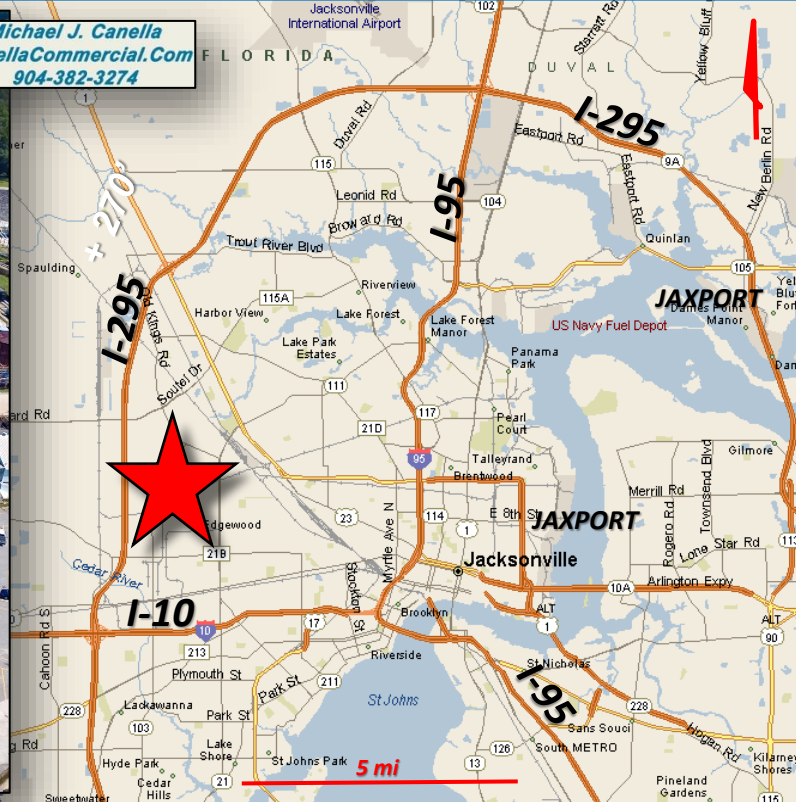


# FOR SALE: +/- 12.06 ACRES ZONED INDUSTRIAL LIGHT (IL)

Jacksonville, FL



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



**LOCATION:** SE corner Lane Ave and 12<sup>TH</sup> Street W, Jacksonville, FL 32254

**LAND SIZE:** +/- 12.06 acres gross

*Owner will divide into East and West Parcels; see page 2*

**ZONING:** IL (Industrial Light)


**UTILITIES:** City water, sewer and JEA electric fronting Lane Ave.

**PRICE:** \$1,575,000.00 (\$225,000/ac based on +/- 7 upland, usable acres)

**Michael J. Canella**  
Commercial R.E. Broker  
Mobile (904) 382-3274  
Off (904) 363-1954  
[michael@canellacommercial.com](mailto:michael@canellacommercial.com)  
[www.canellacommercial.com](http://www.canellacommercial.com)

