

FOR SALE OR LEASE

2.95-ACRE IOS OPPORTUNITY | YARD | OFFICE | WAREHOUSE

5050 NEW KINGS RD | JACKSONVILLE, FL



 FranklinStreet



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PROPERTY OVERVIEW

5050 New Kings Road presents a value-add Industrial Outdoor Storage (IOS) opportunity within one of Jacksonville's most active industrial corridors. The property offers direct frontage along U.S. Route 1 (New Kings Road) with immediate access to Interstate 295 and Interstate 95, supporting efficient truck movement and regional connectivity.

The site features a fully fenced yard, existing conditioned office space, and a functional warehouse with grade-level loading, allowing for immediate use. Positioned within an established industrial and IOS-driven submarket and near active rail lines served by CSX Transportation, the property offers strong fundamentals with the ability to enhance operations and drive additional value through targeted improvements.

Investment or Owner User

Sales Price	Open for Offers
Lease Rates	Contact Broker
Building Size: (Concrete block and metal)	21,780 SF
Ceiling Height:	Approx 21'
Grade Level Doors	5
Zoning:	Heavy Industrial (IH)
Lot Size:	+/- 2.95 Acres
Office:	+/- 871 SF

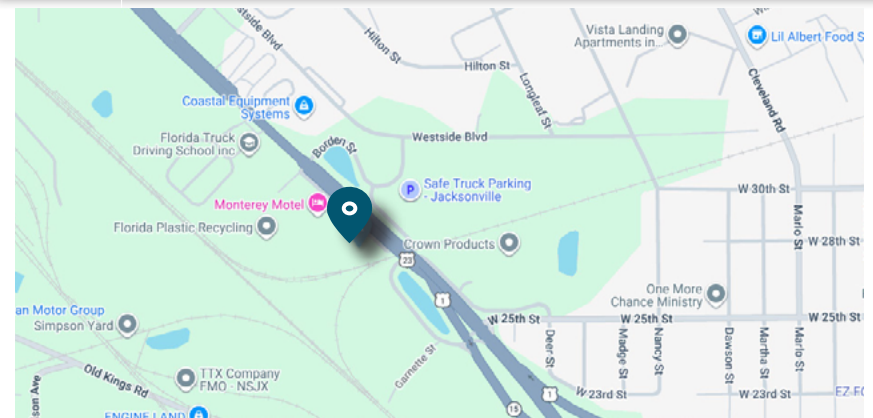


5050 NEW KINGS RD.



PROPERTY HIGHLIGHTS

- Quick access to Interstate 295, Interstate 95, and Interstate 10
- Located within an active rail corridor served by CSX Transportation
- Industrial Outdoor Storage (IOS) friendly site
- Fully fenced for secure outdoor storage (additional 1.45 acres)
- Functional layout with potential for improved truck circulation
- Existing conditioned office space at the front of the property
- Warehouse with approx. 20' clear height at the pitch
- Grade-level doors (5) loading only (ideal for) contractor and fleet users)
- Suitable for heavy industrial, storage, or service-based operations
- Value-add opportunity through site and building improvements
- Infill location within a dense industrial user base



JAX PORT INFO

The property's proximity to JAXPORT significantly enhances its strategic value, as the port continues to expand its cargo capacity, terminal infrastructure, and shipping line activity. Ongoing investments and rising container volumes have strengthened Jacksonville's role as a major Southeast logistics hub, attracting distribution, trucking, and import/export users to the surrounding corridors. For Industrial Outdoor Storage (IOS) users, access to the port is critical for container storage, chassis parking, and short-haul drayage operations. Located within a short drive of JAXPORT and connected via major highways, 5050 New Kings Road is ideally positioned to benefit from continued port growth and the increasing demand for functional yard space to support port-related logistics.

The property is surrounded by a strong base of industrial users including fabrication, logistics, equipment rental, and contractor-oriented businesses, many of which rely on outdoor storage and fleet parking. Industrial users listed below are located within a 3-mile radius, demonstrating strong localized demand for industrial outdoor storage and contractor-oriented facilities.

- Crown Products Co Inc (0.5–1 miles)
Sheet metal fabrication / contractor-type use (ideal IOS profile)
- Coastal Industrial (1–2 miles)
Equipment rental (yard + fleet storage user)
- Tec Composites (1–2 miles) Industrial fabrication / manufacturing user
- Rodian Logistics, Inc (2–3 miles) Logistics + trucking operations
- T & C Metals (1–2 miles)
Building materials / contractor supply (yard-intensive user)



