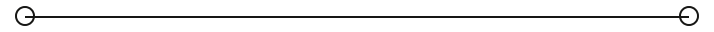


SALE / LEASE

5.54± Acres | Dual Frontage | Existing Improvements

10650 NEW KINGS RD

Jacksonville, FL 32219



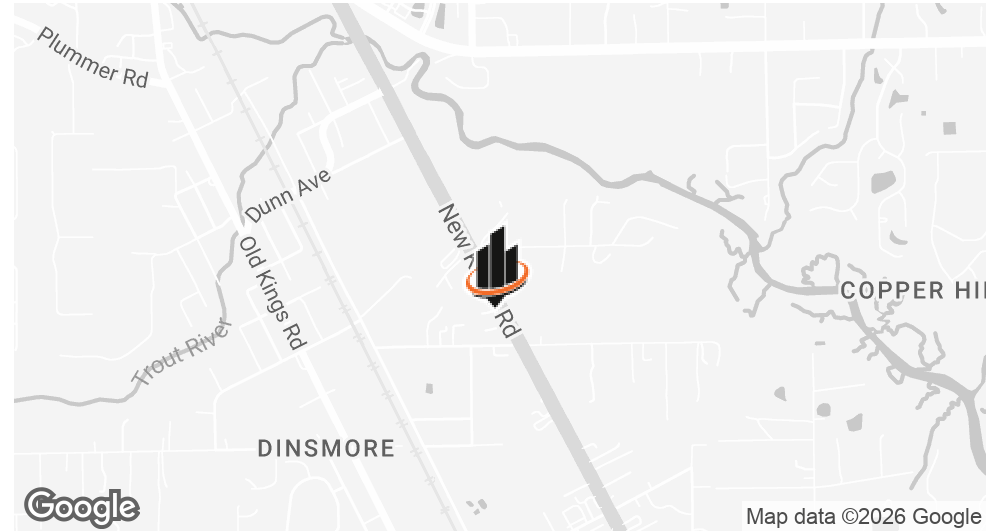
ADDITIONAL PHOTOS



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EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE (SITE):	\$2,299,000
LEASE RATE:	\$17,000 per month (NNN)
AVAILABLE SF:	Up to 5.54 Acres
TOTAL LOT SIZE:	5.54 Acres
NUMBER OF LOTS:	3
PRICE / ACRE:	\$414,982
DIVISIBLE?	YES
ZONING:	CCG-2

PROPERTY OVERVIEW

SVN First Coast Commercial Real Estate is pleased to present approximately 5.54 acres located along New Kings Road in Jacksonville, Florida.

Positioned within an established industrial and transportation-oriented corridor, the property benefits from proximity to major regional users including SanMar, ADESA Jacksonville, America's Auto Auction, and Manheim Auto Auctions. The site offers convenient access to Interstate 295 and Jacksonville's broader logistics network.

The property features frontage and access from both New Kings Road and Pitts Road, providing flexibility for owner-users, investors, contractors, fleet operators, and businesses seeking outdoor storage or yard-oriented functionality.

Offered for sale at \$2,299,000, the property is also available for lease in whole or in part. Individual parcels are available at approximately \$3,000 per acre per month, with the improved front parcel available at \$4,500 per month. The entire site may be leased for \$17,000 per month NNN.

A clean Phase I Environmental Site Assessment was completed in May 2025 with no Recognized Environmental Conditions identified.

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COMPLETE HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- ±5.54-acre commercial opportunity with existing improvements
- Clean Phase I Environmental Site Assessment was completed in May 2025..
- Offered for sale at \$2,299,000
- Entire site available for lease at \$17,000/month NNN
- Individual parcels available for lease
- Improved frontage parcel available separately
- Frontage along New Kings Road
- Secondary access from Pitts Road
- Existing commercial building with roadside signage
- Existing fencing, gates, and secured yard areas
- Existing concrete hardstand and utility infrastructure
- Flexible configuration for owner-users, investors, and commercial operators
- Located within Jacksonville's established logistics and transportation corridor
- Convenient access to Interstate 295 and Downtown Jacksonville
- Near major distribution, transportation, and automotive-related users
- Potential assemblage opportunity with adjacent acreage (subject to separate negotiation)
- Functional site with immediate occupancy potential
- Multiple ownership, leasing, and repositioning strategies available
- All uses subject to zoning and municipal approval

