

FOR SALE: +/- 50 ACRES ZONED INDUSTRIAL HEAVY NEAR JAXPORT Jacksonville, FL

**+/- 2.5 MI FROM BLOUNT ISLAND
+/- 1.5 MI FROM JAXPORT**



11033 Blasius Rd, Jacksonville, FL

SIZE/FRONTAGE: +/- 50 acres, +/- 820 ft.
frontage on Blasius Rd (see attached).

ZONING: IH (Industrial Heavy)

UTILITIES: JEA - City Water and Sewer
Services and Electric *in place on Blasius Rd;*
potential rail spur/CSX.

(LEASED) IMPROVEMENTS: +/- 11,700 sq. ft.
off-warehouse facility, w/fenced, stabilized yds
for container, truck and heavy equip storage.

**Potential Distribution-Warehouse,
Manufacturing & Cold-Storage Site(s)**

PRICE: UPON REQUEST

Michael J Canella
Commercial R.E. Broker
Mobile (904) 382-3274
Off (904) 363-1954
michael@canellacommercial.com
www.canellacommercial.com

Mark Wainwright
Pine Street/RPS, LLC
(904) 398-1044
2650-2 Rosselle Street
Jacksonville, FL 32204
mwainwright@pinestreetrps.com
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Faye Rd

CSX Rail

New Berlin Rd

CSX Rail

Blasius Rd

+/- 820'



Blasius Rd

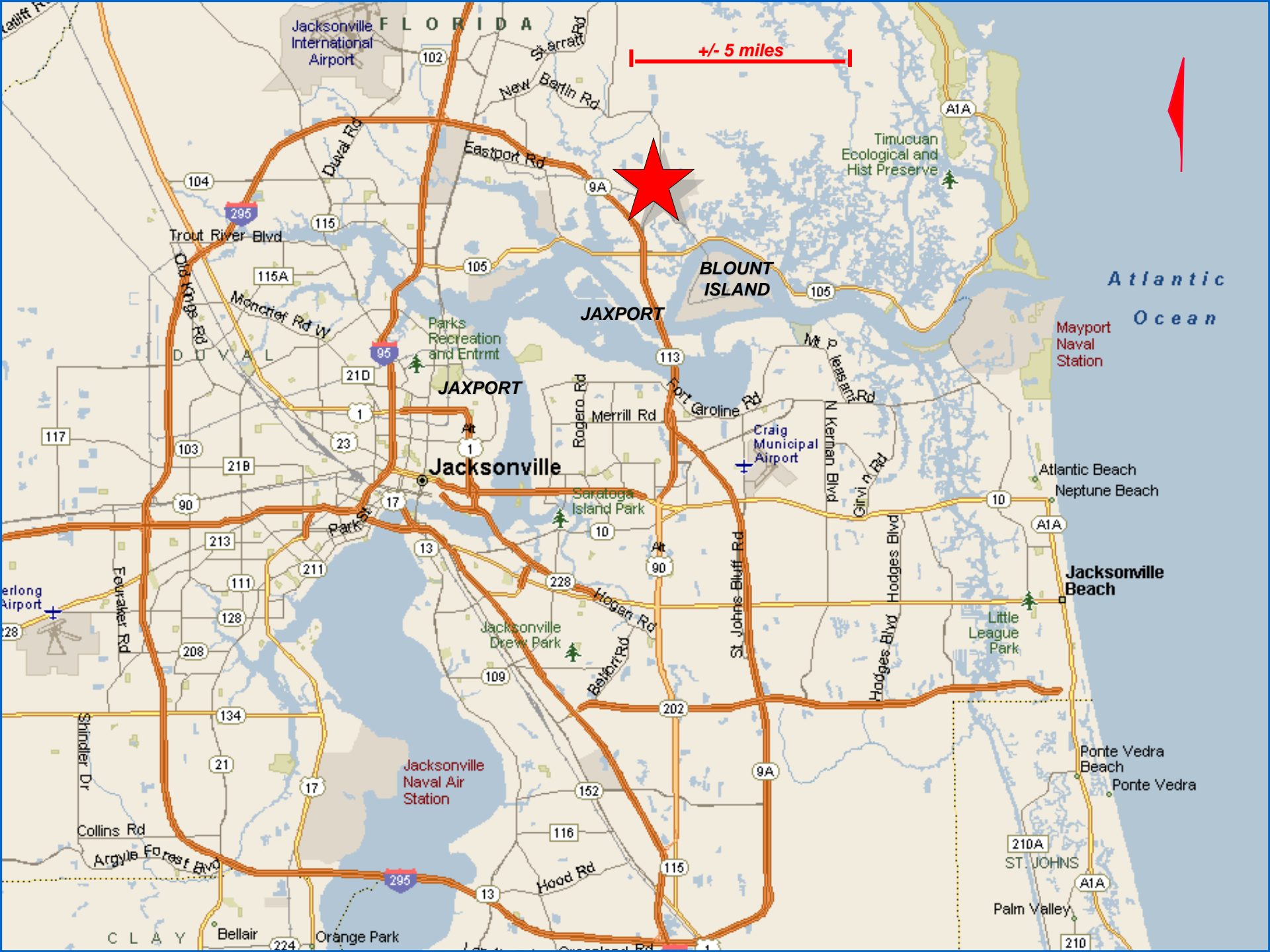
Faye Rd

CSX Rail

I-295

CSX Rail

New Berlin Rd



Jacksonville International Airport

+/- 5 miles



BLOUNT ISLAND

JAXPORT

JAXPORT

Jacksonville

Craig Municipal Airport

Jacksonville Beach

Jacksonville Naval Air Station

ST. JOHNS

Palm Valley

Atlantic Ocean

Mayport Naval Station

Atlantic Beach
Neptune Beach

Little League Park

Ponte Vedra Beach
Ponte Vedra

CLAY

Bellair

Orange Park

210

104

115

105

105

210

1

23

21B

90

213

111

211

128

208

134

21

17

295

13

116

152

202

9A

115

210A

A1A

210

104

115

105

105

210

1

23

21B

90

213

111

211

128

208

134

21

17

295

13

116

152

202

9A

115

210A

A1A

210

+/- 50 ACRES - INDUSTRIAL HEAVY - NEAR JAXPORT

Jacksonville, FL

JAX

I-95

I-295



New Berlin Rd

Heckscher Dr

I-295

Blount Island

Dames Point

JAXPORT