# WAREHOUSE WITH YARD SPACE

*8,004 SF | 6 Roll-Up Doors (2 Dock-High) | Zoned IH*

**5252 Shawland Road, Jacksonville, FL 32254**

## FOR SALE

$1,699,999



### IDEAL FOR

- Contractor / Trades
- Truck & Equipment Yard
- Distribution
- Fabrication / Mfg.
- Outdoor Storage
- Owner-User / Investor

CMB
CRADY MACKIN BELLAND
COMMERCIAL REAL ESTATE


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# PROPERTY OVERVIEW

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Located in Jacksonville's established Westside industrial corridor, this 8,004 SF warehouse sits on a fully fenced and gated 2.15± acre site with plenty of room for trucks, equipment and outdoor storage. Six roll-up doors in varying sizes, including two dock-high doors, make loading and daily operations more convenient for fleet, service and warehouse users. Heavy Industrial (IH) zoning adds flexibility for a wide range of industrial uses.



## Property Highlights

- **Low building-to-land ratio:** 8,004 SF on 2.15± AC leaves ample yard space
- **Interior layout:** primarily open warehouse with a dedicated air-conditioned office and restroom
- **Secure site:** fully fenced with gated access
- **Heavy industrial zoning:** IH permits storage yards, trucking, manufacturing and more
- **Interstate access:** minutes to I-295 and I-10, with I-95 and JAXPORT nearby

| | |
|---|---|
| Price | **$1,699,999** |
| Price / SF | **$212.39 (building)** |
| Price / Acre | **$790,697** |
| Building Size | **8,004 SF (under air)** |
| Land Area | **2.15± AC (±93,654 SF)** |
| Year Built | **1975** |
| Roll-Up Doors | **6 (2 dock-high)** |
| Site | **Fully fenced, gated** |
| Zoning | **IH – Industrial Heavy** |
| Jurisdiction | **City of Jacksonville / Duval Co.** |
| Parcel ID | **048878-0040** |

# AREA OVERVIEW

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Shawland Road sits in Jacksonville's Westside industrial corridor, one of the region's most active logistics and industrial submarkets. The area is home to a mix of distribution, food service, contractor and trucking users, with direct access to the interstate network, two Class I rail intermodal yards and JAXPORT.

## Drive Times from the Shawland Rd Corridor

| Destination | Drive | Distance |
|---|---|---|
| **I-295** | **±5 min** | 1.6 mi |
| **I-10** | **±7 min** | 2.4 mi |
| **I-95** | **±12 min** | 5.3 mi |
| **CSX Intermodal** | **±12 min** | 5.0 mi |
| **Norfolk Southern Intermodal** | **±12 min** | 5.2 mi |
| **JAXPORT** | **±18 min** | 9.4 mi |
| **Jacksonville Int'l Airport** | **±20 min** | 15.2 mi |

