

# Shovel Ready Industrial Sites for Sale

4.84± - 26.44± AC in Planned Industrial Park | Baldwin Tradeplex



**Sale Price: \$5,288,000**

**Under Contract  
4.84± AC**

**Available  
Parcel 10  
26.44± AC**

Lafayette St



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# Property Overview

Heavy industrial tracts of land for sale in a fully entitled industrial park which includes engineered plans, geotechnical reports, storm water management studies, ERP permits, wetland mitigation permits (Permit # SAJ-2010-03361), land use and zoning in-place, concurrency certificate for transportation, roadways and utilities in-place. Each of these sites in Baldwin Tradeplex offer unique opportunities for developers or owner-users looking to position themselves in a rapidly growing industrial corridor. Parcel 10 can be subdivided to a minimum divisible of 13 acres.

The soon to be completed Baldwin Bypass will allow for quick access to I-10. Plans also include building an overpass across two CSX railroad crossings and an additional overpass over the Jacksonville-Baldwin Rail Trail to alleviate traffic congestion and improve operational efficiency of U.S. 301.



**Available**  
**Parcel 10**  
**26.44± AC**

**Under Contract**  
**Parcel 8**  
**4.84± AC**

# Parcel Details



Address 0 Tradeplex Way, Baldwin, FL 32234

Land Acreage 4.84 & 26.44 AC

Zoning Heavy Industrial

FEMA Zone X (area of minimal flood hazard)

