

Near Shovel-Ready Industrial Site for Sale

2505 Imeson Rd | Jacksonville, FL 32220 | Duval County

Colliers

Call for Pricing

Imeson Rd

Pritchard Rd

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PROPERTY Overview

Property Highlights

- 10.16± AC, near shovel-ready industrial site at the SE corner of Imeson Rd & Pritchard Rd
- Fully-engineered civil plans in hand for a 20,000± SF warehouse and 3.28± AC of semi-impervious yard space
- PUD & IL zoning
- SJRWMD permits and mitigation credits secured
- Signalized access - site fronts a lighted intersection with a dedicated turn lane on Pritchard Rd, easing truck ingress/egress
- Existing 16" JEA water mains abut the site on both Imeson Rd & Pritchard Rd, existing 16" JEA force main along Imeson Rd & 10" JEA force main along Pritchard Rd
- Positioned in Jacksonville's established Westside industrial corridor with quick access to I-295 via Pritchard Rd



Address:	2505 Imeson Rd Jacksonville, FL 32220
Parcel IDs:	004520-0100 (7.31± AC), 003388-1000 (3.16± AC pond parcel, city-owned; under acquisition by owner) *
Submarket:	Westside
Total project area:	10.16± AC (7.31± AC usable)
Zoning:	PUD & Light Industrial (IL)
Future land use:	LI (Light Industrial)
FEMA flood zone:	AE, X
Proposed building:	20,000± SF Site design complete; footprint can be increased or decreased, subject to approvals
Proposed parking:	25 spaces (1 ADA) + 4 bicycle spaces
Proposed yard/laydown area:	3.28± acres (semi-impervious)
Frontage:	Imeson Rd & Pritchard Rd (both paved, both with existing utility mains) 1,150' on Pritchard Rd
Utilities:	Available through JEA - Water, electric, sewer on Pritchard Rd & Imeson Rd
Adjacent uses:	CSX railroad to the east; undeveloped land to the south

* Parcel 003388-1000 is presently owned by the City of Jacksonville and is under a pending acquisition by ownership.



PROPERTY
Location



Site

Pritchard Rd



Dames Point, Talleyrand and Blount Island Terminals →

Old Castle Coastal

23

To Downtown →



PROPERTY
Aerial



Westside
Industrial Park

Imeson Rd

Pritchard Rd



Distances To:

I-295 | 1.4 miles

CSX Terminal Moncrief Yard | 2.4 miles

US 23 | 3.4 miles

I-10 | 5.4 miles

US 1 | 6.9 miles

I-95 | 8.1 miles

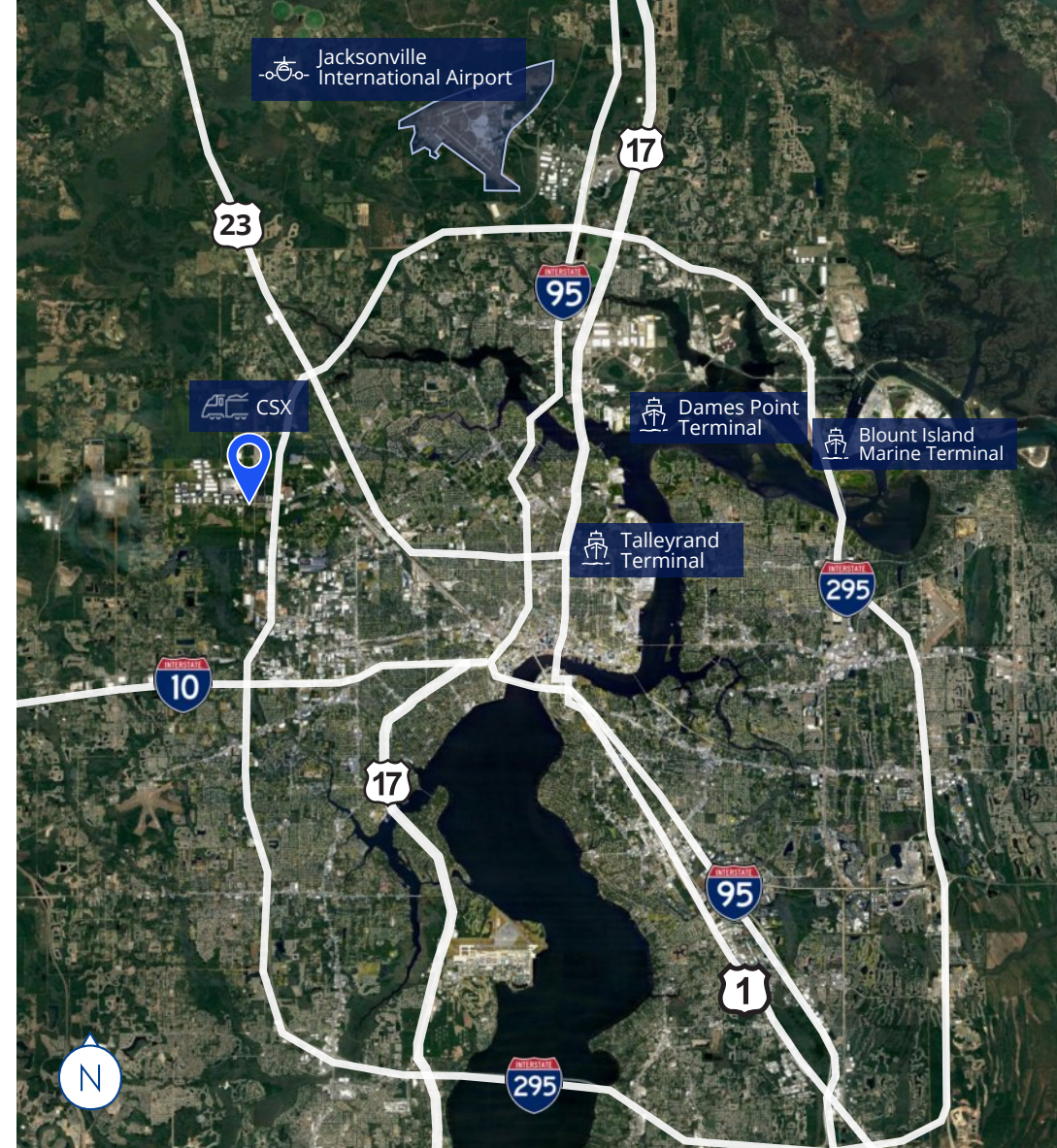
Downtown | 10 miles

JAXPORT Talleyrand Terminal | 11 miles

Jacksonville International Airport | 13.5 miles

JAXPORT Dames Point Terminal | 19.3 miles

JAXPORT Blount Island Terminal | 22.7 miles



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