*Approximate; measured from nearby Shawland Rd. Actual times vary with traffic.*

## Jacksonville Industrial Market

*CBRE, Q3 2026*

**2.1M SF**
Net Absorption (Q3)

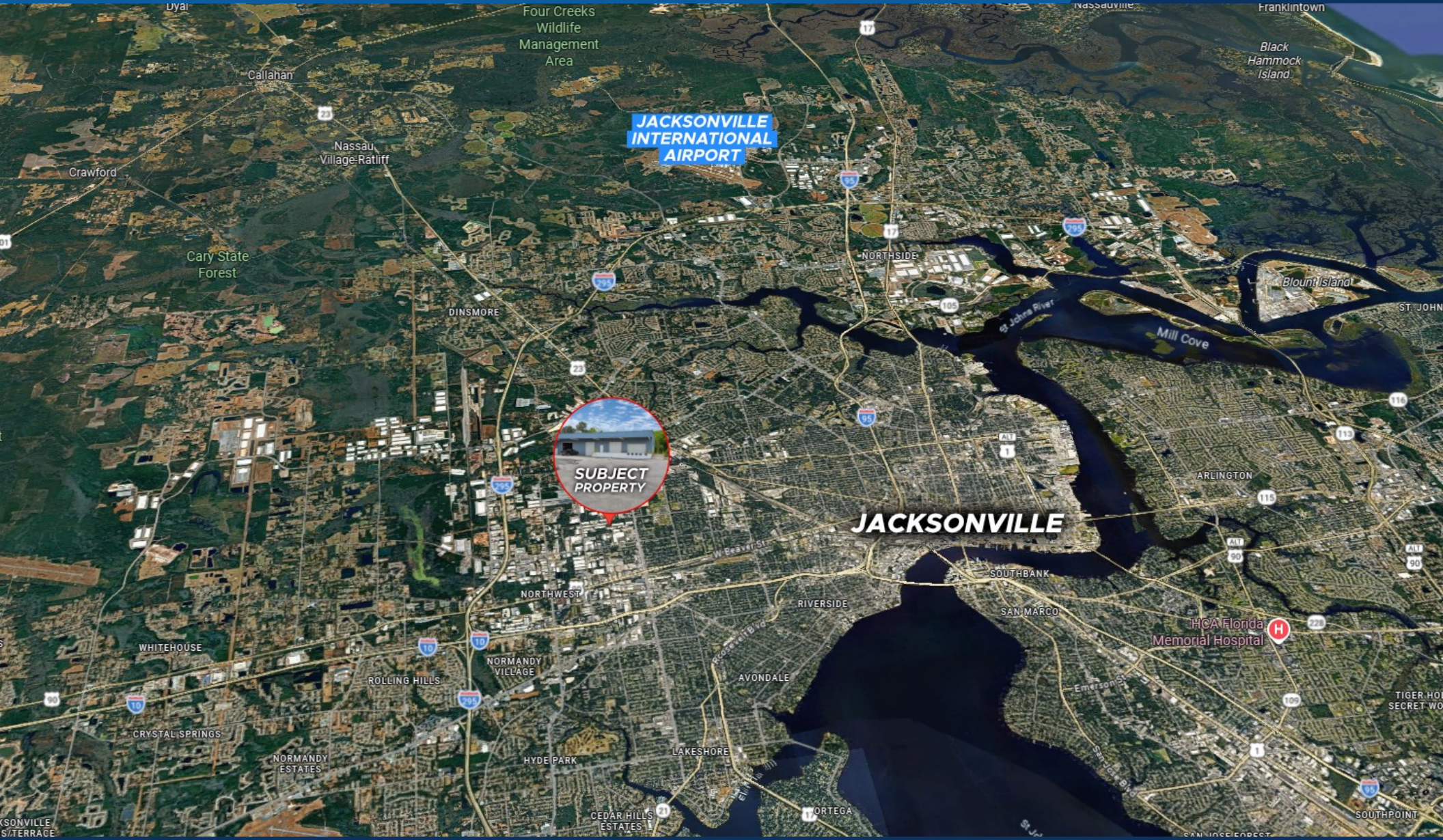
**10.5%**
Vacancy, down 100 bps

**1.8M SF**
Under Construction

- **Westside demand:** three major new leases totaling 1.0M SF anchored Westside and Northside activity
- **Small-bay scarcity:** new supply is concentrated in large bulk buildings, keeping owner-user sites with yard space in demand

