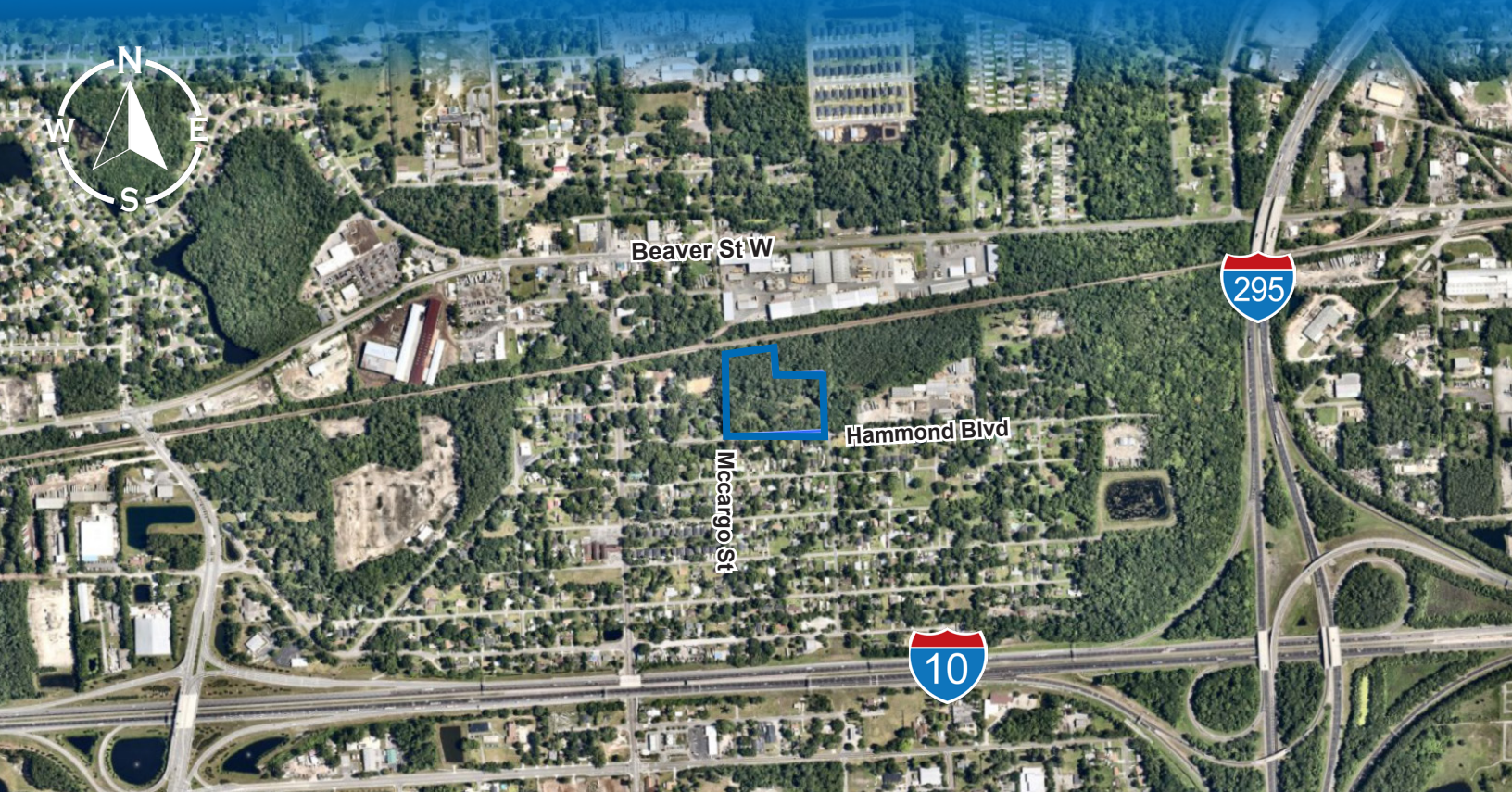


# FOR SALE: HAMMOND BLVD AND MCCARGO ST JACKSONVILLE, FL



**±6.50 ACRES OF INDUSTRIAL LAND AVAILABLE FOR SALE**



Zoned: Light Industrial



Ideal for a variety of industrial uses



±6.50 Gross  
±4.77 Usable



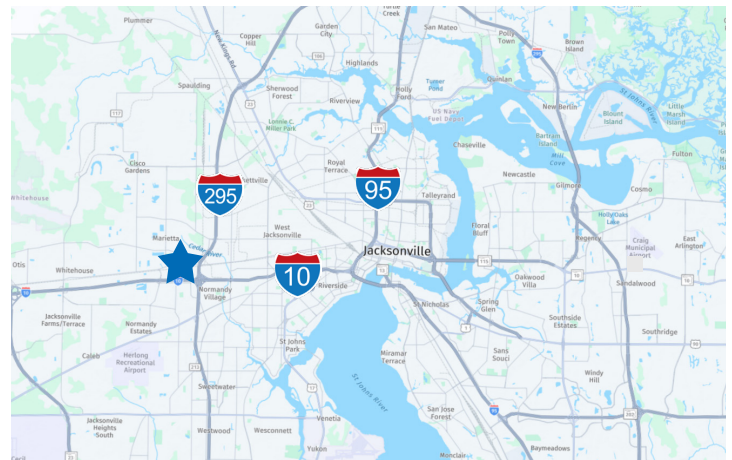
Excellent access to I-10, I-295, and I-95

For further information, please contact our exclusive agents:  
**Jeffrey Frandsen** Senior Vice President  
[jfrandsen@phoenixrealty.net](mailto:jfrandsen@phoenixrealty.net)

