

10416 New Berlin Rd, Jacksonville, FL 32226

CLIMATE-CONTROLLED INDUSTRIAL FACILITY FOR LEASE

±18,705 SF | Fully Secured Site | Available Now | \$12.00 PSF NNN

Jacksonville
Port ±2.4 mi

±68,500 VPD

Offering For Lease



Executive Summary

10416 New Berlin Road offers a rare opportunity to lease an entire climate-controlled industrial facility inside Jacksonville's premier port and logistics corridor. The property combines secure perimeter access, functional warehouse design, heavy industrial zoning, and immediate connectivity to Interstate 295, Interstate 95, Jacksonville port terminals, and the airport, creating an efficient operating platform for distribution, contractor, and service-oriented businesses.

Target Operator

- Logistics & Distribution
- Regional distributors
- Last-mile operators
- Marine supply companies
- Import/export 3PL
- Contractor & Service Companies
- HVAC
- Plumbing
- Electrical
- Fire protection
- Restoration
- Roofing
- Utility contractors
- Industrial & Manufacturing
- Light assembly
- Specialty manufacturing
- Equipment refurbishment
- Defense suppliers
- Specialty Storage Users
- Medical distribution
- Building products
- Electronics
- Technology equipment
- Climate-sensitive inventory



Property Highlights

WHY THIS FACILITY IS DIFFERENT

Very Few Offer:

- Single-Tenant Control
- 100% HVAC / Climate-Controlled Warehouse
- Secure Perimeter
- Port Adjacent Location
- Heavy Industrial Zoning
- Headquarters quality office footprint

PROPERTY HIGHLIGHTS

- 23'-25' Clear Height
- Four (4) Grade-Level Roll-Up Doors
- Fully Fenced and Secured Perimeter
- Controlled Access Gate
- Camera Surveillance Infrastructure
- ±4.52-Acre Industrial Site
- Ample Parking and Vehicle Storage
- Rear and Side Loading Configuration
- LED Warehouse Lighting
- 150 Amp, 120/280V, 3-Phase Power

LOCATION HIGHLIGHTS

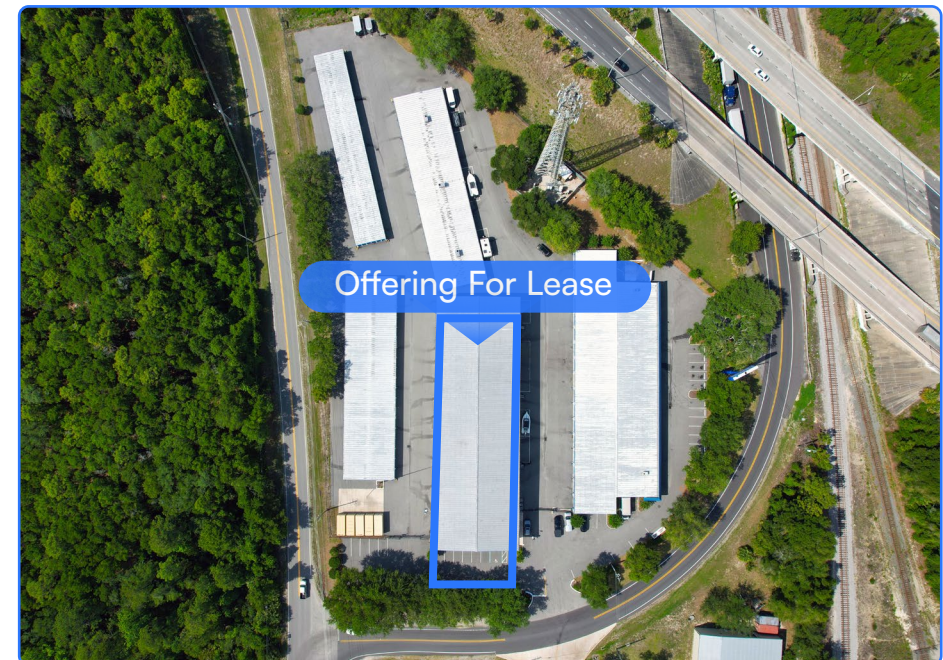
- Immediate Access to I-295 (±1.1 Miles)
- Minutes to I-95 (±6.4 Miles)
- ±2.4 Miles to Dames Point Marine Terminal
- ±2.4 Miles to Blount Island Marine Terminal
- Near Jacksonville International Airport
- Strategically Located Within Jacksonville's Oceanway Logistics Corridor

