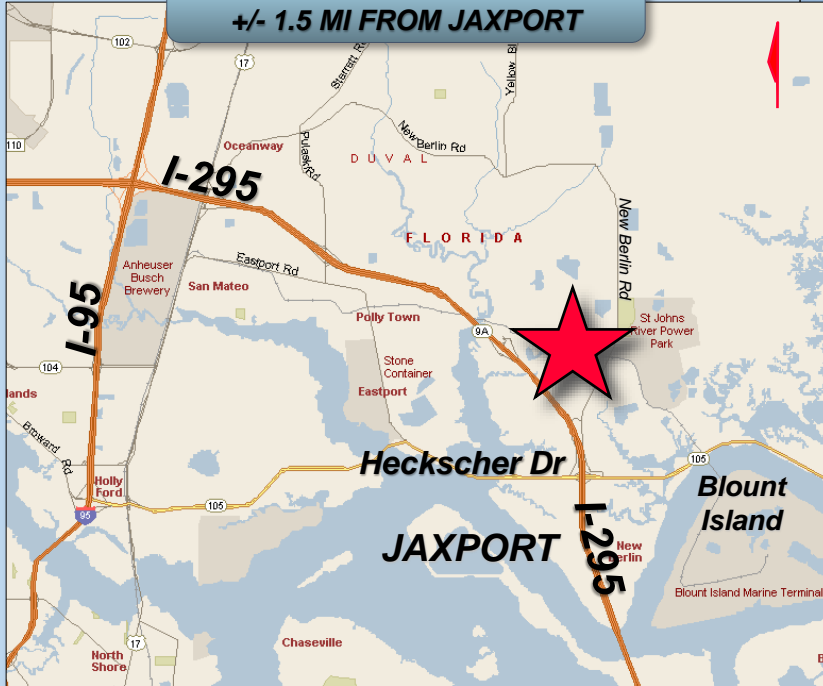


FOR SALE: +/- 39.33 USABLE ACRES, ZONED INDUSTRIAL HEAVY NEAR JAXPORT

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



11033 Blasius Rd, Jacksonville, FL



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

Lease expires 2/28/2026

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

Michael J Canella
Commercial R.E. Broker
(904) 382-3274

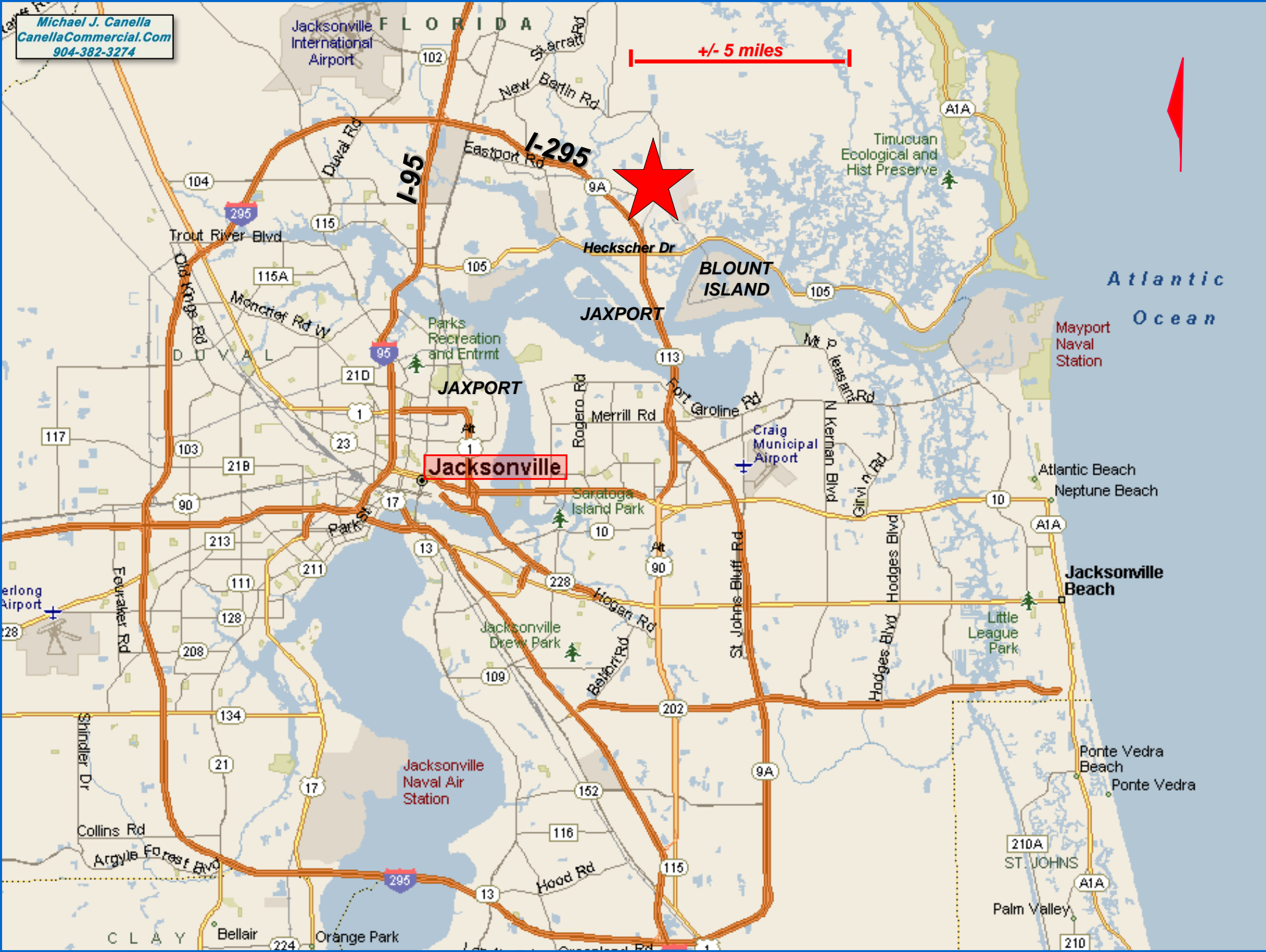
michael@canellacommercial.com
www.canellacommercial.com

Mark Wainwright
Pine Street/RPS, LLC
(904) 398-1044
2650-2 Rosselle Street
Jacksonville, FL 32204

mwainwright@pinestreetrps.com
www.pinestreetrps.com

See attached upland development configuration, page 7 - Seller does not have a published Sale Price.

All information furnished in regard to above property, for sale or lease was obtained from sources considered reliable, but no warranty or representation is made by owner as to the accuracy thereof and should not be relied upon, and the same is submitted subject to errors, omissions, change of lease rate, change of sale price, prior and/or withdrawal without notice.



