



**10,000± SF Warehouse
with 7± AC for Lease**
3075 Leon Road, Jacksonville, FL 32246

Call for pricing



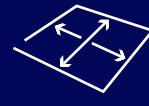
Eric Bumgarner, CCIM
Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Michael Cassidy
Associate Vice President
+1 904 861 1120
michael.cassidy@colliers.com

Gordon Olson
Senior Associate
+1 904 861 1124
gordon.olson@colliers.com

Colliers
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville

PROPERTY Overview



7± AC



5,000± - 10,000± SF



Light Industrial (IL)

The Bumgarner Industrial Team along with Colliers is pleased to introduce a premier industrial service facility in the sought-after Southside submarket. This exceptional property includes a 10,000± square feet warehouse & office building on a 9± acre lot with 7± usable acres. The fully fenced facility features two points of egress and ingress from Leon Rd, ensuring convenient access. The yard will be delivered stabilized with crushed rock, creating a durable outdoor space. This remarkable property offers an outstanding opportunity for businesses seeking a versatile space with excellent amenities, a prime location, and the potential for future growth in a thriving industrial area.

This property offers an expansive yard area with excellent circulation, laydown capability and room to scale. Zoned Light Industrial, the property accommodates a broad range of uses—ideal for contractors, equipment rental, distribution and manufacturing with flexibility for both outdoor storage and operational intensity.

Property Features

- Fully fenced site for controlled access and security
- Landlord is open to demising for two tenants
- Immediate access to I-295 and Beach Boulevard
- Ideal for service-related industries that have a large fleet of vehicles, heavy equipment or outside materials

Strategically located just minutes from I-295 and Beach Boulevard, the site provides immediate access to Jacksonville's major transportation corridors, labor base, and surrounding commercial infrastructure. The landlord is open to demising the property for two tenants and providing site improvements tailored to tenant needs. They are also enhancing the overall site by removing accessory structures and stabilizing the yard with aggregate.

Functional yard. Strong power. Prime Southside location. Hard to find at this scale.



Submarket	Southside
Parcel ID	164102-0000, 164100-0000 164099-0000, 164098-0000
Land Area (AC)	9± total, 7± usable AC
Zoning	Light Industrial (IL)
Building Class	Class B
Year Built	2004
Building (SF)	10,000±
Office (SF)	TBD
Building Dimensions	200' x 50'
Construction Type	Metal
Clear Height	18'
Loading Doors	(4) 12' x 14 grade-level roll-up doors
Electrical Service	600-amp, 3-phase power
Parking	20 spaces

PROPERTY
Photo Gallery



Click to view
Land id Map



1162895

3075 Leon Road

PROPERTY
Photo Gallery | Warehouse



PROPERTY Location



Click to view location



About Jacksonville

The Jacksonville MSA is the largest in the continental United States by area, covering around 875 square miles in the northeastern part of Florida, including Duval, Nassau, St. Johns, Clay and Baker counties. Jacksonville is the largest city in the state based on population, and is still growing.

With 1.05 million residents, the region offers endless opportunities and a superior quality of life. The Jacksonville area continues to experience positive growth as more people discover its perfect balance between business opportunities and lifestyle.

Logistics

The metro area's multimodal transportation infrastructure and central location in a rapidly growing state will drive long-term growth.

JAXPORT will remain a major asset to the metro area thanks to investments, including the recently completed harbor deepening and upcoming power line raising, which will accommodate post-Panamax vessels.

The metro area's six freight rail lines, international airport, rapidly expanding international port and proximity to the intersection of two cross-country interstate highways will secure Jacksonville's future as a major distribution hub.