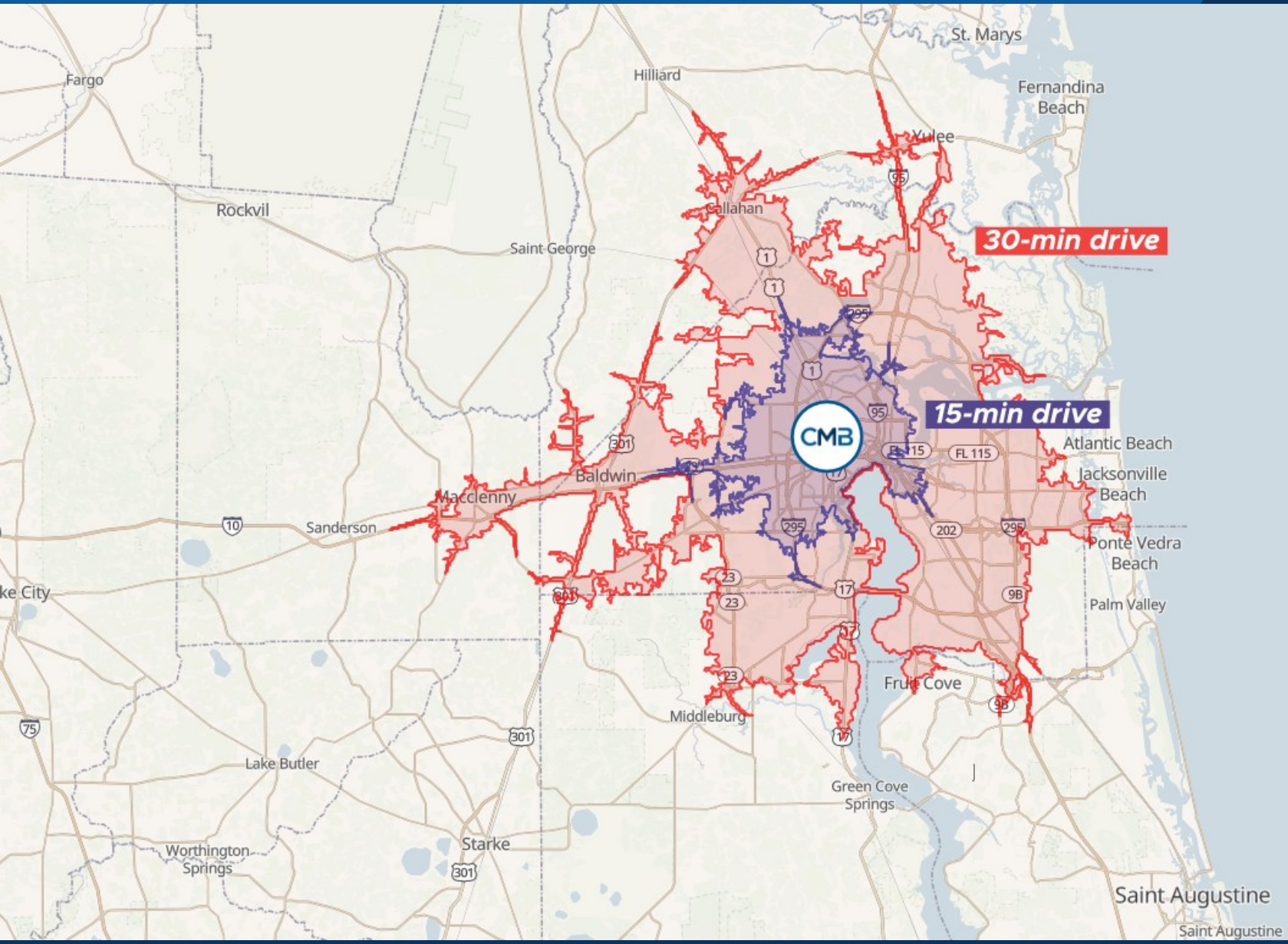
# SITE AERIAL

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# DRIVE MAP (15 & 30 MIN)

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# ZONING INFORMATION

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**IH – Industrial Heavy** (City of Jacksonville / Duval County). One of the most permissive industrial districts in the county, with no minimum lot size, yard setbacks, lot coverage or height limit.

## Permitted by Right

- Industrial, manufacturing, distribution, storage & wholesale
- Freight, trucking & transportation terminals
- Outdoor storage yards (6' opaque fence)
- Service businesses for commerce & industry
- Auto service, major repair & truck stops
- Heavy equipment, boat & building-supply sales
- Professional, medical & business offices
- Trade / technical training

## Permissible by Exception

- Commercial retail & service supporting industry
- Alcohol sales
- Manual car washes
- Hazardous waste transfer stations
- Landfills & mining

*Condensed. Buyer to verify intended use with the City of Jacksonville.*

## Development Standards

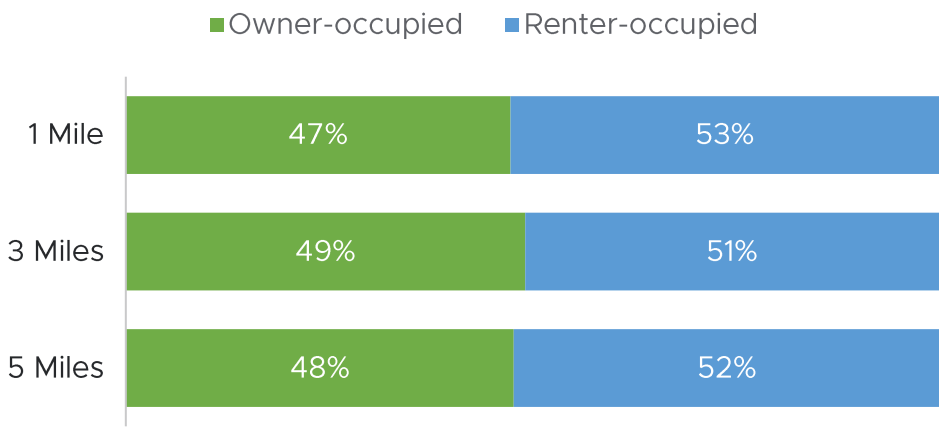
| | |
|---|---|
| **Min. Lot Size** | None |
| **Lot Coverage** | None (ISR per Sec. 654.129) |
| **Min. Yards** | None |
| **Max. Height** | None |
| **Noise Limit** | 65–75 dBA at district edge |

# DEMOGRAPHICS

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| | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| **2020 Population** | 2,796 | 51,297 | 156,780 |
| **2025 Population** | 3,181 | 56,438 | 174,715 |
| **2030 Population Projection** | 3,418 | 60,286 | 187,046 |
| **2020 Households** | 1,068 | 20,718 | 64,779 |
| **2025 Households** | 1,217 | 22,741 | 72,428 |
| **2030 Household Projection** | 1,312 | 24,342 | 77,783 |
| **Avg Household Income** | $62,828 | $59,361 | $68,763 |
| **Median Household Income** | $47,903 | $42,690 | $47,112 |
| **Median Age** | 38.2 | 37.4 | 38.2 |
| **Average Age** | 39.0 | 38.4 | 39.3 |

## Housing Tenure, % of households




## Worker Travel Time to Job, % of workers