Michael J. Canella
CanellaCommercial.Com
904-382-3274

Alta Dr

Blasius Rd

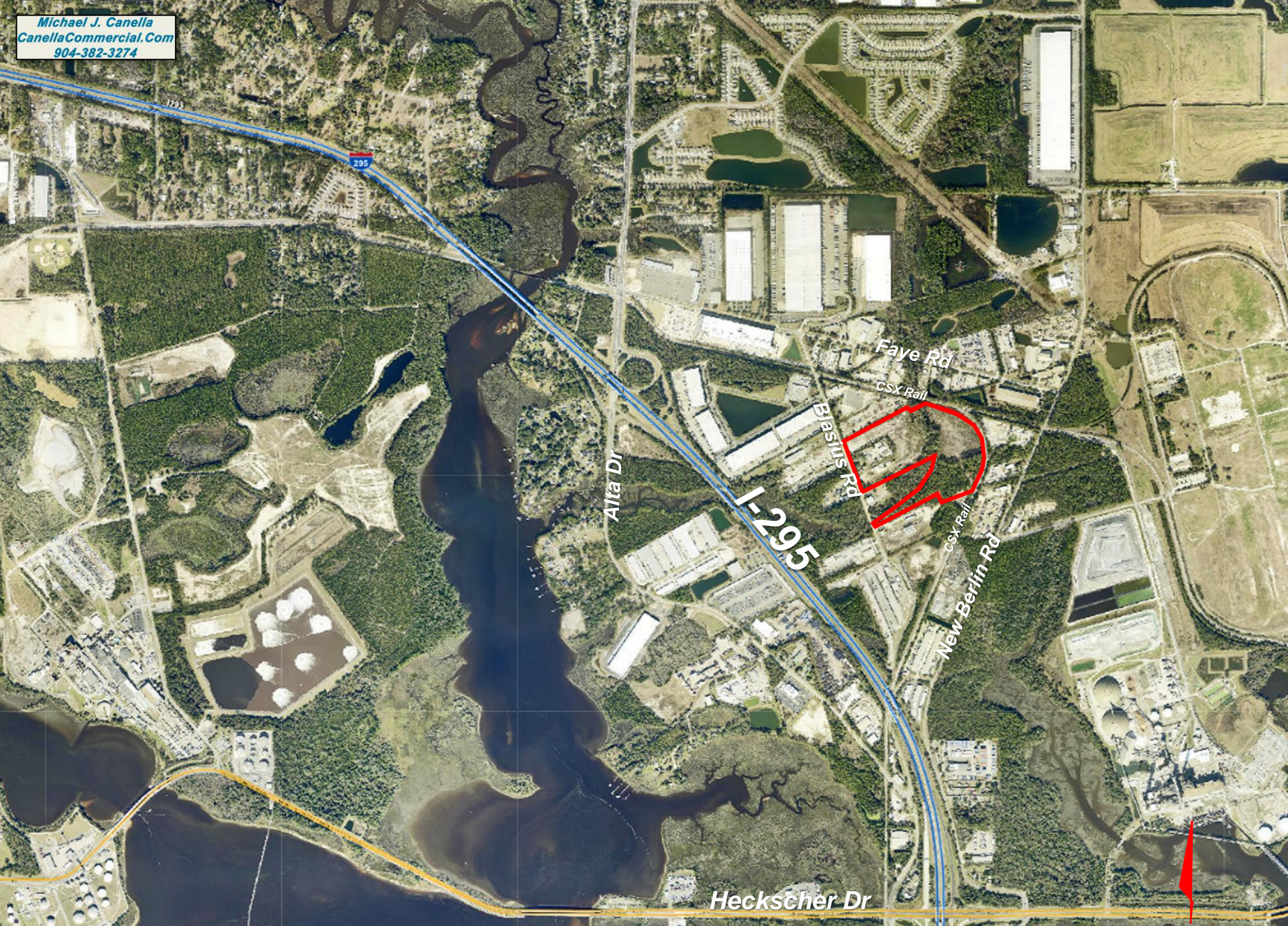
Faye Rd

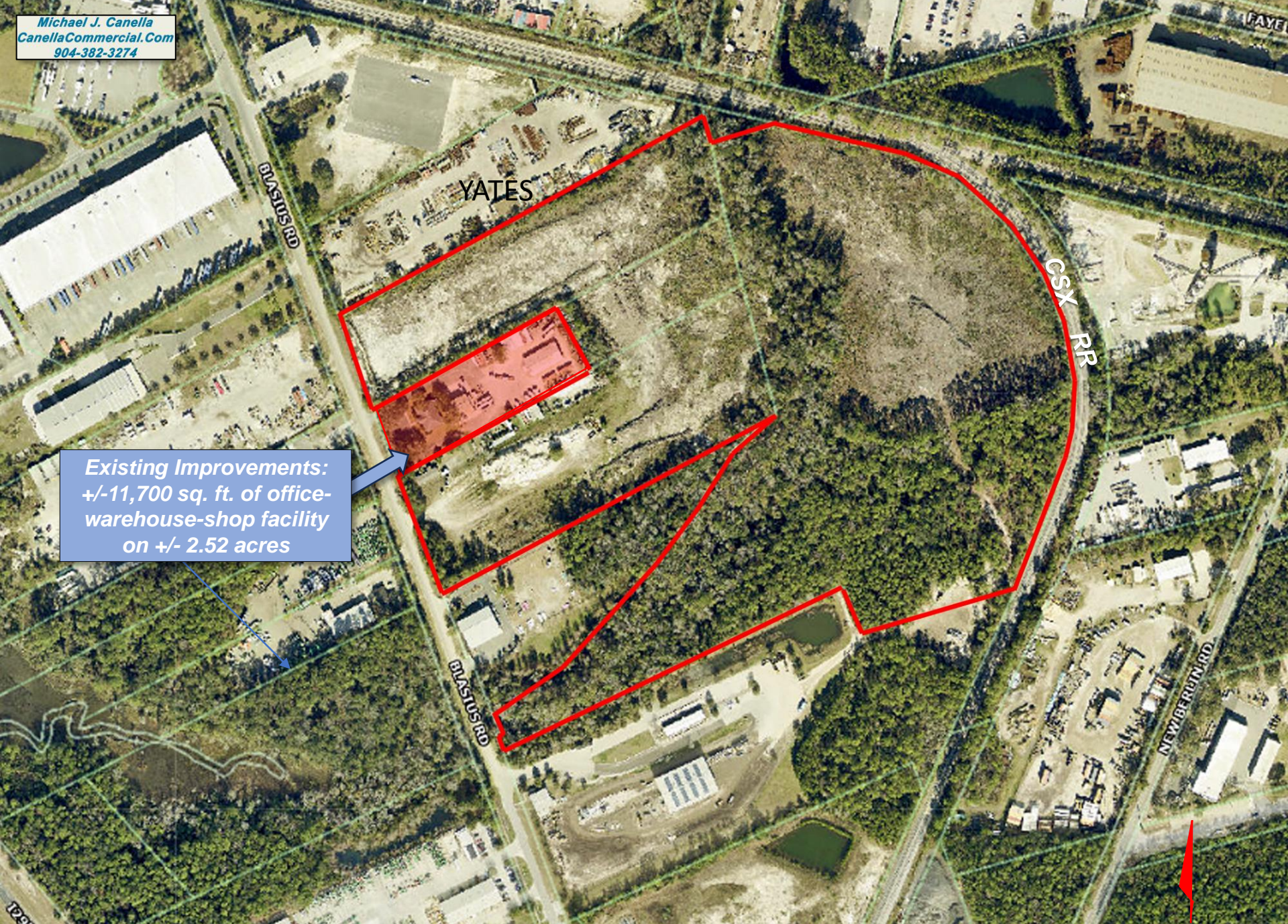