\$12.00 PSF NNN

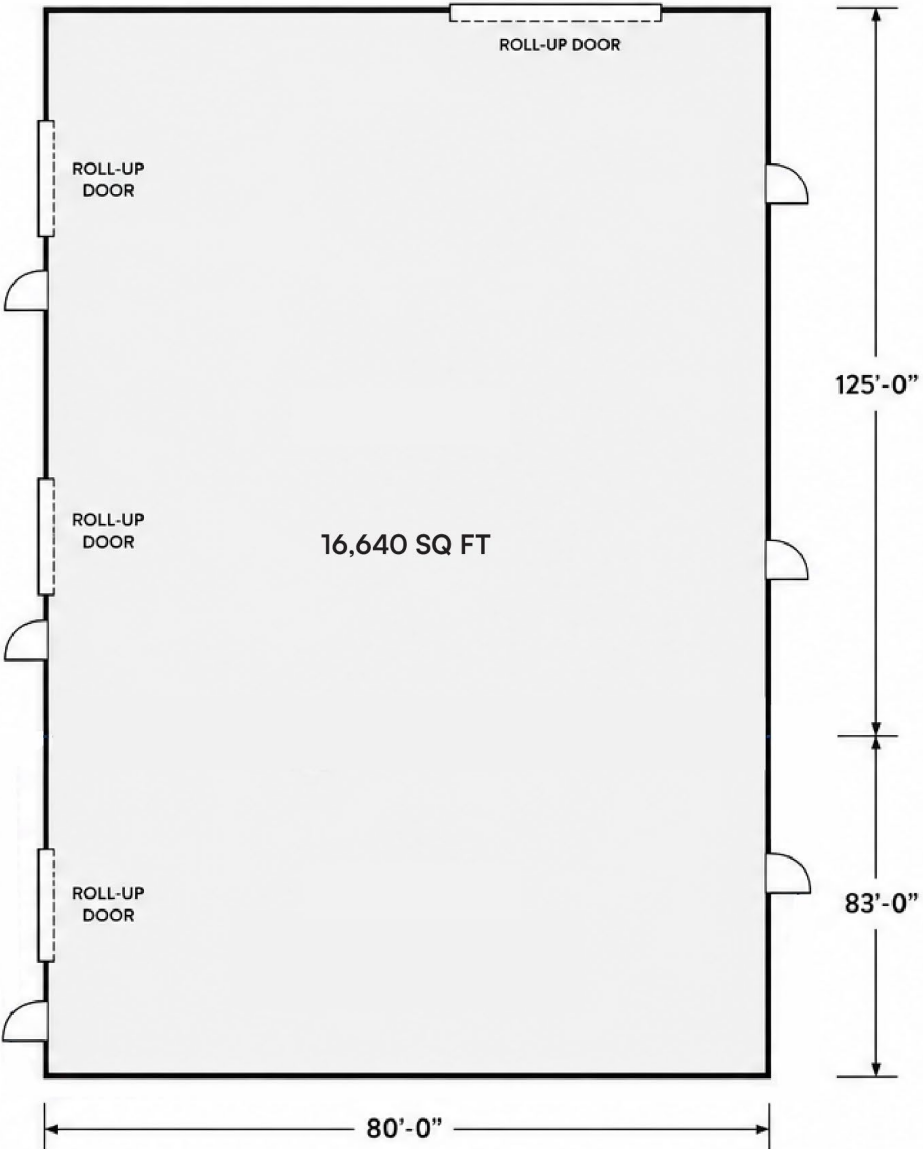
Lease Rate

Available: ±18,705 SF Total Facility
±16,640 SF Climate-Controlled Warehouse
±2,065 SF Office

