



INDUSTRIAL STORAGE
BROKERS

INDUSTRIAL PROPERTY FOR SALE

OLD KINGS TRUCK STORAGE

8721 OLD KINGS ROAD, JACKSONVILLE, FL 32219

JIM BLANDA
954.466.5855
jim@industrialstoragebrokers.com
FL ##BK3605614

INDUSTRIAL STORAGE BROKERS
6700 N Andrews, Suite 405, Fort Lauderdale, FL 33309
industrialstoragebrokers.com

PROPERTY INFORMATION

8721 OLD KINGS ROAD, JACKSONVILLE, FL 32219

Sale Price	\$1,783,000
------------	-------------

LOCATION INFORMATION

Building Name	Bulls Bay Storage - Old Kings
Street Address	8721 Old Kings Road
City, State, Zip	Jacksonville, FL 32219
County	Duval

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Self Storage
Zoning	IL
Lot Size	5.02 AC
Price/AC:	\$499,161/AC
APN #	002822-0050



RENT ROLL

8721 OLD KINGS ROAD, JACKSONVILLE, FL 32219

Lot #	Lane size	Potential	Collected	Lot #	Lane size	Potential	Collected	Lot #	Lane size	Potential	Collected	Lot #	Lane size	Potential	Collected	Lot #	Lane size	Potential	Collected
1	16 x 35	\$120.00	\$80.00	23	16 x 70	\$170.00	\$150.00	44	16 x 70	\$170.00		63	16 x 70	\$170.00	\$150.00	85	16 x 70	\$170.00	\$150.00
2	16 x 35	\$120.00	\$100.00	24	16 x 70	\$170.00	\$150.00	45	16 x 70	\$170.00	\$170.00	64	16 x 70	\$170.00	\$150.00	86	16 x 70	\$170.00	\$170.00
3	16 x 35	\$120.00	\$100.00	25	16 x 70	\$170.00	\$170.00	46	16 x 70	\$170.00		65	16 x 70	\$170.00	\$150.00	87	16 x 70	\$170.00	\$150.00
4	16 x 35	\$120.00	\$100.00	26	16 x 70	\$170.00		47	16 x 70	\$170.00		66	16 x 70	\$170.00	\$150.00	88	16 x 70	\$170.00	\$150.00
5	16 x 35	\$120.00	\$75.00	27	16 x 70	\$170.00	\$150.00	48A	16 x 35	\$120.00	\$100.00	67	16 x 70	\$170.00	\$150.00	89	16 x 70	\$170.00	
6	16 x 35	\$120.00		28	16 x 70	\$170.00	\$150.00	48B	16 x 35	\$120.00	\$100.00	68	16 x 70	\$170.00	\$150.00	90	16 x 70	\$170.00	\$150.00
7	16 x 35	\$120.00	\$120.00	29	16 x 70	\$170.00	\$150.00	49	16 x 70	\$170.00	\$170.00	69	16 x 70	\$170.00	\$150.00	91	16 x 70	\$170.00	\$150.00
8	16 x 35	\$120.00	\$100.00	30	16 x 70	\$170.00	\$150.00	50	16 x 70	\$170.00	\$150.00	70	16 x 70	\$170.00	\$150.00	92	16 x 70	\$170.00	\$75.00