CSX Rail

I-295

CSX Rail

New Berlin Rd





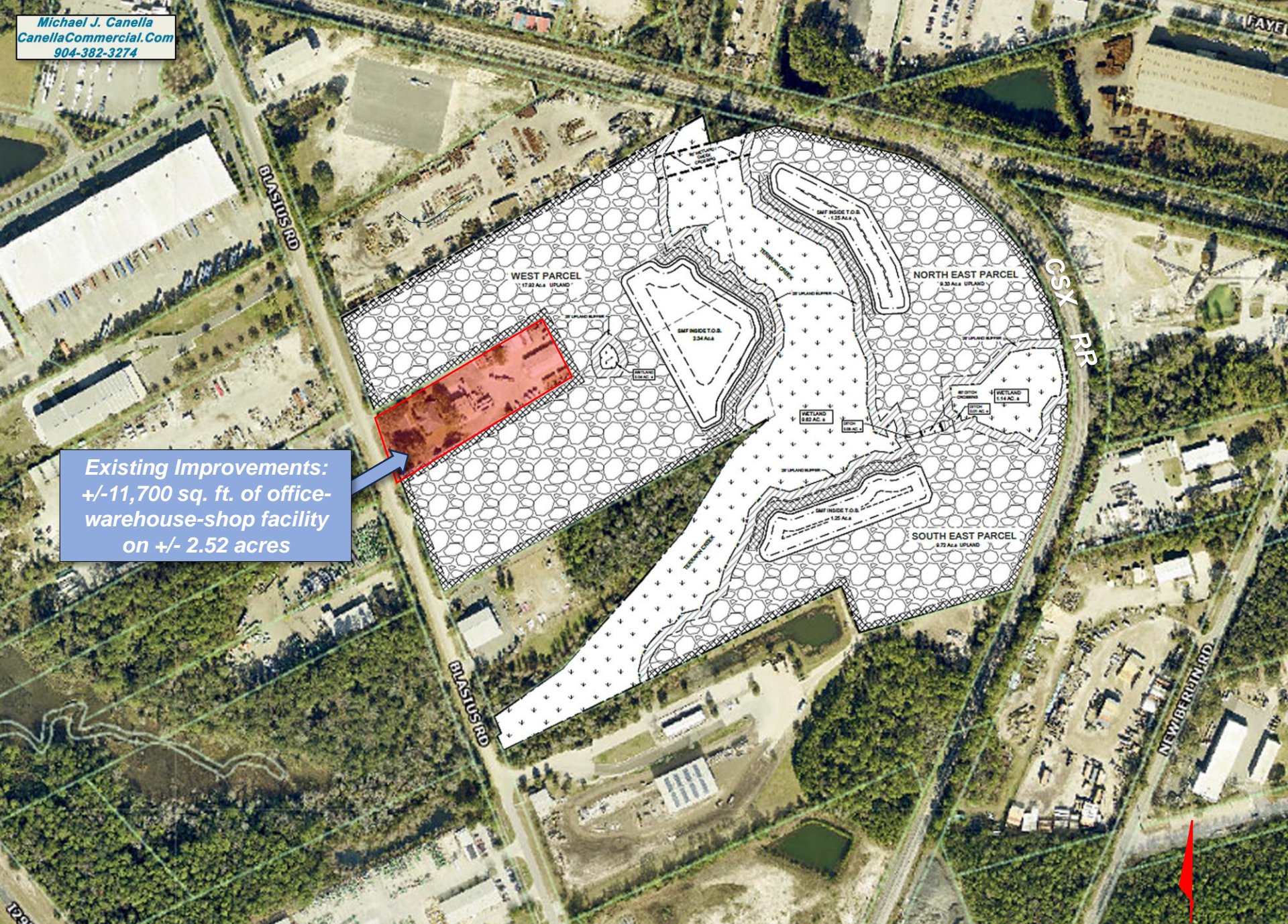
YATES

CSX RR

Existing Improvements:
+/- 11,700 sq. ft. of office-
warehouse-shop facility
on +/- 2.52 acres

BLASUS RD

NEWBERN RD



Existing Improvements:
+/-11,700 sq. ft. of office-
warehouse-shop facility
on +/- 2.52 acres