Sources: JAXPORT and JAXUSA

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Marine Terminals

15%

Lower Construction Costs
than the U.S. Average

\$4.27

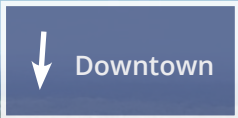
Cost Per Square Foot

#1

Industrial Park in the
Southeast

Florida's Largest
Container Port by Volume

PROPERTY
Aerial

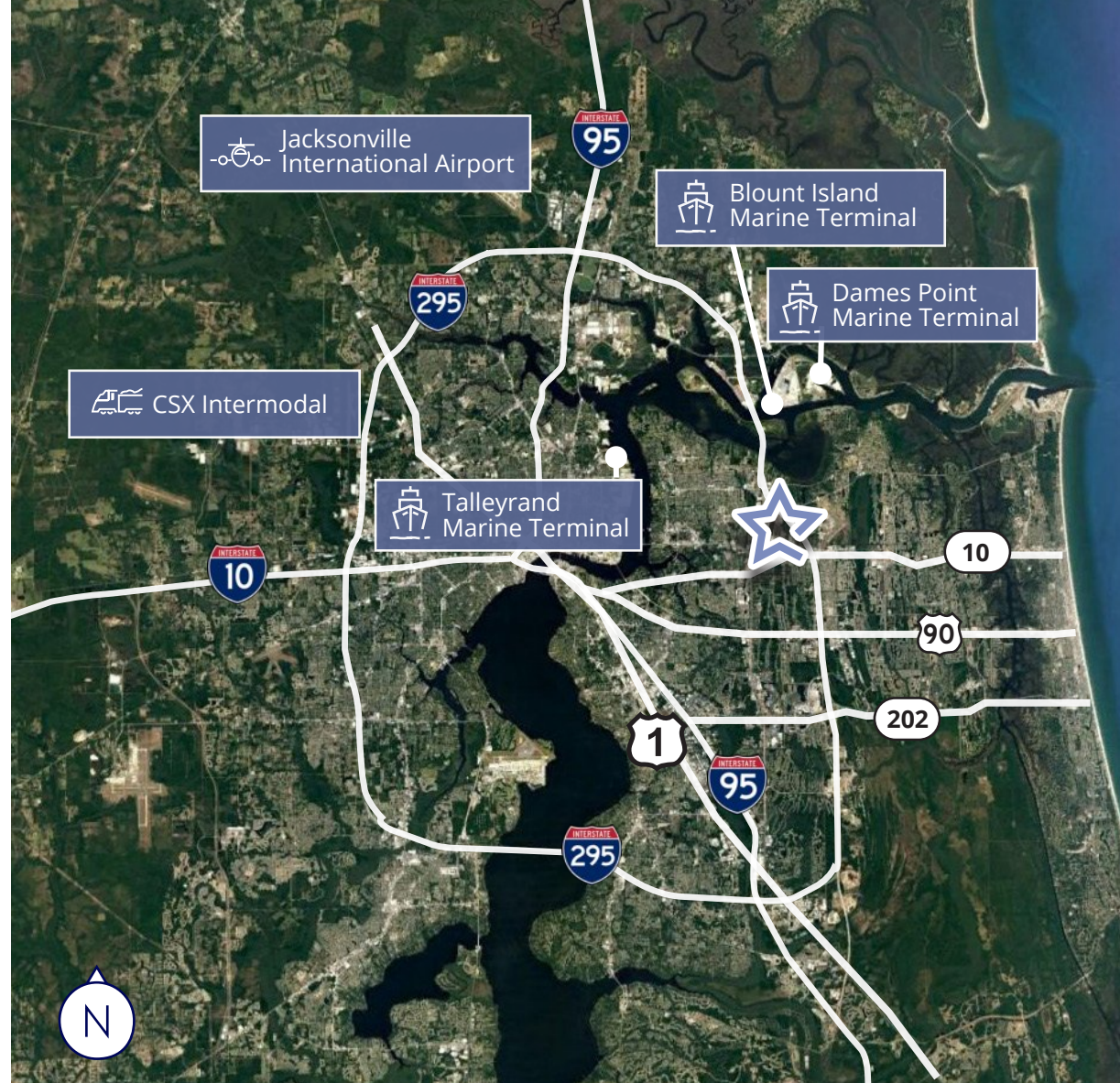


Beach Blvd



Property Distances

I-295	1 Mile
US 1	6.4 Miles
I-95	5.7 Miles
I-10	9.7 Miles
JAXPORT Talleyrand Terminal	10.1 Miles
JAXPORT Dames Point Terminal	11.8 Miles
JAXPORT Blount Island Terminal	12.3 Miles
CSX Moncreif Yard	12.9 Miles
JIA	21.5 Miles



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