

For Sale

Industrial Land

1337 Owens Road Jacksonville, FL 32218

- ±18-acre parcel with 14.52± uplands
- Land Use/Zoning: LI/IL
- Located in the thriving Airport submarket with an abundance of labor and amenities
- This exceptional multimodal location boasts proximity to I-95 and I-295, Jacksonville International Airport and JAXPORT's seaports
- \$225,000 per upland acre

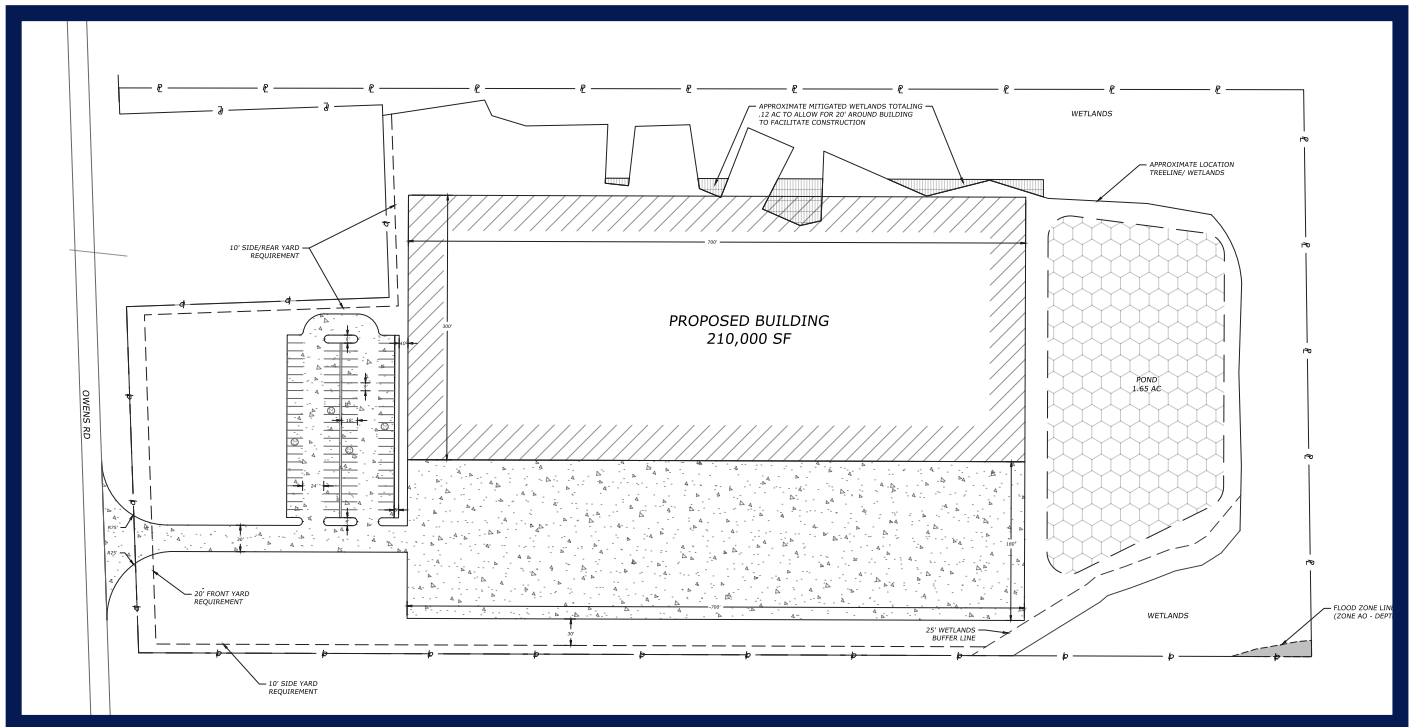
Seda Preston
+1 904 861 1142
seda.preston@colliers.com