Estimated Operating Expenses \$3.00 PSF

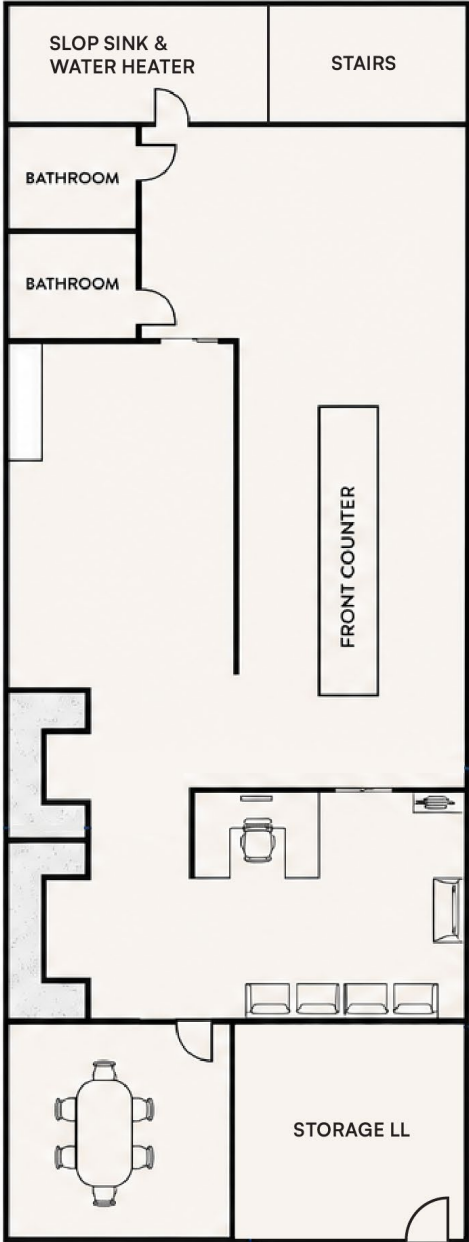


Warehouse



NOT TO SCALE

Office





 **CROWLEY**

FLEXCOLD

GILDAN
Distribution Center



 **AXIONLOG**

amazon
Fulfillment Center

 **ARGOS**

 **CBX Global**
Logistics since 1982

 **GFL**
GREEN FOR LIFE
environmental

Subject Property

 **Preferred MATERIALS, INC.**
A CRH COMPANY

Imeson Industrial Park

JEA

 **JAXPORT**
Blount Island Marine Terminal

$\pm 18,000$ VPD **105**

CSX
INTERMODAL

JAX LNG

AMPORTS
Driven by Quality

 **JAXPORT**
Dames Point Marine Terminal

 **CEMEX**

 **Wallenius Wilhelmsen**

 **Martin Marietta**

 **TB**
Trailer Bridge

 **TOTE**

Google Earth

Rare Climate-Controlled Facility



Adjacent to Port - Ideal Location



APPROXIMATE DRIVE TIMES:

I-295: ± 3 minutes

I-95: ± 10 minutes

Blount Island Marine Terminal: ± 7 minutes

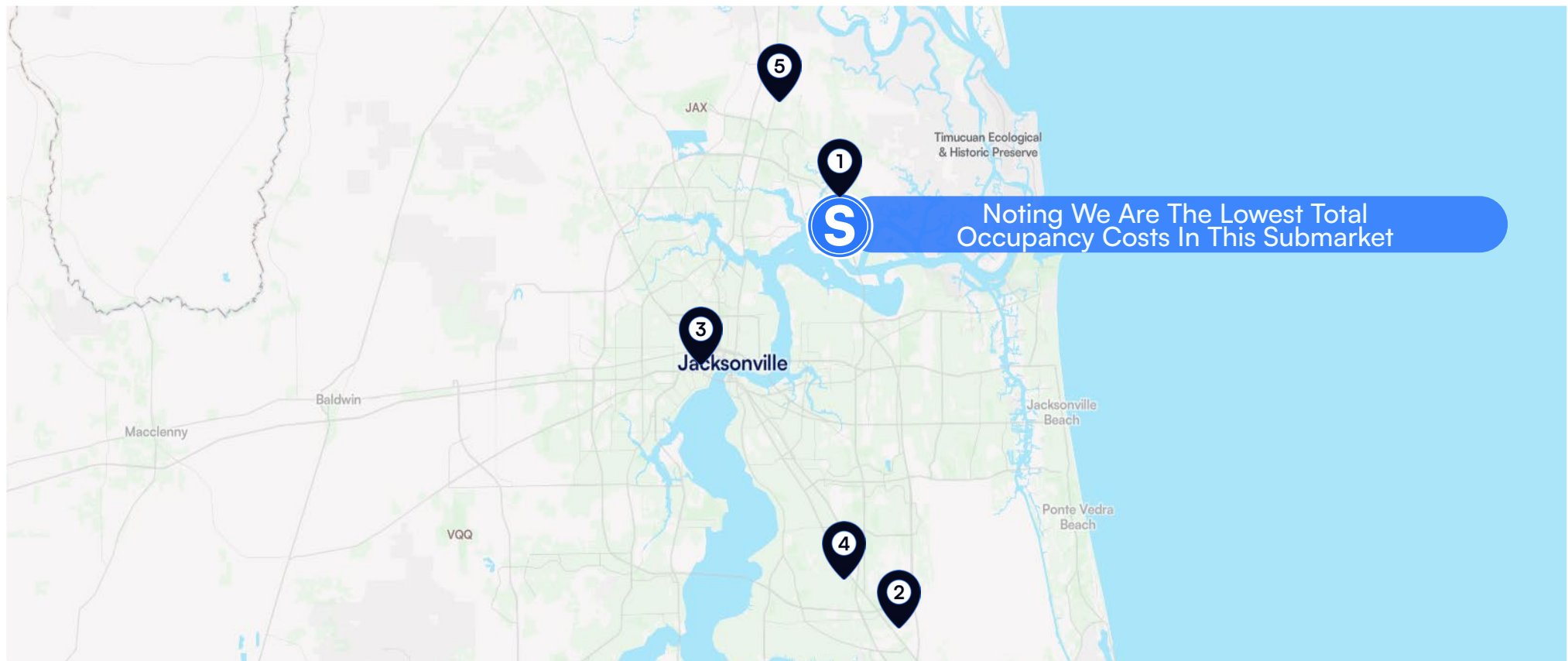
Dames Point Marine Terminal: ± 7 minutes

