

**SALE**  
**PCH Inc Land**

**337 FRANKLIN AVE**

Jacksonville, FL 32218

**PRESENTED BY:**

**COLIN NICHOLSON III, CCIM**

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**ROBERT LAWRENCE**

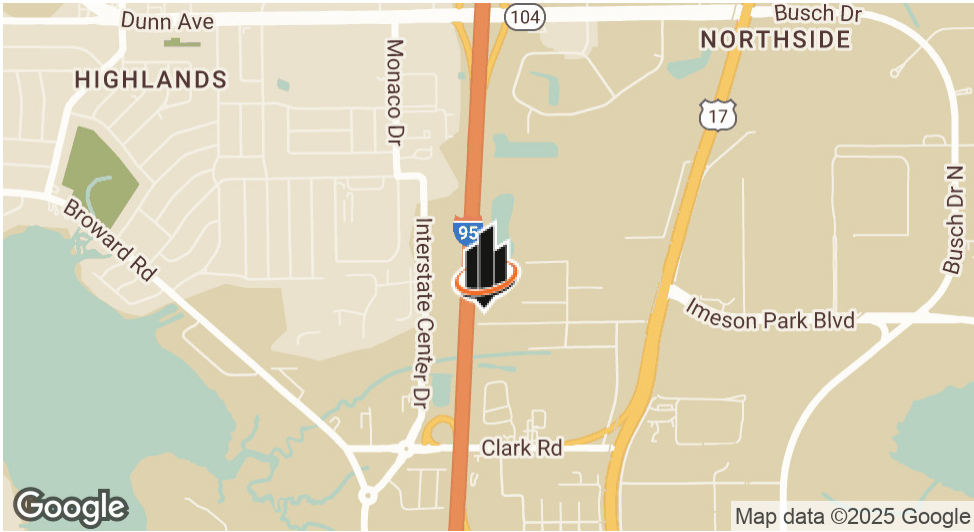
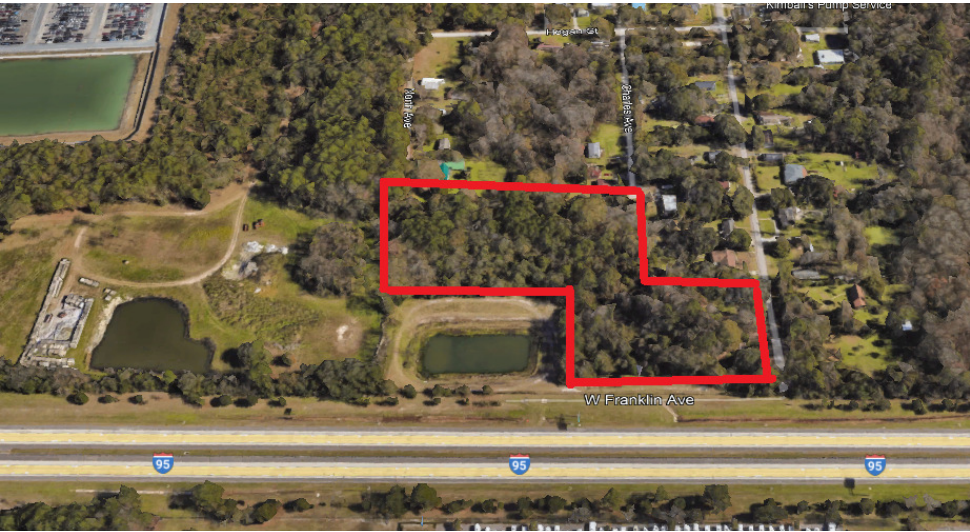
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FL #SL621544



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Call For Pricing
NUMBER OF UNITS:	1
LOT SIZE:	5.65 Acres

PROPERTY DESCRIPTION

Explore the thriving industrial landscape surrounding the property located in Jacksonville, FL. Situated in the heart of a dynamic economic hub, the area offers convenient access to major transportation routes and a skilled workforce. Nearby, the Jacksonville Port Authority serves as a vital gateway for import-export businesses, while the Jacksonville International Airport facilitates seamless connectivity. With a rich history and a growing economy, investors will find ample opportunities to capitalize on the strategic location, robust infrastructure, and business-friendly environment of Jacksonville, making this property an ideal choice for industrial investment.

PROPERTY HIGHLIGHTS

- -Zoned IL
- -Strategic location along I-95 with easy access to I-95 & I-295

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## ADDITIONAL PHOTOS



**COLIN NICHOLSON III, CCIM**

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### Industrial Light (IL) District.

#### **(a) Permitted uses and structures.**

- (1) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
- (2) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (3) Printing, lithography, publishing or similar establishments.
- (4) Business and professional offices.
- (5) Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, restaurants, hiring and union halls, employment agencies, sign companies, automobile service stations, major repair garages, truck stops and similar uses.
- (6) Vocational, technical, trade or industrial schools and similar uses.
- (7) Medical clinics.
- (8) Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.
- (9) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
- (10) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.