9	16 x 35	\$120.00	\$100.00	31	16 x 70	\$170.00	\$150.00	51	16 x 70	\$170.00	\$170.00	71	16 x 70	\$170.00	\$150.00	93	16 x 35	\$120.00	\$120.00
10	16 x 35	\$120.00	\$120.00	32	16 x 70	\$170.00	\$170.00	52A	16 x 35	\$120.00	\$100.00	72	16 x 70	\$170.00	\$150.00	94	16 x 35	\$120.00	\$100.00
11	16 x 35	\$120.00	\$120.00	33	16 x 70	\$170.00		52B	16 x 35	\$120.00	\$120.00	73	16 x 70	\$170.00	\$150.00	95	16 x 35	\$120.00	
12	16 x 35	\$120.00	\$120.00	34	16 x 70	\$170.00		53	16 x 70	\$170.00	\$150.00	74	16 x 70	\$170.00	\$150.00	96	16 x 35	\$120.00	\$120.00
13	16 x 35	\$120.00	\$100.00	35	16 x 70	\$170.00	\$150.00	54	16 x 70	\$170.00	\$150.00	75	16 x 70	\$170.00		97	16 x 35	\$120.00	\$120.00
14	16 x 35	\$120.00	\$120.00	36	16 x 70	\$170.00	\$150.00	55	16 x 70	\$170.00	\$170.00	76	16 x 70	\$170.00	\$170.00	98	16 x 35	\$120.00	\$120.00
15	16 x 35	\$120.00	\$120.00	37	16 x 70	\$170.00		56	16 x 70	\$170.00	\$170.00	77	16 x 70	\$170.00	\$170.00	99	16 x 35	\$120.00	
16	16 x 35	\$120.00	\$100.00	38	16 x 70	\$170.00	\$160.00	57	16 x 70	\$170.00	\$170.00	78	16 x 70	\$170.00	\$150.00	100	16 x 35	\$120.00	\$100.00
17	16 x 35	\$120.00		39	16 x 70	\$170.00		58A	16 x 35	\$120.00	\$120.00	79	16 x 70	\$170.00	\$150.00	101	16 x 35	\$120.00	
18	16 x 70	\$170.00	\$250.00	40	16 x 70	\$170.00		58B	16 x 35	\$120.00	\$120.00	80	16 x 70	\$170.00	\$150.00	102	16 x 35	\$120.00	\$290.00
19	16 x 70	\$170.00	\$150.00	41	16 x 70	\$170.00	\$150.00	59	16 x 70	\$170.00	\$150.00	81	16 x 70	\$170.00		103	16 x 35	\$120.00	\$0.00
20	16 x 70	\$170.00	\$170.00	42	16 x 70	\$170.00	\$170.00	60	16 x 35	\$120.00		82	16 x 70	\$170.00	\$170.00	104	16 x 35	\$120.00	\$0.00
21	16 x 70	\$170.00	\$150.00	43A	16 x 35	\$120.00	\$120.00	61	16 x 70	\$170.00	\$170.00	83	16 x 70	\$170.00		Total		\$16,460	\$12,330
22	16 x 70	\$170.00	\$150.00	43B	16 x 35	\$120.00	\$120.00	62	16 x 70	\$170.00	\$150.00	84	16 x 70	\$170.00	\$150.00	Annualized		\$197,520	\$147,960