Jacksonville International Airport: ± 15 minutes

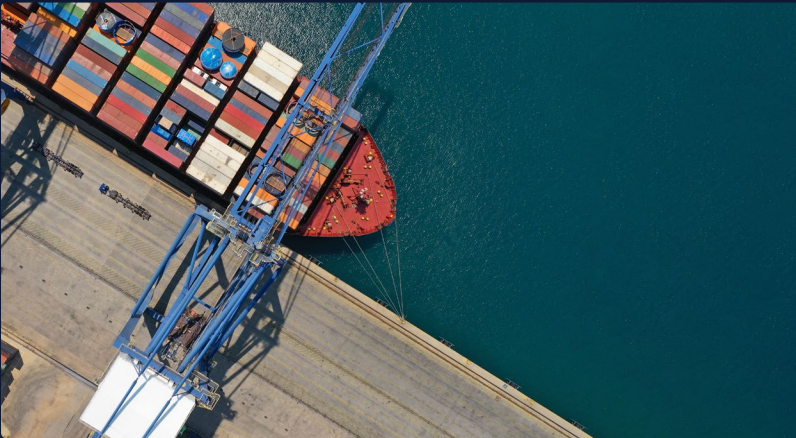
Downtown Jacksonville: ± 20 minutes

Comparable Properties For Lease

| | Address | Lease Date | SF Leased | Asking Rent | NNN/CAM | Total Lease Cost |
|---|----------------------------------|------------|-----------|-------------|---------|------------------|
| 1 | 3001 Faye Rd | 5/27/26 | 11,250 | \$16.00 NNN | \$2.75 | \$18.75 PSF |
| 2 | 11210 E Phillips Industrial Blvd | 4/23/26 | 12,600 | \$12.50 NNN | N/A | \$12.50+ PSF |
| 3 | 2120 Dennis St | 4/1/26 | 10,635 | \$13.00 NNN | \$3.00 | \$16.00 PSF |
| 4 | 9452 Philips Hwy | 2/19/26 | 14,010 | \$13.00 NNN | \$3.02 | \$16.02 PSF |
| 5 | 14353 N Main St | 1/8/26 | 10,000 | \$14.00 NNN | \$3.88 | \$17.88 PSF |



Jacksonville Industrial & Logistics Market Positioning



Jacksonville MSA

1,017,700

Total Population

\$69,900

Median HH Income

394,400

of Households

480,000

Employed Population

33.2%

Bachelor's Degree

37.3 Years

Median Age

The property is strategically positioned within one of Jacksonville's most active industrial and logistics concentrations. The Northside submarket has emerged as a premier distribution and manufacturing hub due to its direct access to JAXPORT, Interstate 295, Interstate 95, and Class I rail service provided by CSX and Norfolk Southern. The area has attracted significant investment from national and international occupiers seeking efficient access to Southeast U.S. consumer markets and global trade routes. Strong transportation infrastructure, available industrial land, and proximity to port facilities continue to drive warehouse, distribution, cold storage, and manufacturing development throughout the corridor.

Major employers and industrial users in the surrounding area include Amazon, Walmart Distribution, FedEx, UPS, Southeastern Grocers, Crowley Maritime, SSA Marine, Toyota Logistics Services, Southeast Toyota Distributors, and multiple third-party logistics providers serving JAXPORT. The Port of Jacksonville is one of the nation's leading vehicle-handling ports and a major container gateway for the Southeast, supporting thousands of logistics and supply chain jobs throughout the region. Continued investment in port infrastructure, including container terminal expansions and intermodal improvements, has strengthened Jacksonville's position as a critical logistics hub for importers, exporters, and e-commerce operators.

Property Demographics

| POPULATION | 3 miles | 5 miles | 10 miles |
|----------------------------|-----------|----------|----------|
| 2020 Population | 6,771 | 70,255 | 407,648 |
| Current Population | 7,769 | 72,925 | 437,758 |
| 2030 Population Projection | 8,361 | 77,039 | 465,483 |
| HOUSEHOLDS | 3 miles | 5 miles | 10 miles |
| 2020 Households | 2,488 | 26,143 | 158,655 |
| Current Households | 2,868 | 27,179 | 171,396 |
| 2030 Household Projection | 3,098 | 28,795 | 182,917 |
| INCOME | 3 miles | 5 miles | 10 miles |
| Avg Household Income | \$114,788 | \$97,508 | \$80,842 |

Transportation

Jacksonville remains one of the Southeast's premier multimodal logistics hubs, leveraging deep-water port access, interstate connectivity, rail infrastructure, and a growing air transportation network. Jacksonville International Airport continues to experience record passenger growth, serving approximately 7.6 million passengers annually, supported by ongoing terminal expansion projects scheduled to increase capacity through 2026. The Port of Jacksonville (JAXPORT) handled more than 10 million tons of cargo in FY2025, including nearly 1.4 million containers, reinforcing its position as one of the nation's leading vehicle and container ports. Jacksonville's transportation and logistics ecosystem supports hundreds of thousands of jobs statewide and continues to attract major distribution, warehousing, and e-commerce investments. The city's integrated freight network across highway, rail, air, and seaport facilities remains a key driver of economic growth and industrial development.



Port Cargo Volume
±10.2 Million Tons Annually

Airport Passenger Traffic
±7.6 Million Passengers Annually

Logistics &
Supply Chain Impact
258,800+ Jobs Supported

Container Throughput
1.4 Million Containers Annually



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