Parcel Parcel 8: 000478-1200  
Parcel 10: 000478-1420

Intended Use Heavy and light industrial

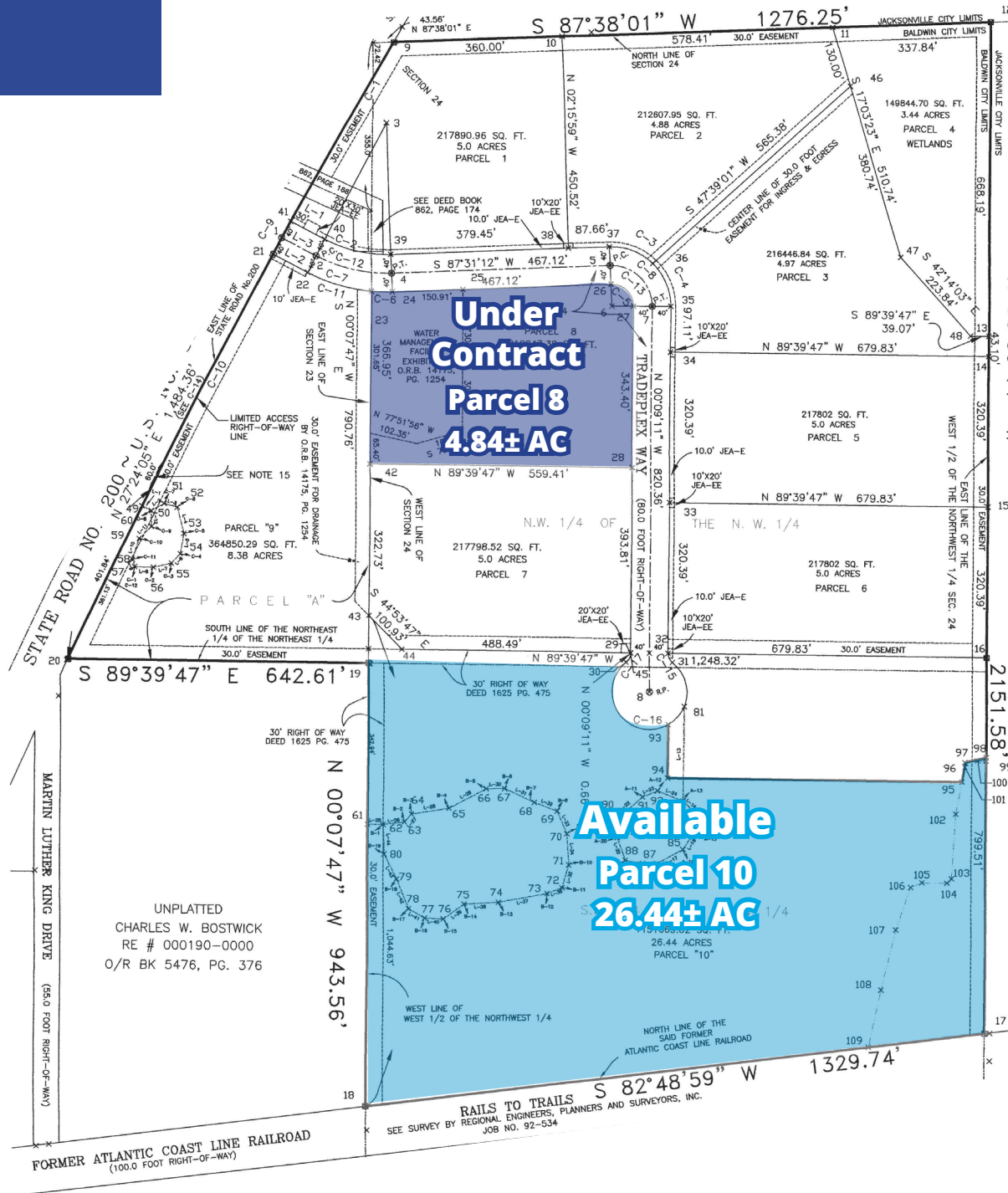
Access U.S. 301 & Tradeplex Way

Utilities All utilities on site

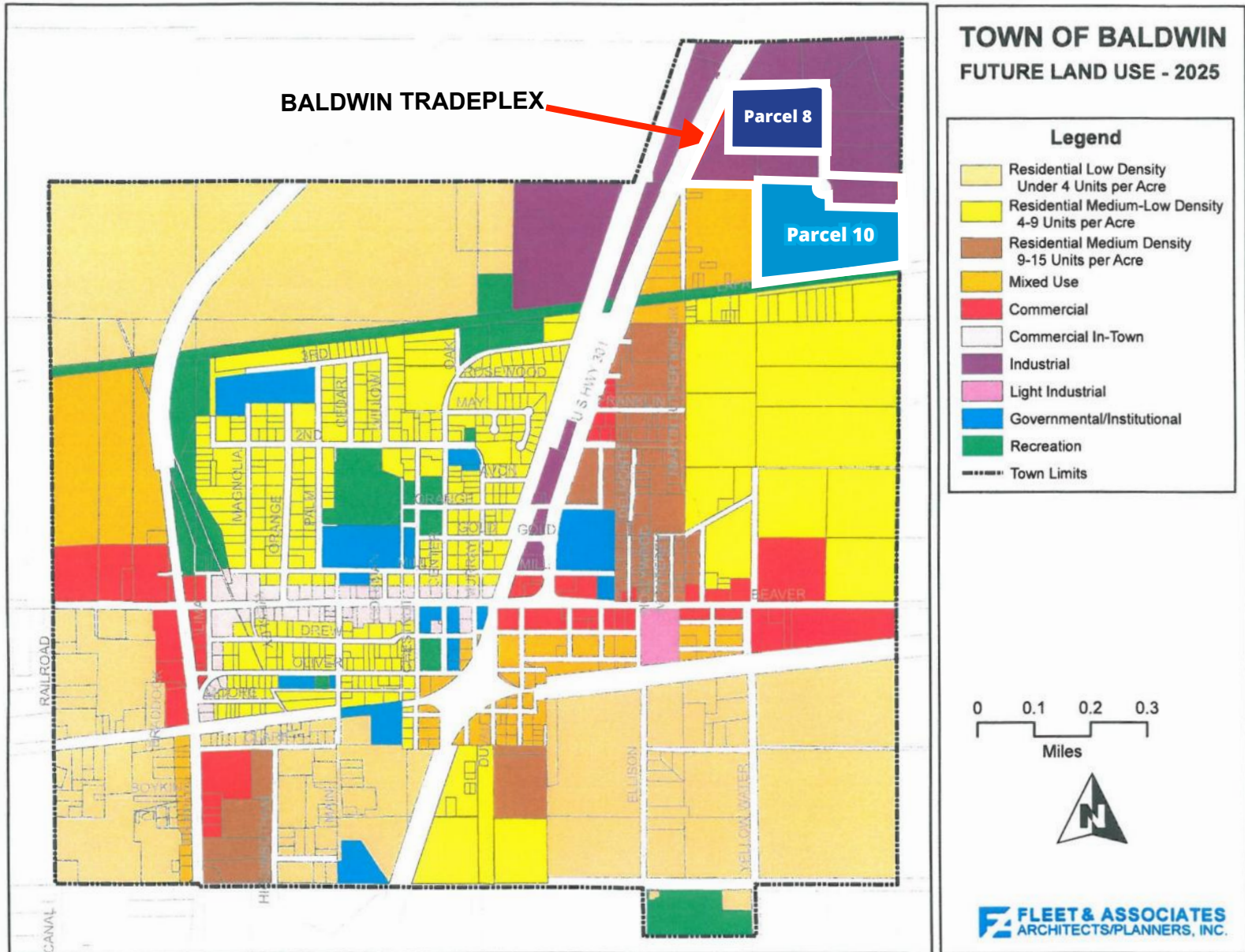
Pricing Parcel 8: (under contract)  
Parcel 10: \$5,288,000

**Zoning:** Industrial. Manufacturing, processing, storing, assembly and distribution of goods are allowed, whether conducted indoors or outdoors. Public service or utility uses are also allowed to support the industrial uses.

# Site Plan

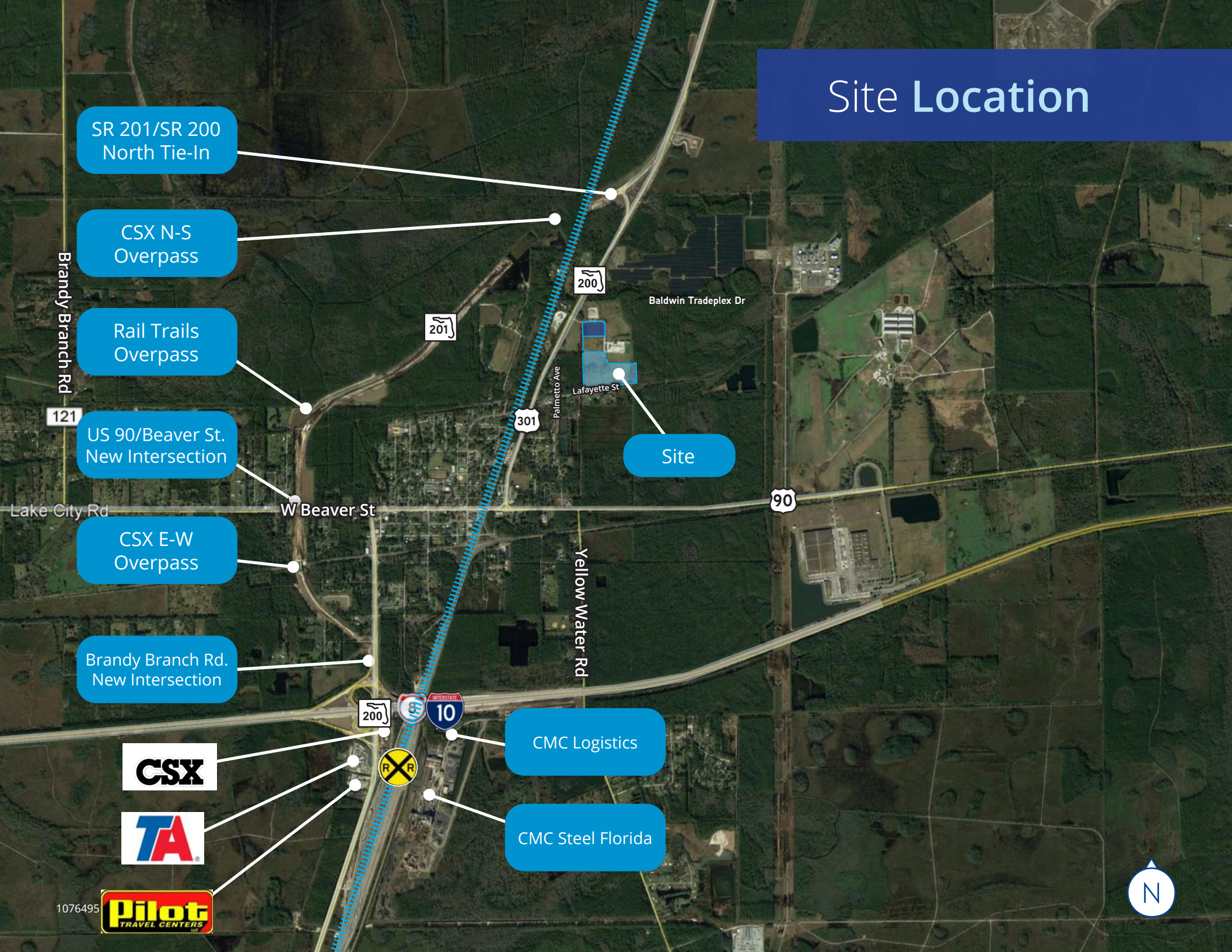


# Land Use



Adopted - August 9, 2011

# Site Location



SR 201/SR 200  
North Tie-In

CSX N-S  
Overpass

Rail Trails  
Overpass

US 90/Beaver St.  
New Intersection

CSX E-W  
Overpass

Brandy Branch Rd.  
New Intersection

CMC Logistics

CMC Steel Florida

**CSX**

**TA**

1076495 **Pilot**  
