

INDUSTRIAL YARD FOR LEASE

50 Jackson Ave N | Jacksonville, FL 32220 | Bulls Bay / West Jacksonville

Corner of W Beaver Street & Nevada Street · County may show 0 Bulls Bay Hwy (same parcel)

LAND SIZE
±5.39 AC

BASE RENT
UPON REQUEST

AVAILABLE
NOV 1, 2026

MLS#
2164783

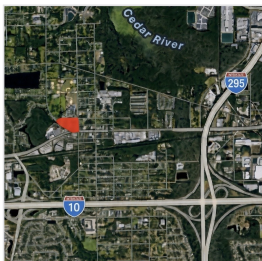


Subject property aerial (red outline), ±5.39 acres industrial yard at 50 Jackson Ave N / RE# 006222-0230. Available November 1, 2026. Rent upon request.

PROPERTY HIGHLIGHTS

- Excellent location. West Jacksonville with quick access to I-10 and I-295.
- Ideal uses. Trucking, laydown yards, outdoor storage, contractor yards, equipment storage, and similar light-industrial operations.
- Prepared industrial yard. Cleared surface with crushed-rock style base and tree buffer; available November 1, 2026.
- Flexible lease. Rent upon request; tenant pays utilities, property taxes, and insurance (NNN-style).
- PUD zoning. Bulls Bay PUD (Ordinance 2022-606) with light-industrial / outdoor-storage-friendly allowances.

LOCATION & ACCESS



Location context map (West Jacksonville / Bulls Bay area)

West Jacksonville Connectivity

Commercial/industrial corridor with strong regional access. I-10 near Exit 355 (Old Plank / Bulls Bay), typically under 1-2 miles. I-295 about 3-6 miles via Commonwealth Avenue corridor.

Key access

- Corner of W Beaver Street & Nevada Street
- No access from Nevada Street (PUD)
- Bulls Bay Hwy access aligns with driveways across street

PROPERTY OVERVIEW

MLS#	2164783 (realMLS / Flexmls)
Marketing Address	50 Jackson Ave N, Jacksonville, FL 32220
County / Former Address	0 Bulls Bay Hwy, Jacksonville, FL 32220 (same parcel)
Parcel / RE Number	006222-0230
Location	Corner of W Beaver Street & Nevada Street (West Jacksonville)
Land Size	±5.39 acres (234,710 square feet)
Zoning	PUD - Bulls Bay PUD (Ordinance 2022-606)
Property Use Code	1000 - Vacant Commercial
Owner of Record	Ray Lane Properties LLC
Legal Description	15-2S-25E 5.39; PT SW1/4 OF SE1/4 RECD O/R 19955-187

SITE CONDITION & IMPROVEMENTS

- Cleared industrial yard surface (see aerial)
- Crushed-rock / stabilized base across usable area
- Perimeter tree buffer along road frontages
- Wetlands mitigated (per marketing package)
- Available for trucking yard, laydown, outdoor storage, or similar as of November 1, 2026

LEASE TERMS & FINANCIALS

Base Rent	Upon request - contact listing agent
Lease Structure	NNN-style - tenant pays utilities, property taxes, and insurance
Availability	November 1, 2026
2025 Certified Just Value	\$343,263 (all land; no buildings)
2026 In-Progress Just Value	\$381,404
Est. Annual Property Tax	Approximately \$6,000-\$6,700 (verify current tax bill)

LOCATION DETAILS

West Jacksonville commercial/industrial corridor with strong regional connectivity. I-10 access near Exit 355 (Old Plank / Bulls Bay area), typically under 1-2 miles. I-295 approximately 3-6 miles / 5-10+ minutes via Commonwealth Avenue corridor. See page 1 for location context map.

- Corner of W Beaver Street & Nevada Street (West Jacksonville)
- No access shall be permitted from Nevada Street (PUD condition)
- Access to Bulls Bay Highway shall align with the center of the three driveways across the street
- Ideal for trucking, laydown yards, outdoor storage, and contractor operations

ZONING & KEY PUD CONDITIONS

Zoning: PUD - Bulls Bay PUD (Ordinance 2022-606). Primary permitted uses include commercial retail/service, auto/truck/equipment sales, heavy machinery, lumber/building supplies, and outdoor storage-oriented / light-industrial compatible uses. Automobile wrecking yards or junkyards are prohibited.

- 10-foot wide undisturbed natural buffer along Nevada Street and Jackson Avenue North to Arizona Street.
- No access shall be permitted from Nevada Street.
- Access to Bulls Bay Highway shall align with the center of the three driveways across the street.
- No traffic study required if the use is storage as shown on the approved Site Plan; other uses may require a study.

OFFICIAL PUBLIC RECORDS

- Property Appraiser Detail: <https://paopropertysearch.coj.net/Basic/Detail.aspx?RE=0062220230>
- Interactive Tax Map: <https://maps.coj.net/mappao/Default.cshtml?RE=006222-0230>
- Crexi Listing: <https://www.crexi.com/lease/properties/1237767/florida-50-jackson-ave-n>

FOR LEASE INFORMATION

PROPERTY OWNER / LANDLORD

Ray Lane Properties LLC

Owner of record for 50 Jackson Ave N
Industrial yard offered for lease
through listing agent at right.

LISTING CONTACT



INI Realty, Inc

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Disclaimer. Informational only; not an offer to lease. Verify zoning, taxes, site conditions, and availability independently. Asking rent is available upon request from the listing agent. Ray Lane Properties LLC is the owner/landlord; listing services are provided by Savannah DiEugenio, Realtor, with INI Realty, Inc.