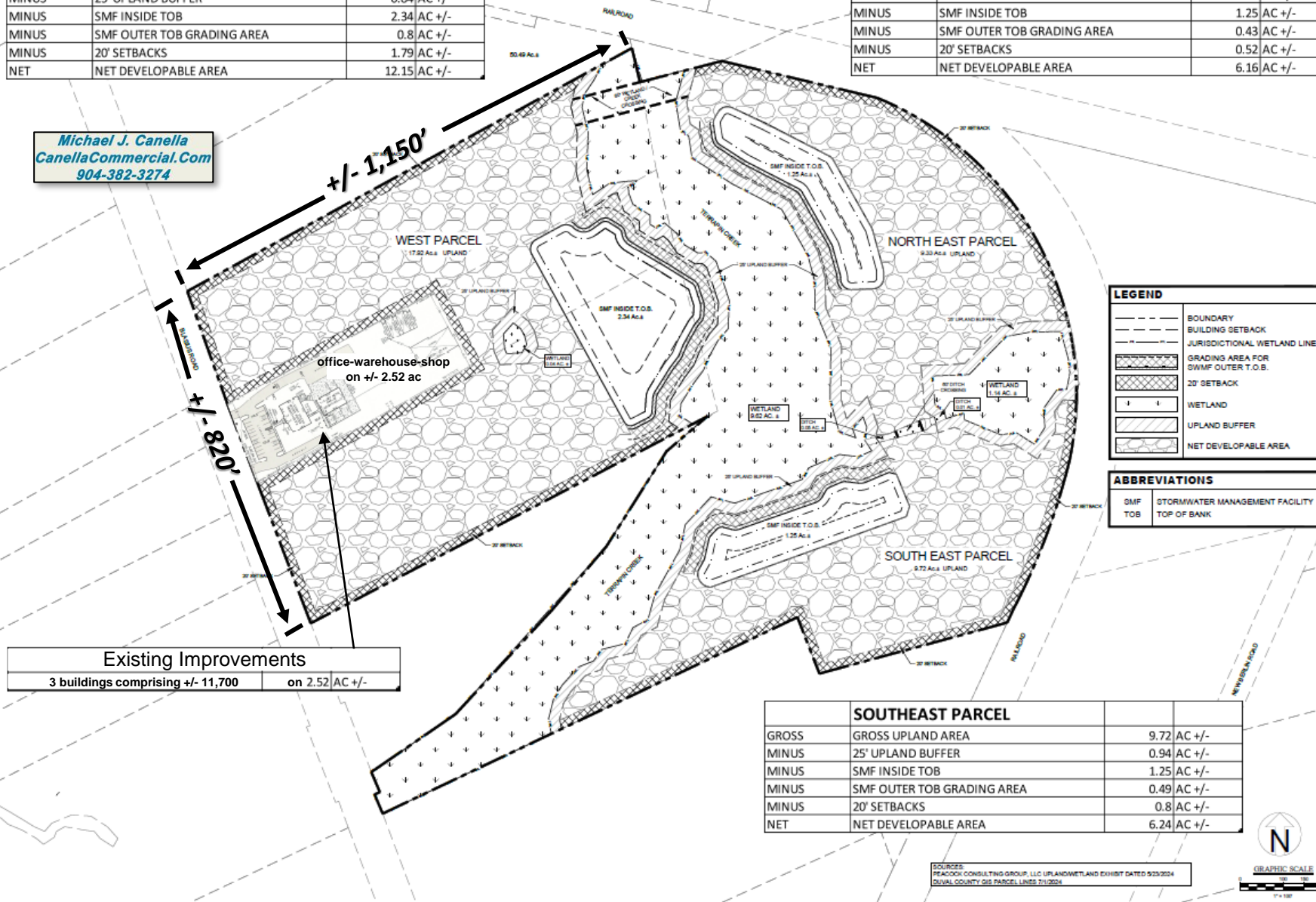


	WEST PARCEL	
GROSS	GROSS UPLAND AREA	17.92 AC +/-
MINUS	25' UPLAND BUFFER	0.84 AC +/-
MINUS	SMF INSIDE TOB	2.34 AC +/-
MINUS	SMF OUTER TOB GRADING AREA	0.8 AC +/-
MINUS	20' SETBACKS	1.79 AC +/-
NET	NET DEVELOPABLE AREA	12.15 AC +/-

	ENTIRE PARCEL	
GROSS	GROSS AREA	50.49 AC +/-
MINUS	WETLANDS	0.41 AC +/-
MINUS	WETLANDS	9.62 AC +/-
MINUS	WETLANDS	1.14 AC +/-
NET	NET DEVELOPABLE AREA	39.33 AC +/-

	NORTHEAST PARCEL	
GROSS	GROSS UPLAND AREA	9.33 AC +/-
MINUS	25' UPLAND BUFFER	0.97 AC +/-
MINUS	SMF INSIDE TOB	1.25 AC +/-
MINUS	SMF OUTER TOB GRADING AREA	0.43 AC +/-
MINUS	20' SETBACKS	0.52 AC +/-
NET	NET DEVELOPABLE AREA	6.16 AC +/-

Michael J. Canella
CanellaCommercial.Com
904-382-3274



AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 000089
13000 W. US Highway 1, Suite 200
Maitland, FL 32751 | P: 407-921-2125
Fax: 407-921-2126

BLASIUS ROAD

SITE PLAN OPTION 1
FLORIDA
DUVAL COUNTY

Date: 4/21/2025
Designer: HAV
Job #: 19-008
Drawn: JES
Scale: 1"=100'
Sheet: 1 of 2