



INDUSTRIAL STORAGE PROPERTY FOR SALE

BULLS BAY TRUCK PARKING

846 BULLS BAY HWY - JACKSONVILLE, FL



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BULLS BAY PROPERTY INFORMATION

846 BULLS BAY HWY, JACKSONVILLE, FL 32220

Sale Price	\$1,673,000
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LOCATION INFORMATION

Property Name	Bulls Bay Storage
Street Address	846 Bulls Bay Hwy
City, State, Zip	Jacksonville, FL 32220
County	Duval

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Truck Terminal/Hub/Transit
Zoning	IH
Lot Size	3.35 AC
Price/AC:	\$499,161/AC
APN #	006084-0200



RENT ROLL

846 BULLS BAY HWY, JACKSONVILLE, FL 32220

Unit #	Lane Size	Potential	Collected
2	16 x 70	\$170	\$150
3	16 x 70	\$170	\$170
4	16 x 70	\$170	
5	16 x 70	\$170	
6	16 x 70	\$170	
7	16 x 70	\$170	\$170
8	16 x 70	\$170	\$150
9	16 x 70	\$170	\$150
10	16 x 70	\$170	\$170
11	16 x 70	\$170	\$150
12	16 x 70	\$170	\$150
13	16 x 70	\$170	
14	16 x 70	\$170	
15	16 x 70	\$170	
16	16 x 70	\$170	\$150
17	16 x 70	\$170	\$150
18	16 x 70	\$170	\$150
19	16 x 70	\$170	\$150
20	16 x 70	\$170	\$120
21	16 x 70	\$170	\$160
22	16 x 70	\$170	\$170

Unit #	Lane Size	Potential	Collected
23	16 x 70	\$170	
24	16 x 70	\$170	\$170
25	16 x 70	\$170	\$170
26	16 x 70	\$170	\$150
27	16 x 70	\$170	\$150
28	16 x 70	\$170	\$150
29	16 x 70	\$170	\$150
30	16 x 70	\$170	\$120
31		\$170	
32	16 x 70	\$170	
33	16 x 70	\$170	\$50
34	16 x 70	\$170	\$100
35	16 x 70	\$170	\$150
36	16 x 70	\$170	\$150
37	16 x 70	\$170	\$150
40	16 x 70	\$170	\$150
41	16 x 70	\$170	\$150
42	16 x 70	\$170	\$170
43	16 x 70	\$170	\$170
44	16 x 70	\$170	\$150
45	16 x 70	\$170	\$170

Unit #	Lane Size	Potential	Collected
46	16 x 70	\$170	\$170
47	16 x 70	\$170	
48	16 x 70	\$170	\$170
49	16 x 70	\$170	\$150
50	16 x 70	\$170	\$150
51	16 x 70	\$170	\$150
52	16 x 70	\$170	\$150
53	16 x 70	\$170	\$150
54	16 x 70	\$170	\$150
55	16 x 70	\$170	\$150
56	16 x 70	\$170	\$150
57	16 x 70	\$170	\$150
58	16 x 70	\$170	\$150
59	16 x 70	\$170	\$150
60	16 x 70	\$170	\$120
61	16 x 70	\$170	\$120
62	16 x 70	\$170	\$150
63	16 x 70	\$170	\$150
64	16 x 70	\$170	\$170
65	16 x 70	\$170	\$150
66	16 x 70	\$170	\$150

Unit #	Lane Size	Potential	Collected
67	16 x 70	\$170	\$150
68	16 x 70	\$170	\$150
69	16 x 70	\$170	\$150
70	16 x 70	\$170	\$150
71	16 x 70	\$170	\$150
72	16 x 70	\$170	\$150
73	16 x 70	\$170	\$1,100
74	16 x 70	\$170	
75	16 x 70	\$170	
76	16 x 70	\$170	
77	16 x 70	\$170	
78	16 x 70	\$170	
79	16 x 70	\$170	
80	16 x 70	\$170	
81	16 x 70	\$170	

Total	\$13,260	\$9,930
Annualized	\$159,120	\$119,160

PROFIT AND LOSS

846 BULLS BAY HWY, JACKSONVILLE, FL 32220

	Actual
Gross Potential Income	\$159,120
Economic Occupancy	75.27%
Total Operating Income	\$119,764
Controllable Expenses	
Utilities / Phone	\$2,701
Advertising	\$10,359
Repairs & Maintenance	\$9,950
Marketing	\$4,791
Security	\$1,480
Office/Admin (incl credit card fees)	\$2,436
Payroll	\$0
Total Controllable Expenses	\$31,716
Non-Controllable Expenses	
Real Estate Taxes	\$5,469
Insurance	\$1,089
Management Fee	\$0
Total Non-Controllable Expenses	\$6,558
Total Operating Expenses	\$38,274
Expense Ratio	31.96%
Net Operating Income	\$81,491