#### **(b) Permitted accessory uses.**

- (2) Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

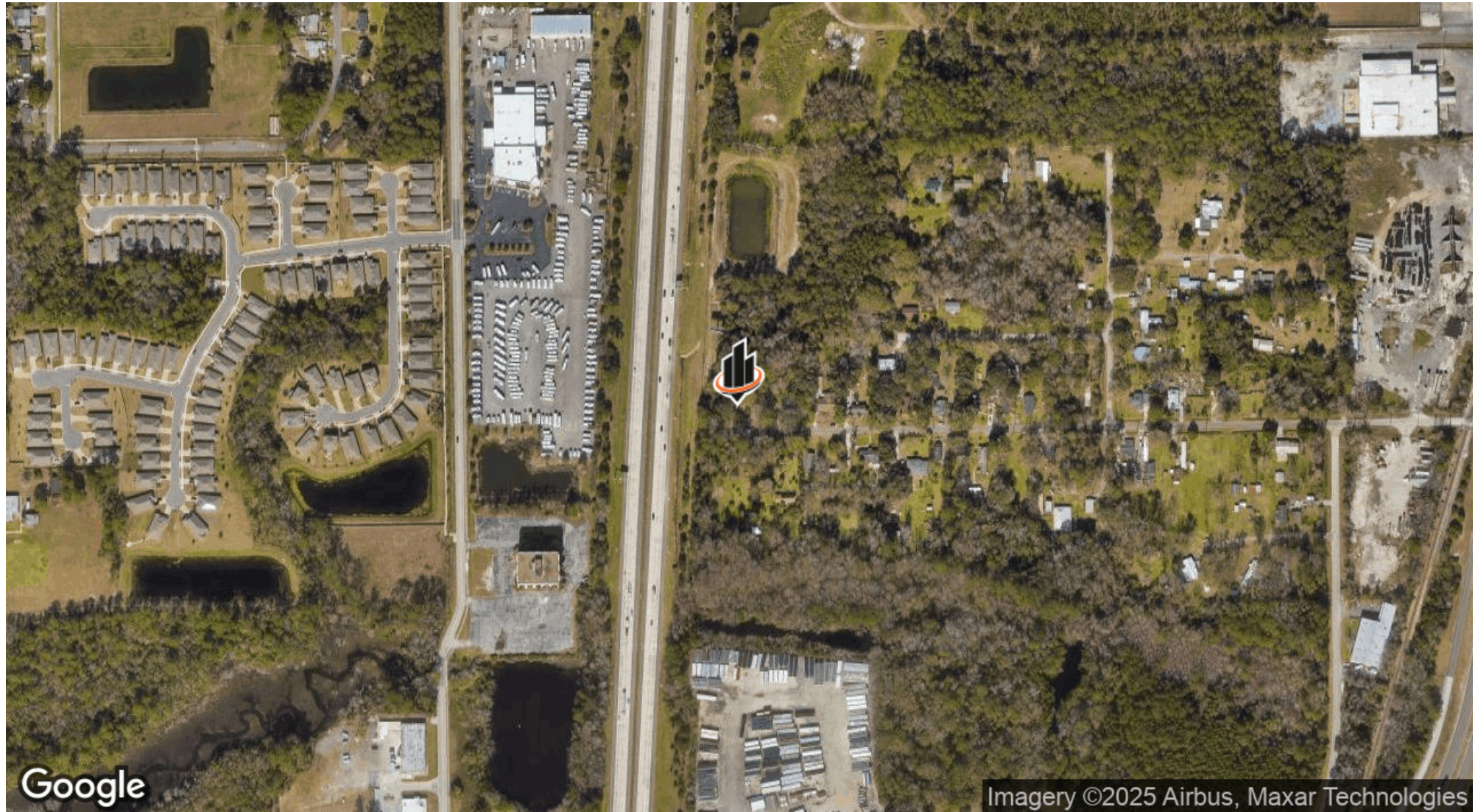
#### **(c) Permissible uses by exception.**

- (1) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:
  - (i) Acid, chemical, fertilizer or insecticide manufacture or storage.
  - (ii) Explosives manufacturing or storage.
  - (iii) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
  - (iv) Paper and pulp manufacture.
  - (v) Petroleum refining.
  - (vi) Stockyards or feeding pens and livestock auctions.
  - (vii) A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.
- (2) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.

- (11) Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable liquids and acids if storage not within a completely enclosed building or structure is visually screened by a six-foot fence or wall not less than ninety-five percent opaque.
- (12) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than ninety-five percent opaque.
- (13) Outdoor storage yards and lots including auto storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than ninety-five percent opaque.
- (14) Retail outlets in conjunction with wholesaling establishments if the area is designated for retail sales does not exceed ten percent of the gross floor area of the building of which it is a part.
- (15) Banks, including drive-thru tellers.
- (16) Recycling facilities meeting the performance standards and development criteria set forth in Part 4.
- (17) Retail sales of heavy machinery, farm equipment and building materials.
- (18) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (19) Veterinarians meeting the performance standards and development criteria set forth in Part 4.

- (3) Care centers meeting the performance standards and development criteria set forth in Part 4.
- (4) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (5) Churches, including a rectory and similar uses, as required in Part 4.
- (6) Retail sales and service of alcoholic beverages for either off-premises consumption or on-premises consumption or both.
- (7) Retail sales.
- (8) Concrete batch mixing plants.
- (9) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.
- (10) Automobile wrecking yards.

## LOCATION MAP



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## MEET THE TEAM



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