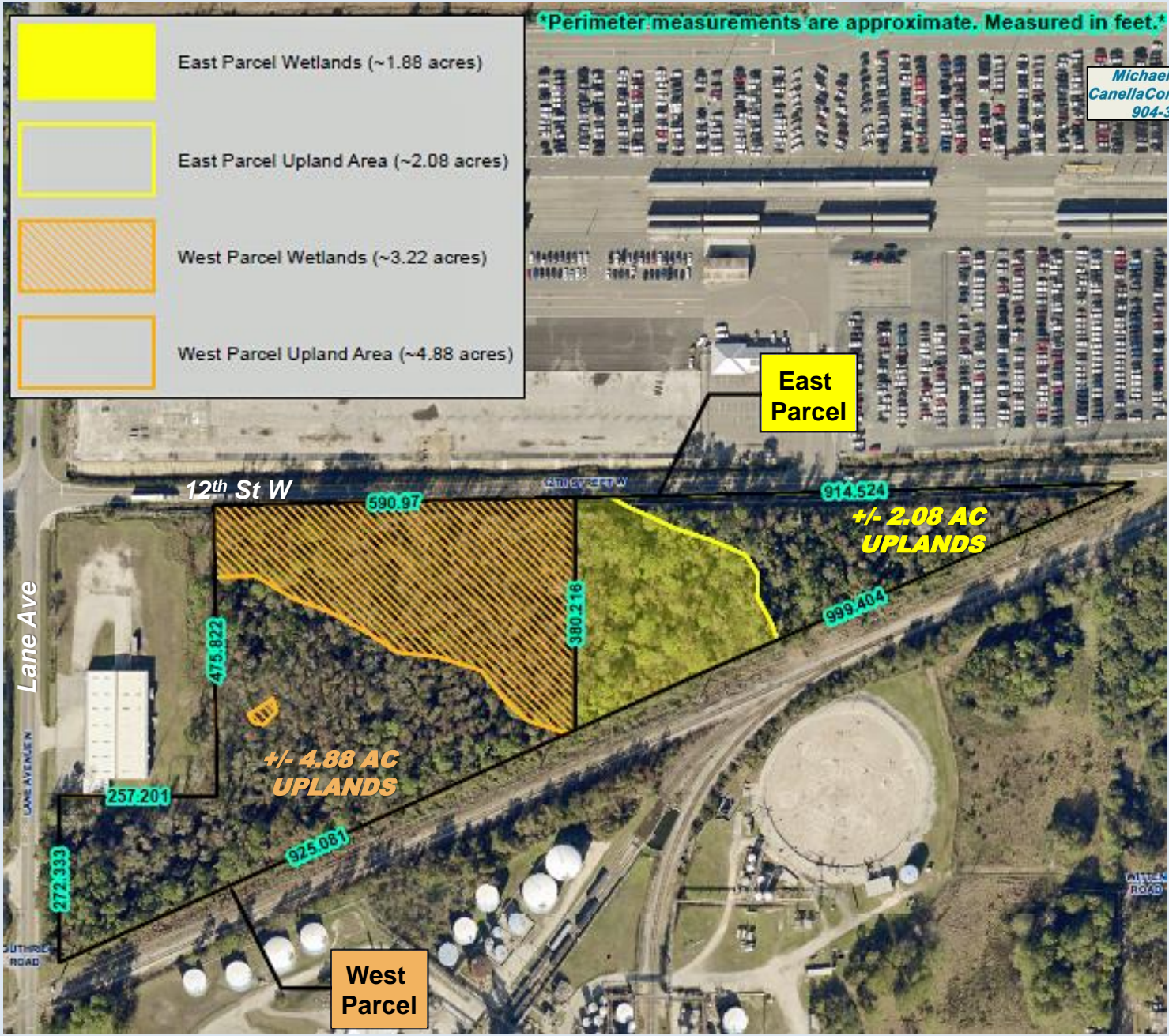


All information furnished in regard to property, for sale, lease or investment, was obtained from sources we consider reliable, but no warranty or representation is made as to the accuracy thereof and should not be relied upon, and the same is submitted subject to errors, omissions, change of price,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

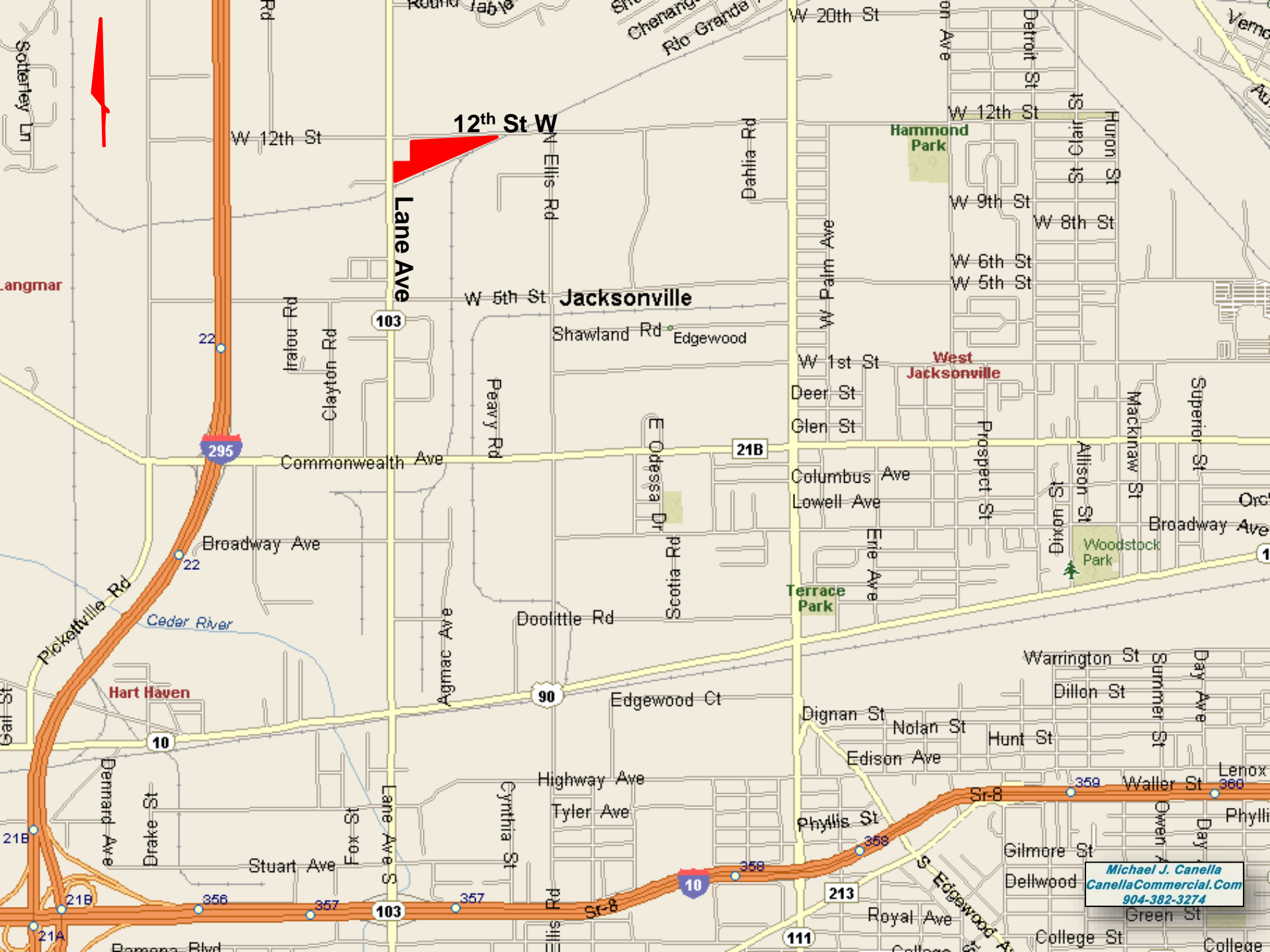
	East Parcel Wetlands (~1.88 acres)
	East Parcel Upland Area (~2.08 acres)
	West Parcel Wetlands (~3.22 acres)
	West Parcel Upland Area (~4.88 acres)

\*Perimeter measurements are approximate. Measured in feet.\*

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12th St W

Lane Ave

Jacksonville

295

21B

90

10

103

10

213

111

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