

For Lease

108,000± SF Available
0.5 AC of Industrial Outdoor Storage

9444 - 9446 Florida Mining Blvd E
Jacksonville, FL 32257



Colliers

Seda Preston

+1 904 861 1142

seda.preston@colliers.com

John Cole

+1 904 327 1772

john.cole@colliers.com

Colliers

76 S. Laura St., Ste. 1500

Jacksonville, FL 32202

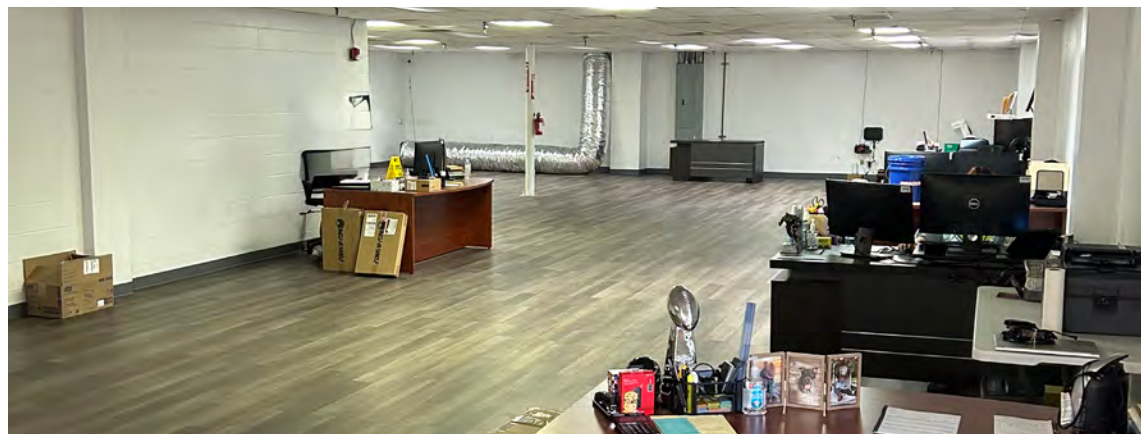
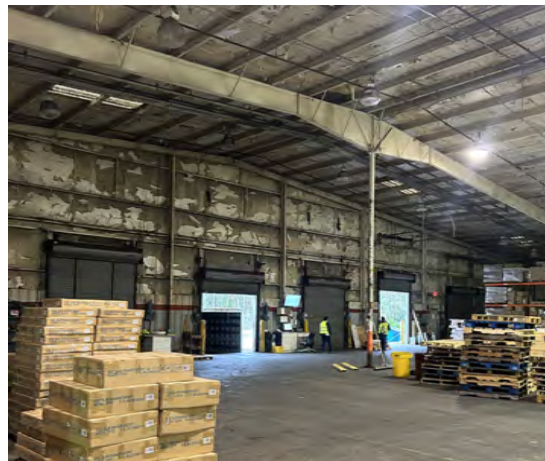
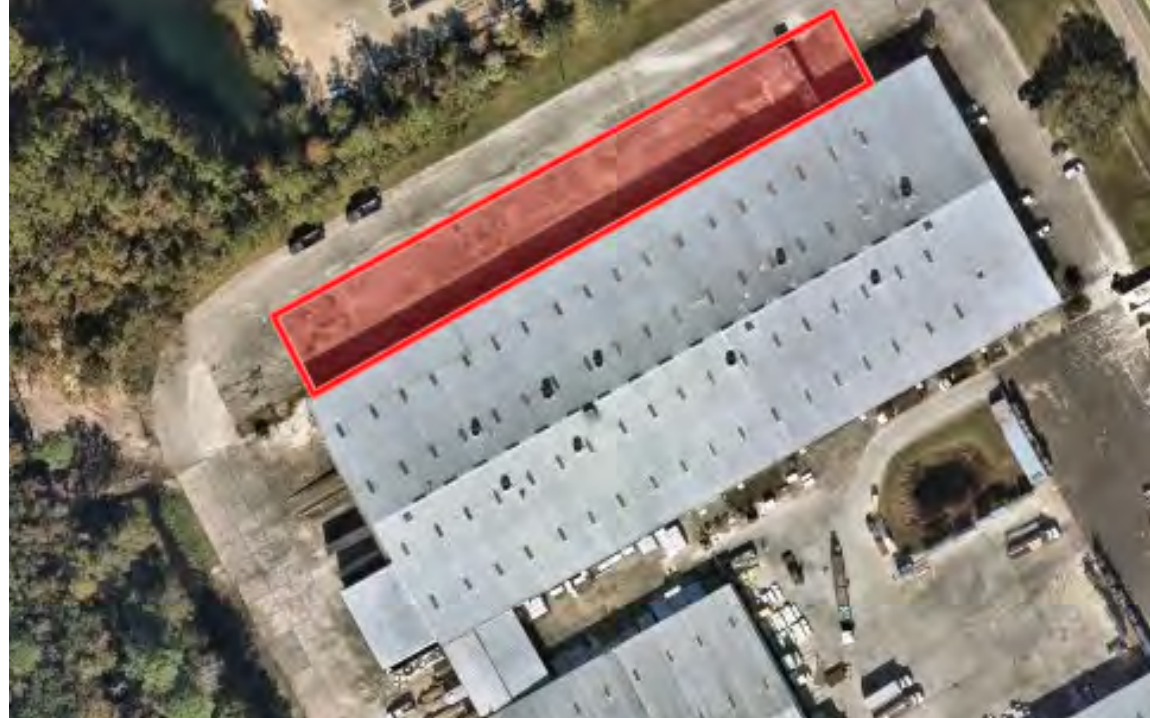
+1 904 358 1206

