

# 4 - 13.5 Acres Available or Truck Parking/Outside Storage

120 Gun Club Road, Jacksonville, FL 32218

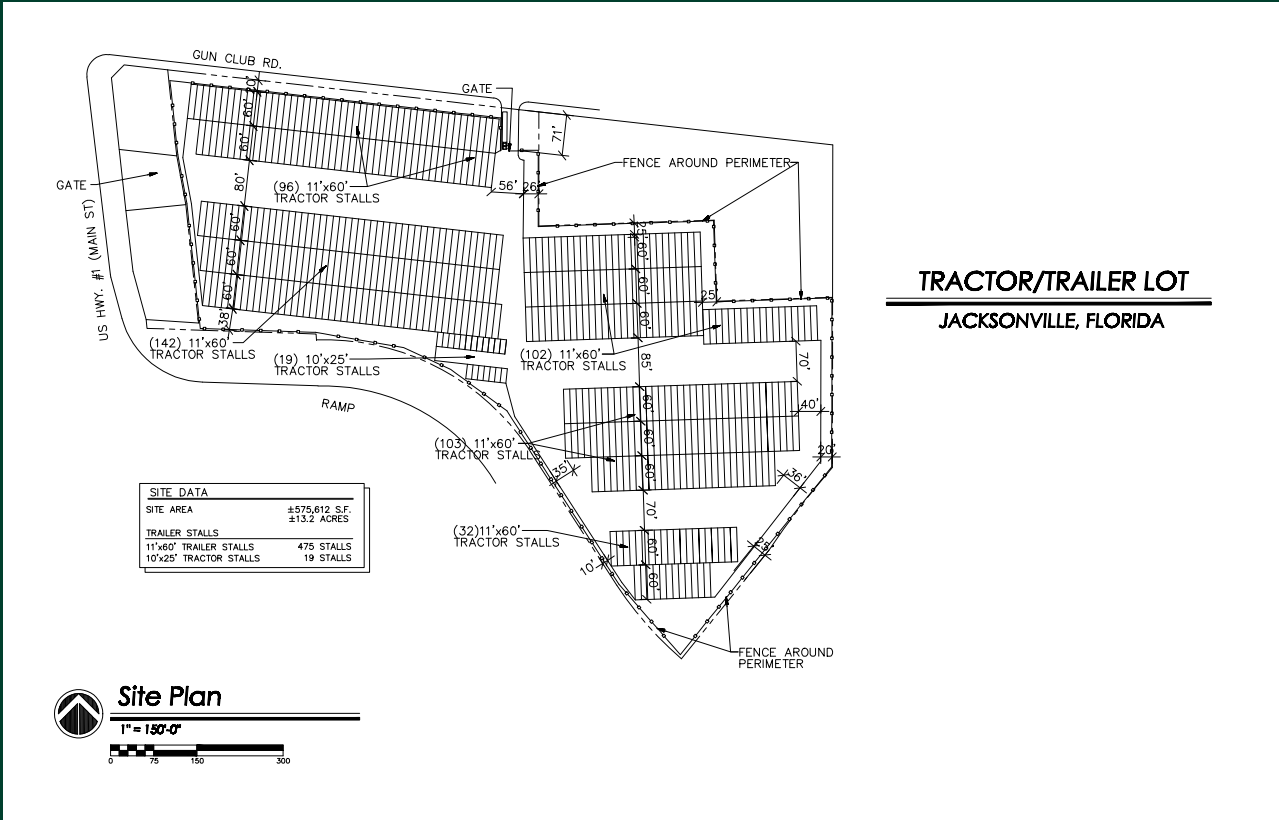
## Property Highlights

- + Stabilized ground
- + Will subdivide lots
- + Utilities to support a modular trailer for dispatch (water & electric)
- + Parking for private fleet vehicles
- + Zoned to permit outside storage
- + Fully Fenced and Gated
- + Close to Imeson Industrial Park, I-95, I-295, JAXPORT Talleyrand terminal, JAXPORT Blount Island terminal, Jacksonville International Airport, I-10