ADDITIONAL PHOTOS



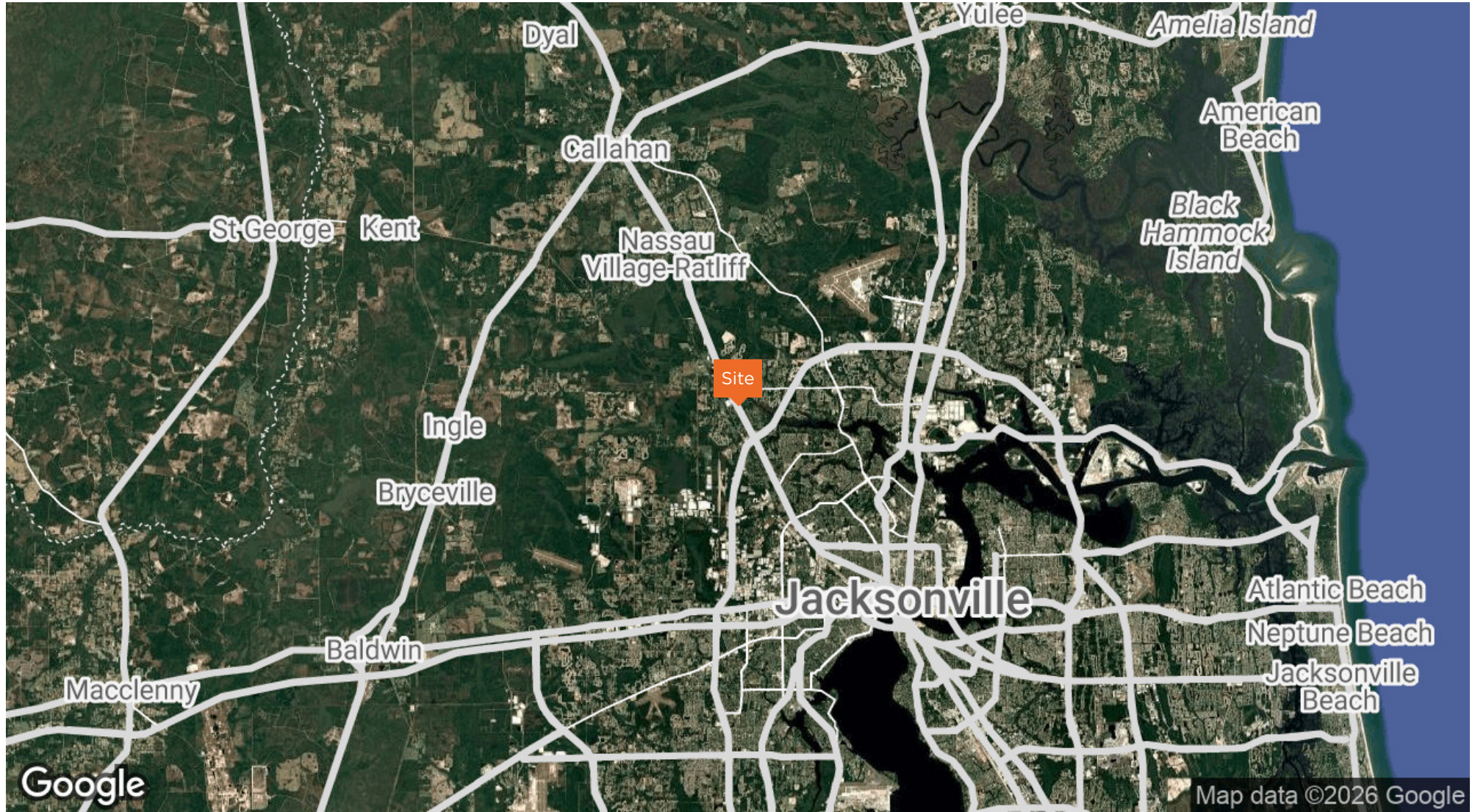
BOUNDARY LINES APPROXIMATE

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5.55± ACRES | DUAL FRONTAGE | EXISTING IMPROVEMENTS | 10650 New Kings Rd Jacksonville, FL 32219SVN | FIRST COAST COMMERCIAL

REGIONAL MAP



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LOCATION MAP



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JACKSONVILLE, FL



HIGHLIGHTS:

- Twenty-two miles of beaches, 1,100 miles of shoreline
- Largest urban park system in the country with 80,000 acres
- 40 golf courses
- Historical landmarks
- Culture and entertainment
- 270 average days of sunshine per year
- One of only 17 U.S. strategic ports on-call to move military cargo

AREA INFORMATION

One of Florida's most historic cities, first founded by European settlers back 1562. Jacksonville is rich with old Florida history, Civil War history, Civil Rights history, and Southern Rock history. Jacksonville's Downtown is one of the oldest in the state and packed with architectural gems from the early 1900's. Museums dedicated to the African American story, museums featuring the history of our beaches and a museum dedicated to the history of the biggest and most historic park, the Timucuan Ecological and Historic Preserve.

The final 35 miles of the St. Johns River runs through Jacksonville, the largest city by area in the United States, with a population of over one million. Much of the economic base of Jacksonville depends on the river: Northeast Florida's strong military presence operates on the river and 18,000,000 tons of goods are shipped in and out of Jacksonville annually.

The military presence also has a significant economic impact on the region that provides stability and diversity within the local community. Area military installations such as Naval Air Station Jacksonville, Naval Station Mayport, Kings Bay Naval Base, Camp Blanding Joint Training Center, Naval Aviation Depot Jacksonville and Marine Corps Blount Island Command provide employment to more than 50,000 active duty, reserve and civilian men and women.

There's little doubt the St. Johns River is the trade engine that drives Jacksonville. While its economic impact may be hard to quantify, the peripheral industries the river supports and affects are abundant.

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