colliers.com/jacksonville

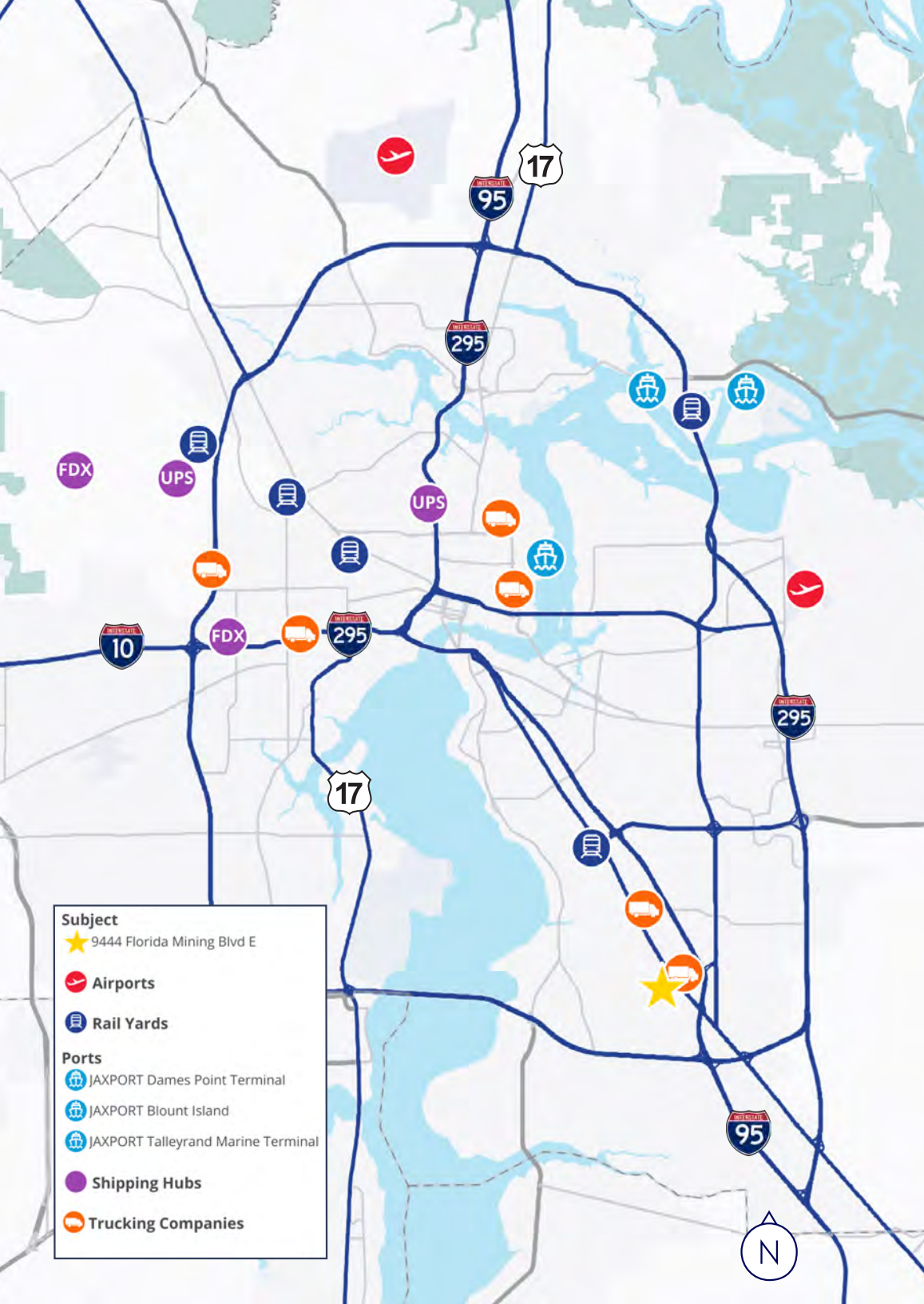
1147080

Property Highlights

Site Area	19.54 AC
Total Building Area	250,000 SF
Available Building Area	108,000 SF
Warehouse Area	96,057 SF
Office Area	11,943 SF
Load Configuration	Rear
Clear Height	17' - 23' (pitched roof)
Sprinkler	Wet
Power	Heavy Power 4,000a, 277/480v, 3p, 4w
Dimensions	450' d x 200' w
Dock High Doors	5
Drive In Doors	1
Parking	52
Trailer Parking	40
Lighting	Metal Halide
Flood Zone	X
Parcel #	159631 0000
Zoning	IL
Use	LI
Year Built	1982
Outdoor Storage	0.5 Acres



Location Overview



Subject
 ★ 9444 Florida Mining Blvd E

Airports
 ✈ Jacksonville Int'l Airport

Rail Yards
 🚂 Norfolk Southern, CSX, FEC

Ports
 🚢 JAXPORT Dames Point Terminal
 🚢 JAXPORT Blount Island
 🚢 JAXPORT Talleyrand Marine Terminal

Shipping Hubs
 📦 UPS, 📦 FedEx

Trucking Companies
 🚛

🛡️	Interstate 95	1.4 miles
	Interstate 295	3 miles
	Interstate 10	14.6 miles
🚚	Norfolk Southern Intermodal Facility	23 miles
	CSX Intermodal Facility	25 miles
	FEC Intermodal Facility	4.5 miles
✈️	Jacksonville Int'l Airport	30 miles
	JAXPORT Talleyrand	16.5 miles
	JAXPORT Dames Point	23.4 miles
🚢	JAXPORT Blount Island	24.6 miles
	Port of Savannah	156 miles
	Port of Tampa	213 miles
	Port of Charleston	254 miles

Business Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

Trade Area



Seda Preston

+1 904 861 1142
seda.preston@colliers.com

John Cole

+1 904 327 1772
john.cole@colliers.com

Colliers

76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
+1 904 358 1206
colliers.com/jacksonville

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC