

FOR LEASE

WATERFRONT OPPORTUNITY

1163 TALLEYRAND AVE.

JACKSONVILLE FL, 32206

±35 PAVED ACRES

[Click Here
for Video](#)

±35 ACRES

CHANNEL DEPTH 34'

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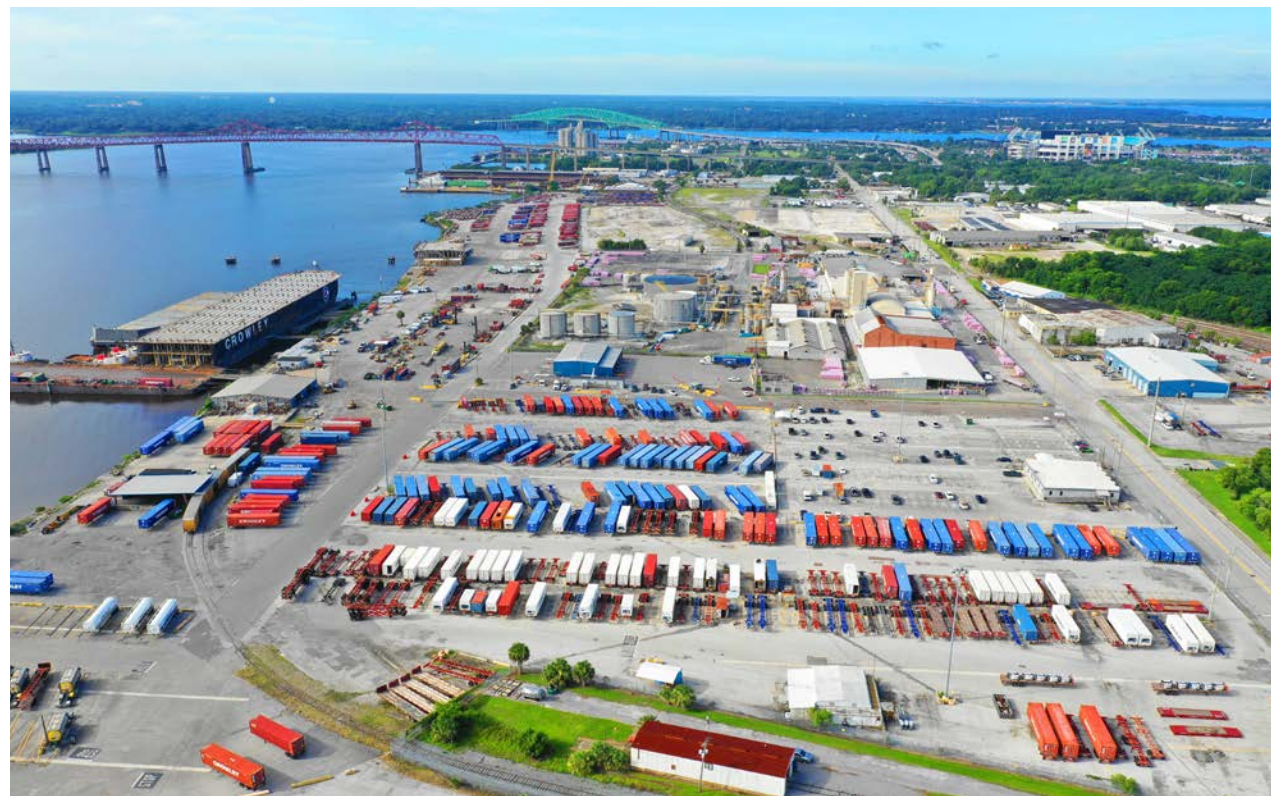
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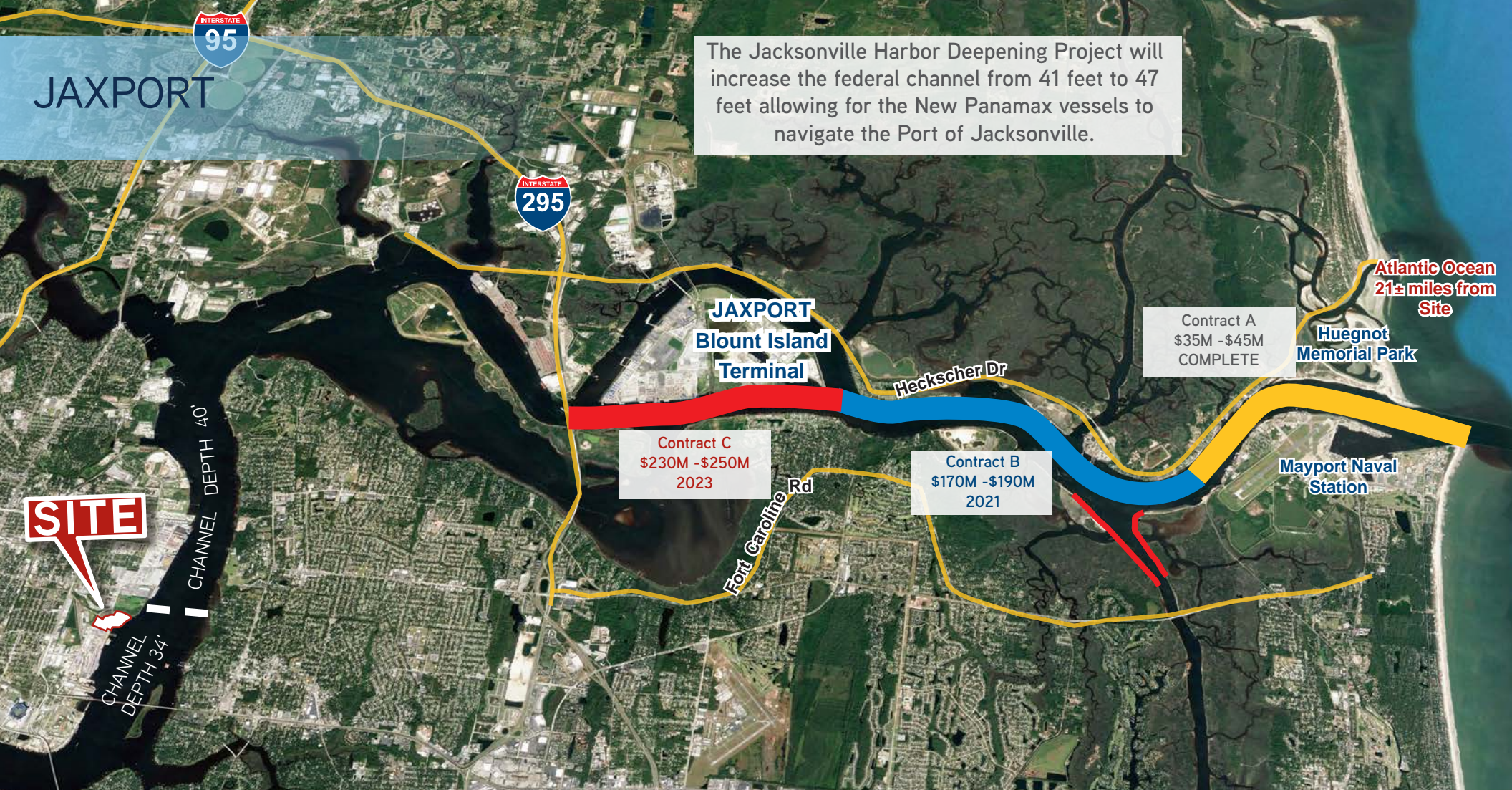