PROFIT AND LOSS

8721 OLD KINGS ROAD, JACKSONVILLE, FL 32219

	Actual
Gross Potential Income	\$197,520
Economic Occupancy	79.67%
Total Operating Income	\$157,358
Controllable Expenses	
Utilities	\$6,033
Repairs & Maintenance	\$2,100
Marketing	\$10,359
Security	\$979
Office/Admin (incl credit card fees)	\$139
Total Controllable Expenses	\$19,610
Non-Controllable Expenses	
Real Estate Taxes	\$8,370
Insurance	\$1,089
Total Non-Controllable Expenses	\$9,460
Total Operating Expenses	\$29,070
Expense Ratio	18.47%
Net Operating Income	\$128,288

HIGHLIGHTS

8721 OLD KINGS ROAD, JACKSONVILLE, FL 32219



BULLETS HEADLINE

- Fully operational and optimized for immediate cash flow with high-demand industrial outdoor storage (IOS) capabilities
- 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 this highly desirable and strategically valuable assets.

PHOTOS

8721 OLD KINGS ROAD, JACKSONVILLE, FL 32219

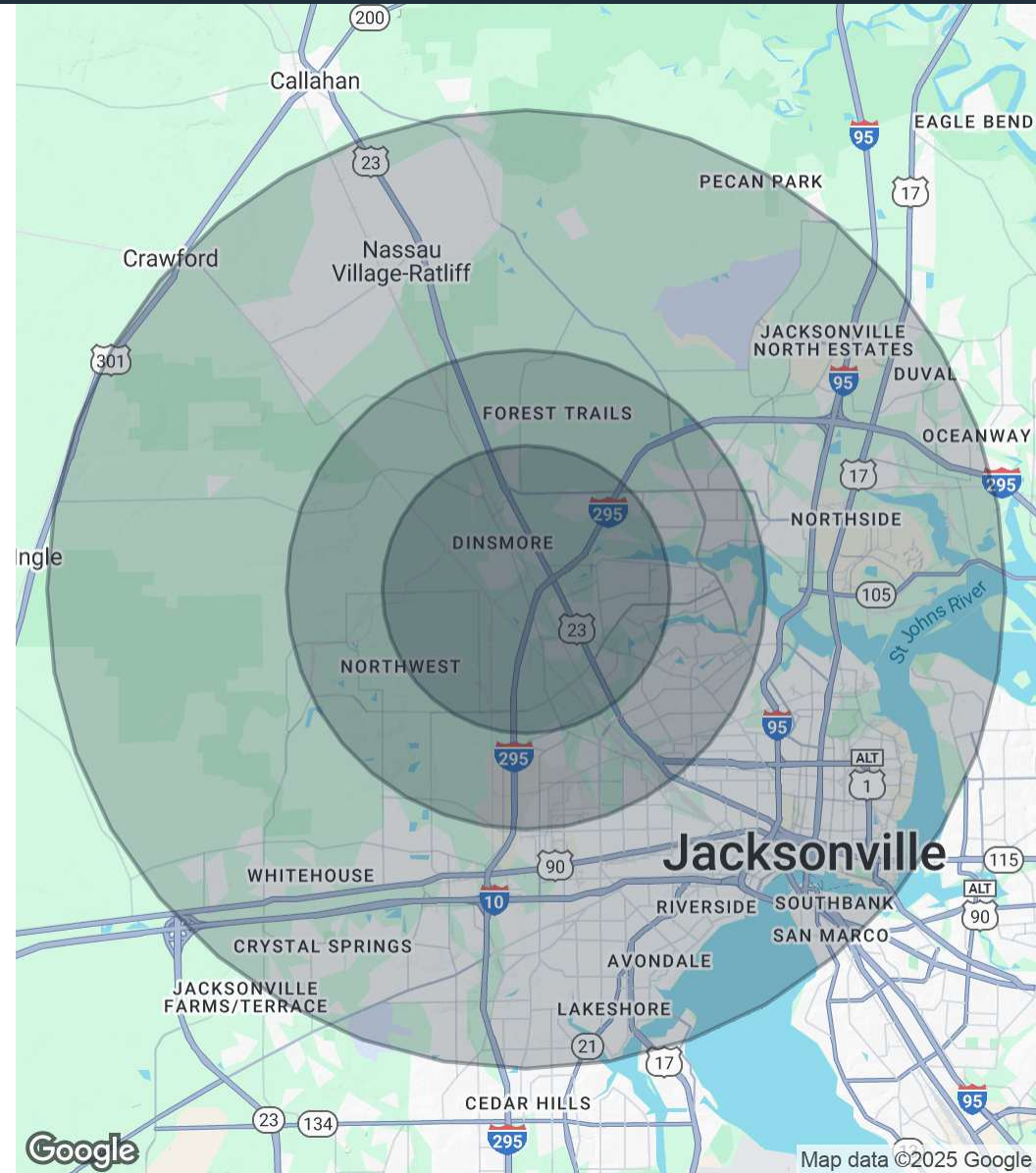


DEMOGRAPHICS MAP & REPORT

8721 OLD KINGS ROAD, JACKSONVILLE, FL 32219

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	28,250	74,907	297,054
Average Age	42	41	40
Average Age (Male)	40	39	39
Average Age (Female)	43	42	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,657	28,441	118,626
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$67,659	\$64,307	\$66,684
Average House Value	\$199,922	\$205,608	\$238,012

Demographics data derived from AlphaMap



INDUSTRIAL STORAGE BROKERS

8721 OLD KINGS ROAD, JACKSONVILLE, FL 32219



Partner

Roman Melnyk

License Number: #RS342028

Mobile: (215) 609-8621

Roman@IndustrialStorageBrokers.com



Partner/Broker

James Blanda

License Number: #BK3605614

Office: (954) 466-5855

Jim@IndustrialStorageBrokers.com