HIGHLIGHTS

846 BULLS BAY HWY, JACKSONVILLE, FL 32220



HIGHLIGHTS

- Fully operational and optimized for immediate cash flow with high-demand industrial outdoor storage (IOS) capabilities.
- Secured, fenced, and stabilized yard offering excellent accessibility and maneuverability for heavy trucks, trailers, and commercial vehicles.
- Close proximity to major transportation arteries, including I-295, I-10, and US Hwy 90, ensuring efficient logistics operations.
- Limited available inventory of comparable truck parking facilities in the Jacksonville market, providing minimal direct competition.
- Jacksonville is experiencing robust growth as a major logistics and distribution hub, benefiting from significant port activity and strategic geographic positioning along the East Coast.
- Rising industrial real estate demand driven by population growth, increased e-commerce penetration, and expanding regional distribution networks.
- Jacksonville's port (JAXPORT) undergoing substantial expansions, anticipated to further amplify demand for industrial storage and parking facilities.
- Strong market fundamentals with historically low vacancy rates and steadily increasing rental rates in the industrial outdoor storage sector.
- Significant barriers to entry in developing new IOS sites, making existing properties like Bulls Bay Storage highly desirable and strategically valuable assets.

BULLS BAY STORAGE

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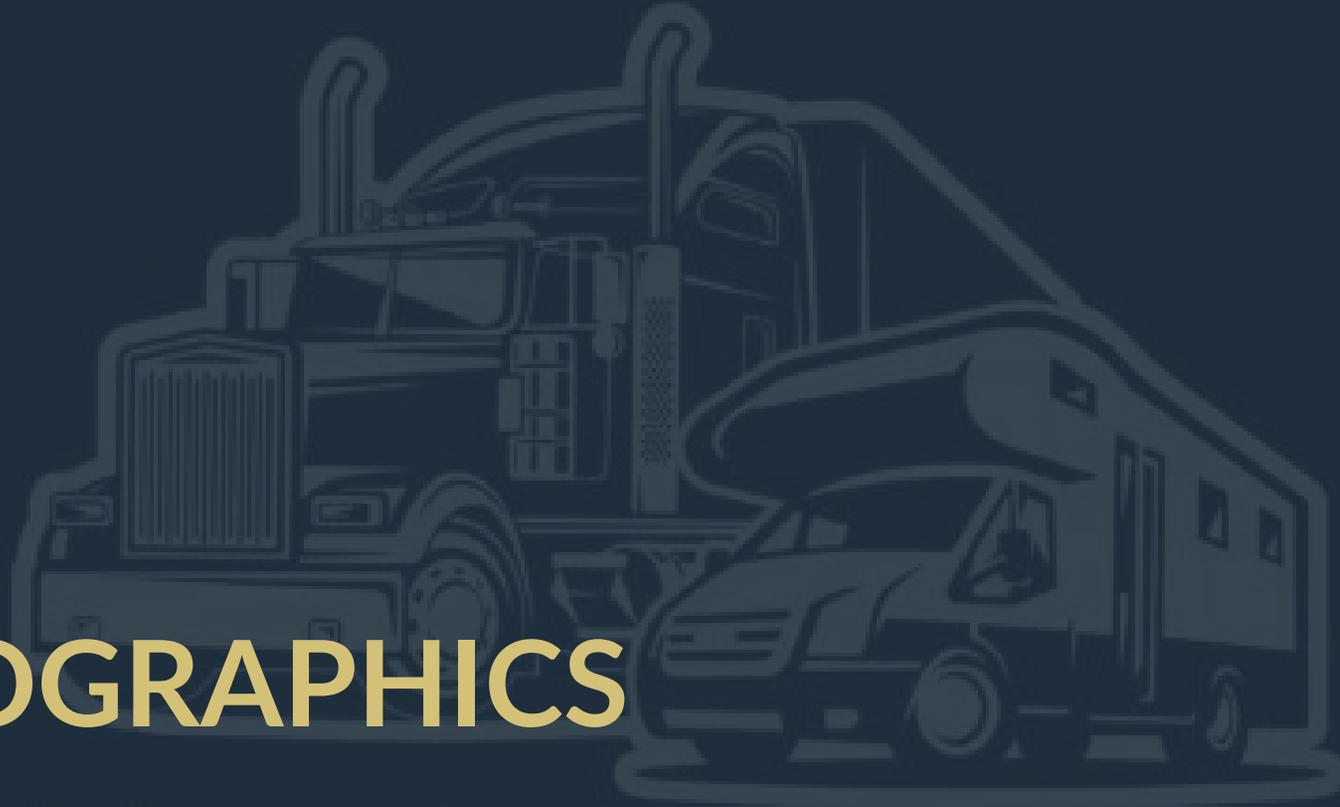
BULLS BAY STORAGE