PROPERTY FEATURES

- › 35± acre site with deep water access along the St. Johns River
- › Approximately 21 nautical miles from the sea buoy
- › Active CSX rail spur
- › Quick access to I-295, I-95, I-10 and the MLK Parkway
- › Zoned Industrial Waterfront
- › Perimeter fencing
- › LED high-mast lighting throughout entire site
- › Office area (approximately 5,810± SF office building)
- › Multiple ingress/egress points along Talleyrand Avenue
- › Reefer plugs available
- › Berthing opportunities available, with access to 1,000 linear feet of shoreline
- › Stevedore and other logistics opportunities available
- › Channel depth 34'
- › Foreign Trade Zone No. 64





JAXPORT CARGO STATISTICS

	VESSELL CALLS	CONTAINERS	AUTOMOBILES	TONNAGE
2019	1,716	1,338,429	696,464	10,887,242
2018	1,761	1,270,480	665,432	10,474,283
2017	1,656	1,033,068	693,248	9,330,266

INTERMODAL MAP



SEAPORTS

- JAXPORT is one of the region's four deep-water ports and is the #1 container terminal in Florida
- Over \$100 million planned in infrastructure improvements, including upgrading to 100-gauge cranes
- The \$484 million project to deepen the harbor to 47 feet is two years ahead of schedule with anticipated completion in 2023
- Boasts the widest shipping channel in the Southeast, enough room for two ships to pass at the same time
- JAXPORT cargo statistics
 - 10.9 million tons of cargo in 2019, a 4% increase from 2018
 - 1.3 million containers
 - 700,000± vehicles handled



SAME -DAY SOUTHEAST ACCESS TO
61+ MILLION CONSUMERS

3 INTERSTATES



3 RAILROADS



JACKSONVILLE INTERNATIONAL AIRPORT

85+
NON-STOP
DAILY FLIGHTS

29+
DIRECT US
AIRPORTS

\$300 M
IN INFRASTRUCTURE
IMPROVEMENTS

TOP PRIVATE EMPLOYERS IN JACKSONVILLE MSA

(and number of employees)



WORK FORCE

- > The Jacksonville MSA grew by a staggering 14.1% from 2010 to 2018, bringing the current population to an estimated 1.5 million
- > 848,000 working age adults provide a robust labor force
- > Strong Military and Defense industry presence, 4 major military installations in the Northeast Florida region
- > Each year, more than 3,000 exiting service members choose to stay in the region
- > Northeast Florida has more than 150,000 jobs in transportation, trade and logistics

The Jacksonville Market MSA is the largest in the continental United States by area, covering around 875 square miles in the northeastern part of Florida, including Duval, Nassau, St Johns, Clay and Baker counties. Jacksonville is the largest city in the state based on population and growing.