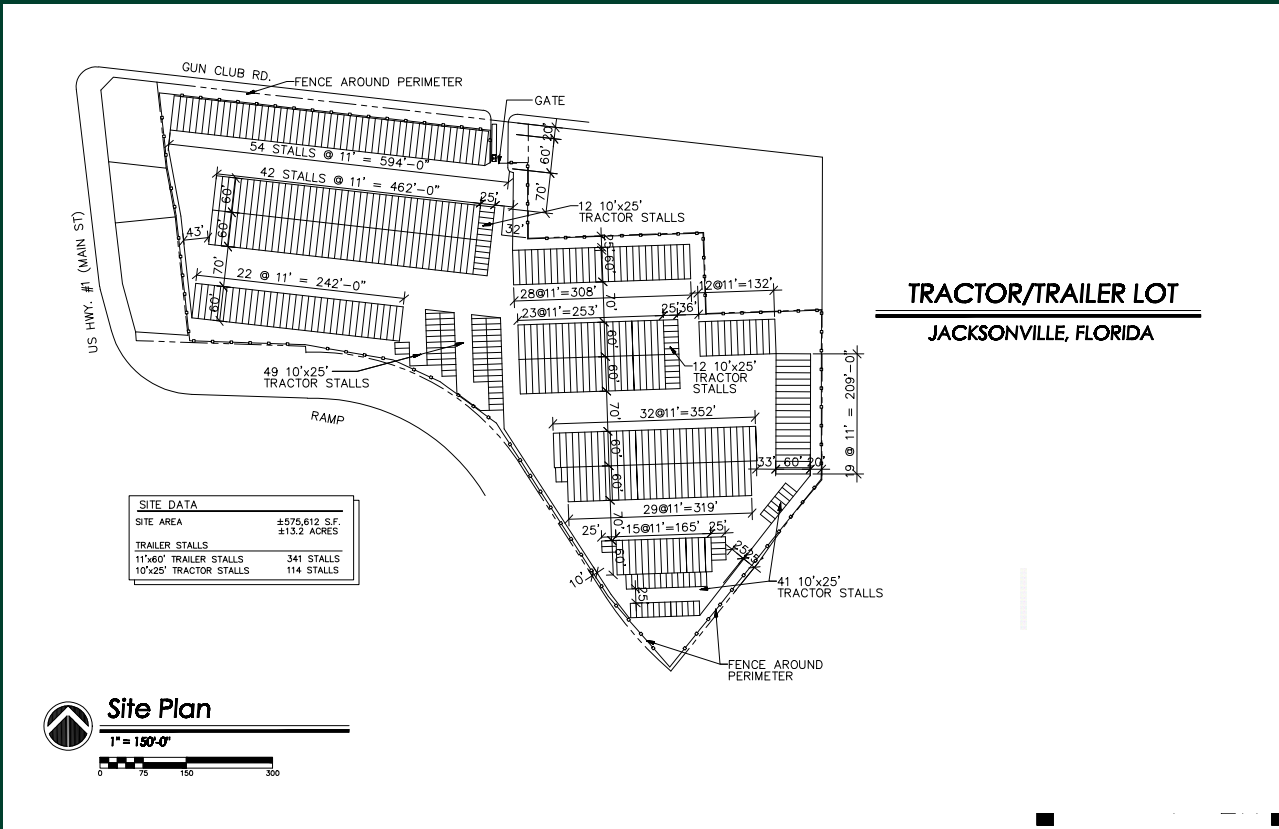


Image source: Duval county Property appraiser

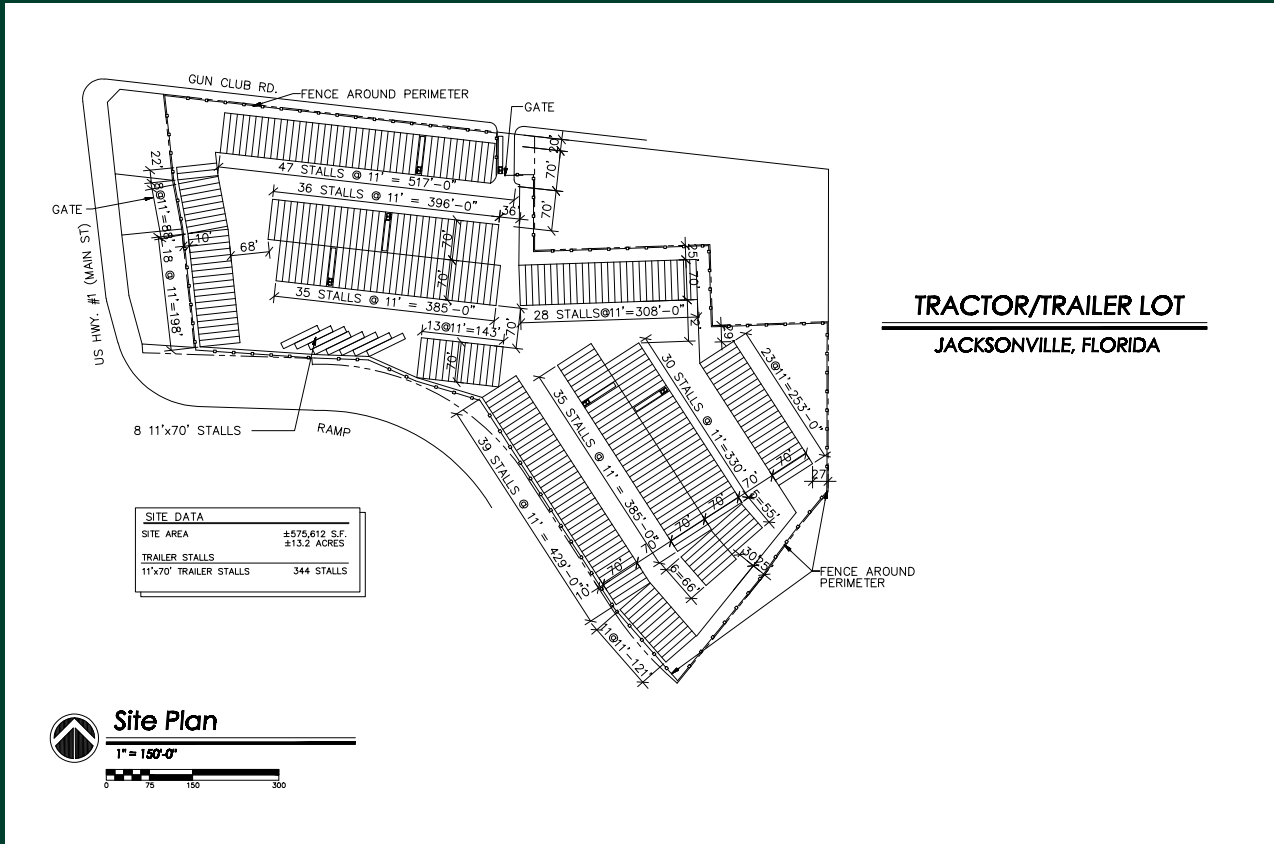
### Site Plan - Option 1



### Site Plan - Option 2

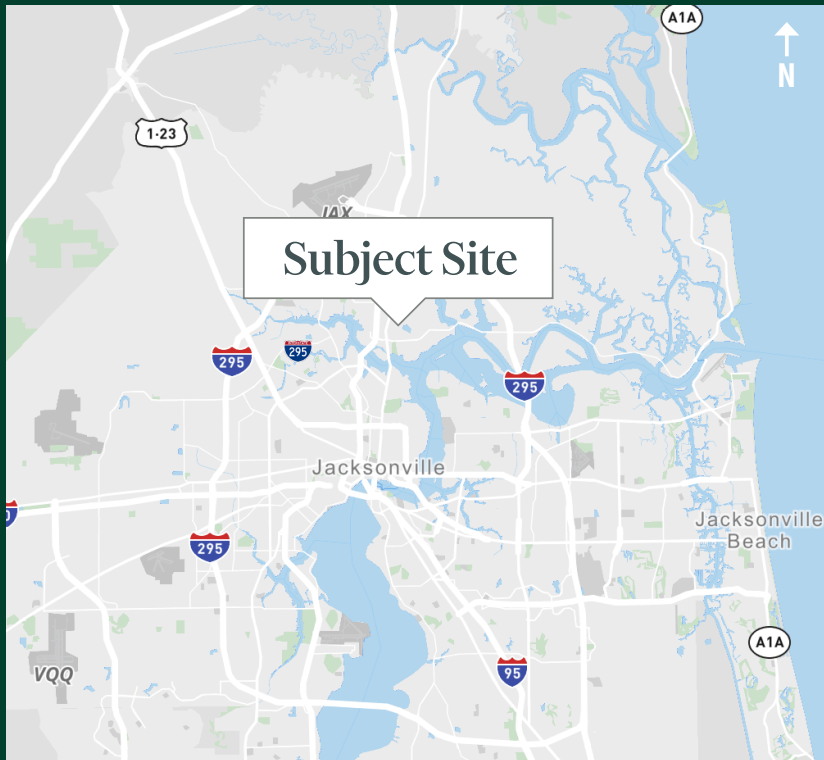


### Site Plan - Option 3



# Industrial Land for Lease

Ideal for truck parking and/or outside storage in Jacksonville's northside Industrial submarket.



Distance To:		
I-95	3 min	0.9 mi
I-295 at I-95N	7 min	4.9 mi
I-295 via Hwy 17	7 min	3.6 mi
I-10	10 min	7.9 mi
Jax Talleyrand Terminal	9 min	4.1 mi
Jax Blount Island Terminal	11 min	7.4 mi
Savannah	2 hr	133 mi
Orlando	2 hrs, 14 min	149 mi
Tampa	3 hrs, 27 min	209 mi
Miami	5 hrs, 21 min	361 mi
Atlanta	5 hrs, 6 min	356 mi

## Contact Us

**Ben Stewart, MBA**  
 First Vice President  
 +1 904 630 6343  
 ben.stewart2@cbre.com

**Terry Quarterman**  
 Senior Vice President  
 +1 904 630 6342  
 terrell.quarterman@cbre.com

**Kyle Fisher**  
 Associate  
 +1 904 630 6354  
 kyle.fisher@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.