846 BULLS BAY HWY, JACKSONVILLE, FL 32220



SECTION 1

DEMOGRAPHICS



Bulls Bay Storage

TRACTOR TRAILER PARKING AND RV STORAGE

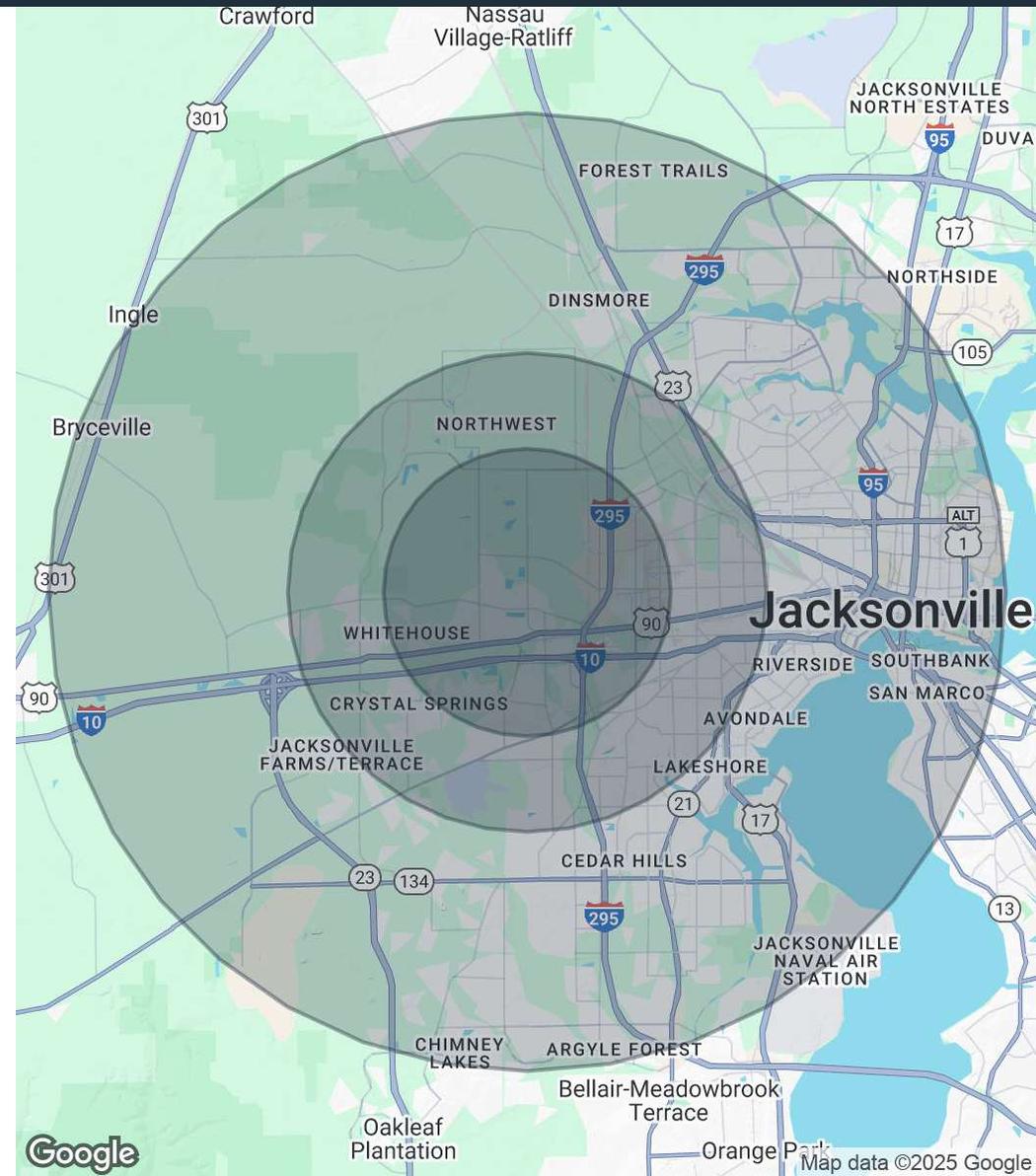
DEMOGRAPHICS MAP & REPORT

846 BULLS BAY HWY, JACKSONVILLE, FL 32220

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,985	100,619	410,951
Average Age	41	40	40
Average Age (Male)	40	39	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,322	38,617	163,775
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$82,560	\$73,465	\$72,334
Average House Value	\$256,591	\$223,521	\$263,224

Demographics data derived from AlphaMap



INDUSTRIAL STORAGE BROKERS

846 BULLS BAY HWY, JACKSONVILLE, FL 32220



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