AREA DEMOGRAPHICS



POPULATION

1 mile	6,758
3 miles	66,699
5 miles	215,508



MEDIAN INCOME

1 mile	\$38,675
3 miles	\$40,660
5 miles	\$51,827



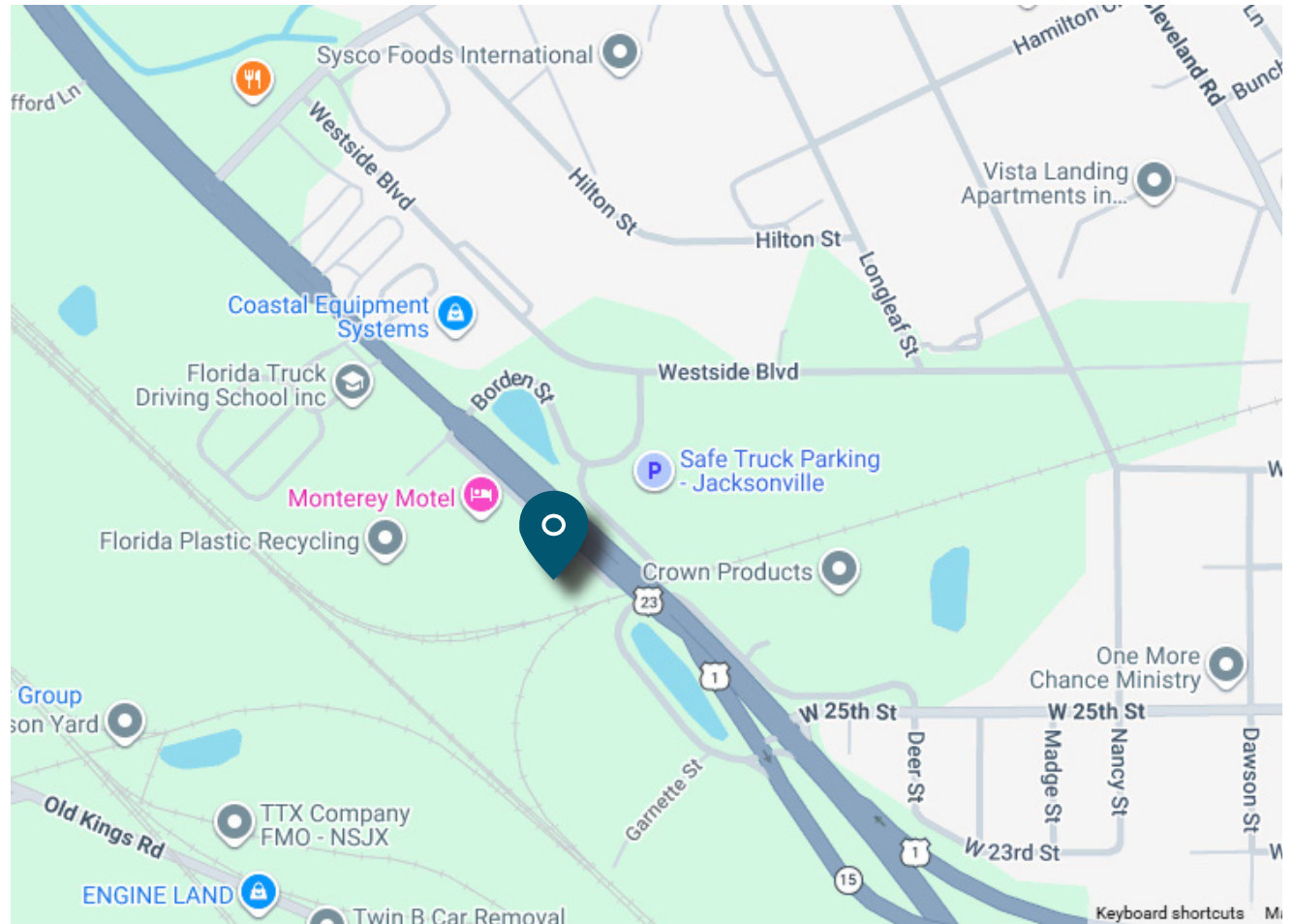
DAYTIME POPULATION

1 mile	362
3 miles	3,759
5 miles	13,346



HOUSEHOLDS

1 mile	2,584
3 miles	25,665
5 miles	71,954



DISTANCE TO LOCAL AREA HOTSPOTS:



Downtown Jacksonville
17-19 miles (~25-30 minutes)



JAX PORT
6.2 Mi (~12 mins)

Jacksonville, FL

Why JAXPORT Matters:

As one of the fastest-growing ports in the United States, JAXPORT handles a significant volume of containerized cargo and is a national leader in vehicle imports. Continued expansion projects and increasing throughput are driving sustained demand for nearby industrial, logistics, and IOS properties.

Jacksonville has emerged as a premier Southeast logistics hub, driven by the continued expansion of JAXPORT and its strategic position along the East Coast.

As Florida's largest city by land area, Jacksonville offers unmatched scale, connectivity, and infrastructure critical to modern distribution and industrial users.

The region benefits from a rapidly growing population, a business-friendly environment, and a strong labor pool supporting transportation, warehousing, and port-related industries. Ongoing investment in port infrastructure, including deepwater access and increased cargo capacity, continues to attract national and international logistics operators.

Jacksonville's industrial market is further supported by immediate access to major transportation corridors, including I-95 and I-10, as well as proximity to rail and intermodal facilities. This connectivity enables efficient movement of goods throughout the Southeast and positions the market as a key node in global supply chains.

These fundamentals have driven strong demand for warehouse, distribution, and industrial outdoor storage (IOS) assets, making Jacksonville a highly attractive market for both users and investors seeking long-term growth and stability.

Port-Driven
Economic Engine



Global Logistics
Gateway



Strategic
Southeast



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