JACKSONVILLE, FLORIDA



1ST FLORIDA'S #1
CONTAINER
PORT COMPLEX



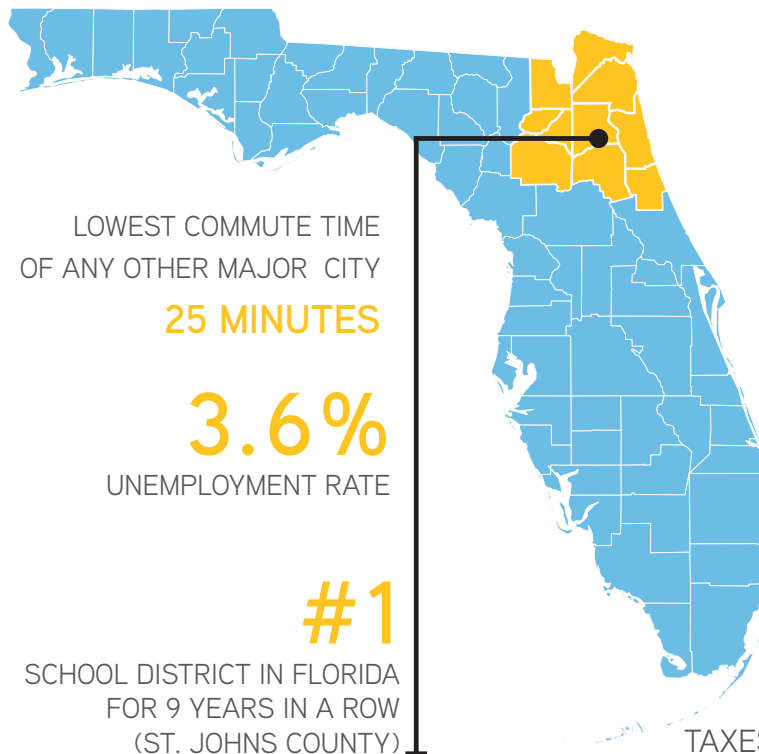
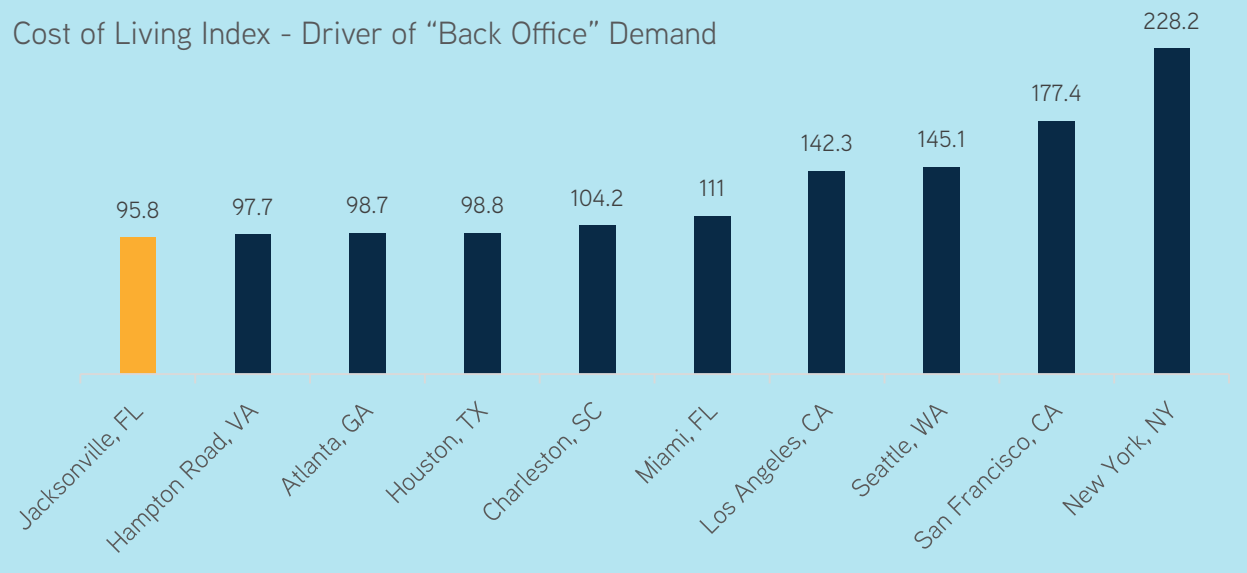
6TH FASTEST
GROWING
METRO



7TH BEST CITY FOR JOB
SEEKERS ACCORDING
TO MONEY

COST OF LIVING

Cost of Living Index - Driver of "Back Office" Demand



POSITIVE TAX ADVANTAGES



CORPORATE FRANCHISE TAX
STATE PERSONAL INCOME TAX
TAX ON INVENTORIES
TAXES ON FOREIGN INCOME
TAXES ON MANUFACTURING EQUIPMENT

WHY FLORIDA



#1

TOP US DESTINATION
STATES FOR COMMERCIAL
REAL ESTATE INVESTMENTS



#3

MOST POPULOUS STATE
IN THE U.S. WITH 20.9
MILLION PEOPLE (FL
SURPASSED NY)



#5

CURRENTLY RANKED "5TH"
STATES WITH FASTEST
GROWING ECONOMIES
BY 247 WALLST.COM

ECONOMY

Florida's economy would be the 18th largest in the world, if it were a country. It surpasses most in its access to global markets, multimodal transportation, AAA credit rating, and the scale and scope of industry assets. No longer reliant on tourism, Florida's economy to industries includes financial & professional services, life sciences, tech, and manufacturing. Florida also has the fourth largest workforce in the US, gaining over 200,000 jobs in the last year. Florida's unemployment rate reduced to 3%, which is 0.6 percentage points less than the national unemployment rate. Florida's annual job growth has continuously exceeded the nation's rate and is projected to add an additional 1,049,947 jobs by 2025.

POPULAR TRENDS

Florida has the fourth fastest growing population in the United States, surpassing the national growth rate of 5.5%, and the second fastest in the South Atlantic. Florida's current population is estimated to be over 20.9 million residents, making it the third most populated state, after California and Texas. This translates into an 11.6% growth in the population since 2010, according to the US Census Bureau. By 2030, the Sunshine State is projected to add an additional 1.8 million residents.



WITH 61,000 EXPORTERS,
FLORIDA HAS **THE SECOND MOST**
EXPORTERS IN THE U.S.

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