Guy Preston, SIOR
+1 904 591 0800
guy.preston@colliers.com

John Cole
+1 904 327 1772
john.cole@colliers.com



Conceptual Site Plan



Location Overview



Interstate 95 1 mile

Interstate 295 2.9 miles

Interstate 10 15 miles



CSX Intermodal Facility 12.9 miles

Norfolk Southern Intermodal 13.2 miles

FEC Intermodal Facility 20.1 miles



Jacksonville Int'l Airport 1.5 miles



JAXPORT | Dames Point 10.5 miles

JAXPORT | Talleyrand 12.5 miles

JAXPORT | Blount Island 14.9 miles

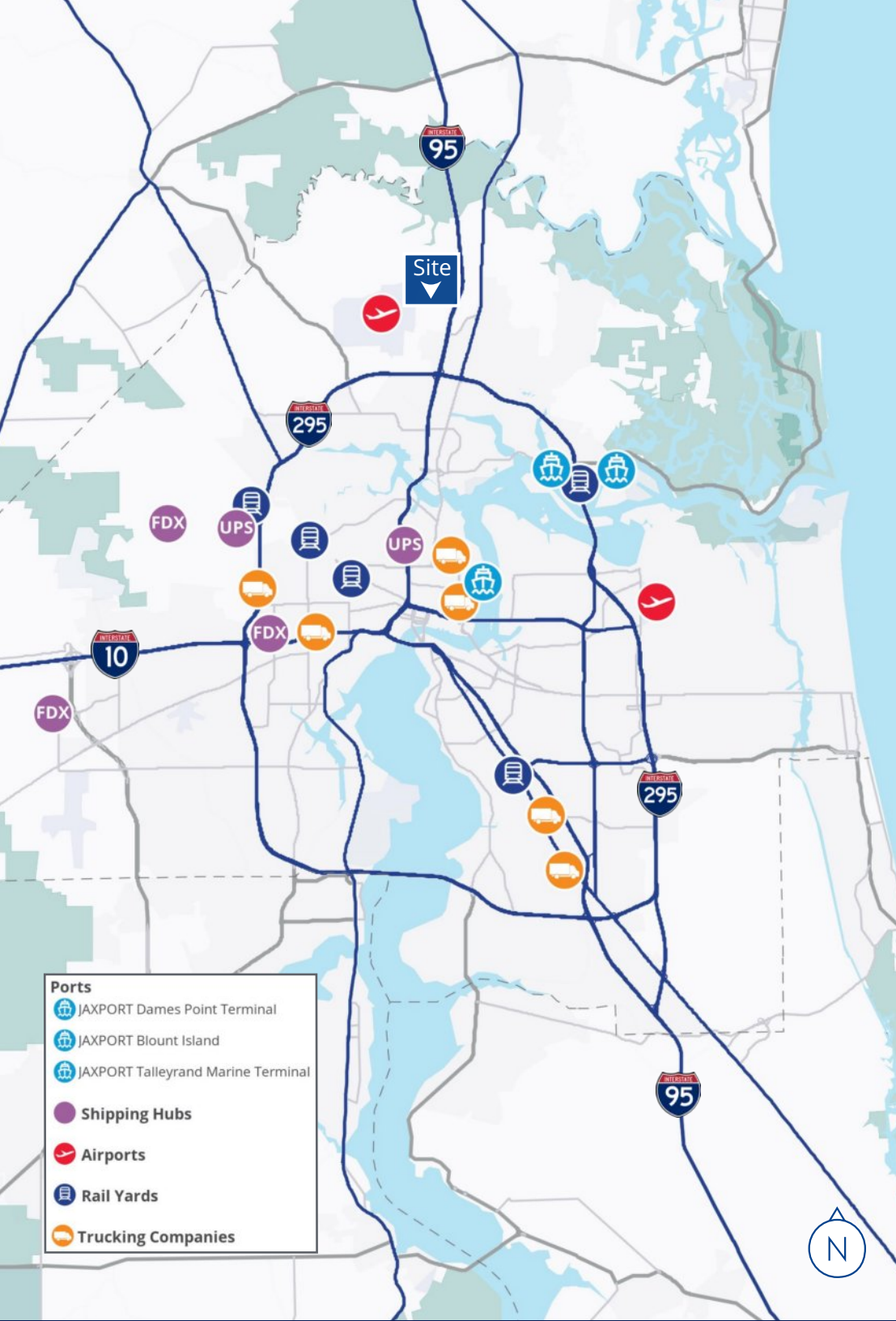
Port of Savannah 130 miles

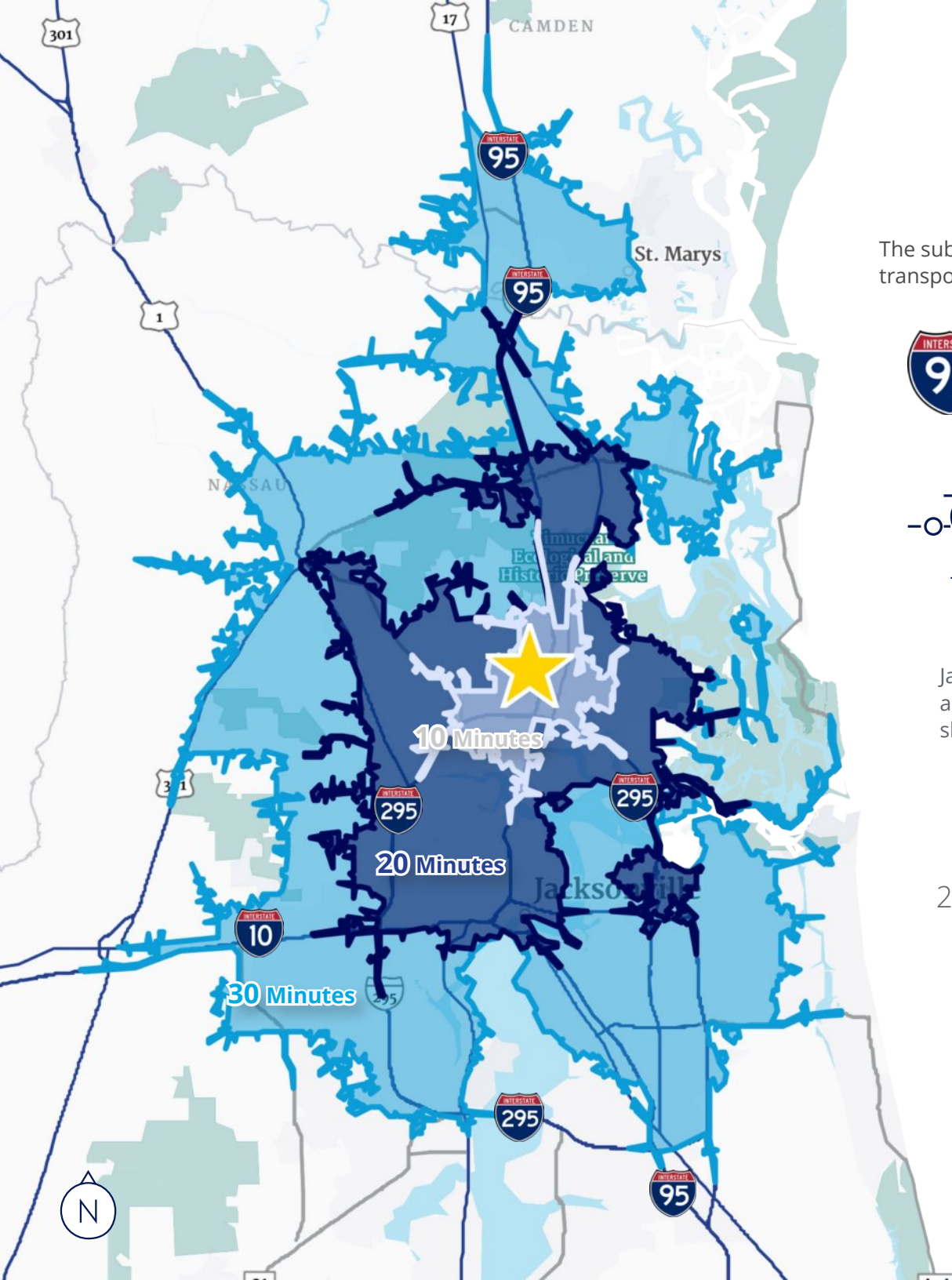
Port of Tampa 209 miles

Port of Charleston 229 miles

Business-Friendly Environment

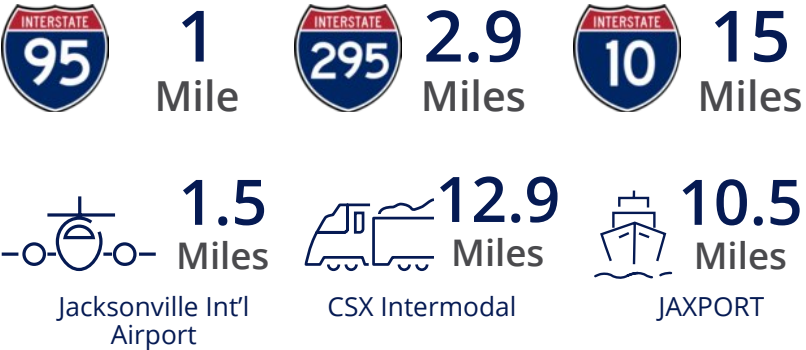
- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax





Strategic Location

The submarket provides **excellent connectivity** to the region's major transportation infrastructure.



Jacksonville's **strong regional demographics** offer an affordable alternative to other metros in Florida and a high quality of life for skilled labor with a growing workforce.

1,696,786
2023 Total Population
Jacksonville MSA
ESRI

8%
Population Growth
(2019 - 2023)
ESRI

#6
MSA in 2023 Migration
Population Growth
LINKEDIN 2023



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John Cole
+1 904 327 1772
john.cole@colliers.com



76 S. Laura Street | Suite 1500
Jacksonville, FL 32202
+1 904 358 1206
colliers.com/jacksonville

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