



Priced at:
\$ 699,000

FLEXIBLE INDUSTRIAL LAND

Centrally Located Near
Major Highways



 3291 Newell Blvd,
Jacksonville, FL 32216



MATT DEMIR
(904) 200-1835
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HIGHLIGHTS & OVERVIEW

One of the few remaining parcels in Southside Estates where your crew, equipment, or materials can move efficiently without wasting time or space.



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CCG-2 AND 4900 – OPEN STORAGE ZONING

This property supports outdoor storage and allows for a broad mix of commercial and light industrial uses



PRIME ACCESSIBILITY

Quick connections to Southside Blvd, University Blvd, I-295, and I-95 ensure easy logistics and visibility.



STRONG MARKET AREA

Surrounded by dense residential and commercial growth—ideal for customer or workforce access.



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DEMOGRAPHICS



Near I95 and ±57,000 AADT

Strategically located just off Beach Boulevard—which sees approximately 57,000 vehicles per day—this site offers direct access to major arteries like Southside Boulevard, I-295 and I-95, providing excellent connectivity for distribution, service routes, customer access, and workforce commute from all parts of Jacksonville.



Surrounding Businesses

- Truck Rental in Jacksonville
- The Designers Landscape
- Harbor Freight tools
- Public Storage
- Walmart
- Murphy USA
- Stone Crafters of North Florida
- U-Haul at Southside and Beach Blvd



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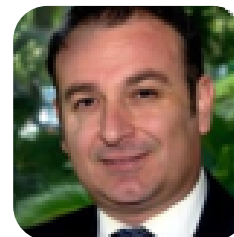


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FLEXIBLE INDUSTRIAL LAND

Whether you're planning a custom flex development, vehicle storage yard, or industrial-use facility, this site offers the flexibility and exposure needed to stand out in one of Jacksonville's most active commercial corridors.



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