,484	\$256,981	\$252,840

2023 American Community Survey (ACS)