TRAVEL CENTERS  
LLC



# Drive Times

**I-95**  
22.3 mi

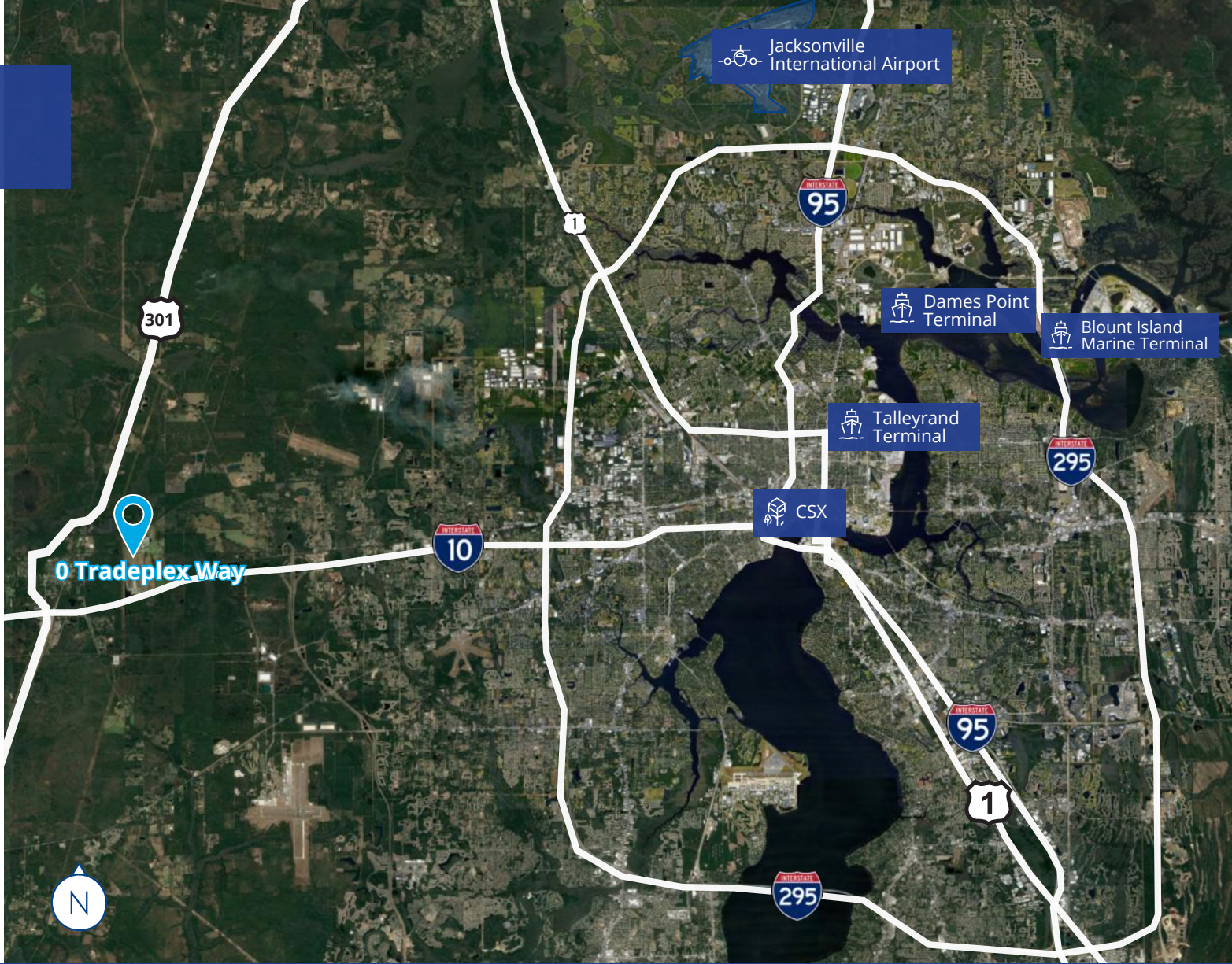
**I-295**  
16.9 mi

**I-10**  
2.9 mi

**JAXPORT**  
**Dames Point Terminal**  
32.2 mi

**JAXPORT**  
**Talleyrand Marine Terminal**  
23.6 mi

**JAXPORT**  
**Blount Island Terminal**  
32.2 mi



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