**Bryan Bartlett, SIOR** Senior VP/Principal  
[bbartlett@phoenixrealty.net](mailto:bbartlett@phoenixrealty.net)

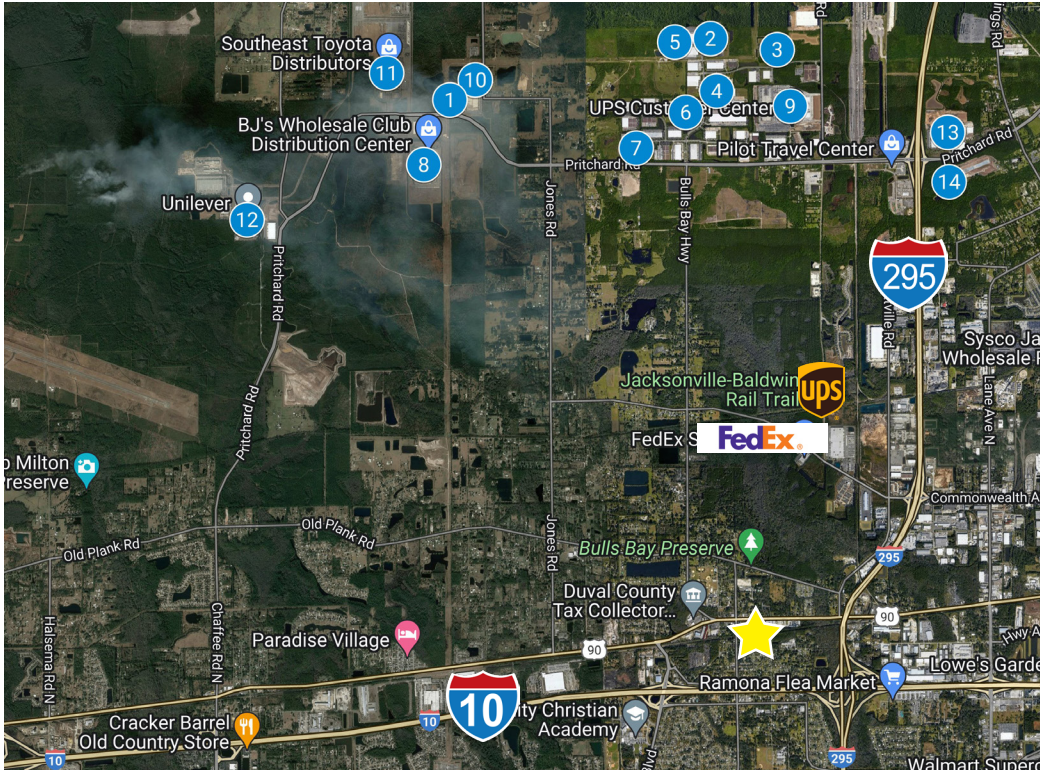
Newmark Phoenix Realty Group  
904.399.5222  
10739 Deerwood Park Blvd. #310  
Jacksonville, FL 32256

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# LOCAL AREA



## KEY:

1. FedEx
2. Volvo
3. Grainger
4. Kraft Heinz
5. Amazon
6. Fanatics
7. BMW
8. BJs
9. UPS
10. Toyota
11. Georgia Pacific
12. Unilever
13. Perimeter West
14. Crossroads

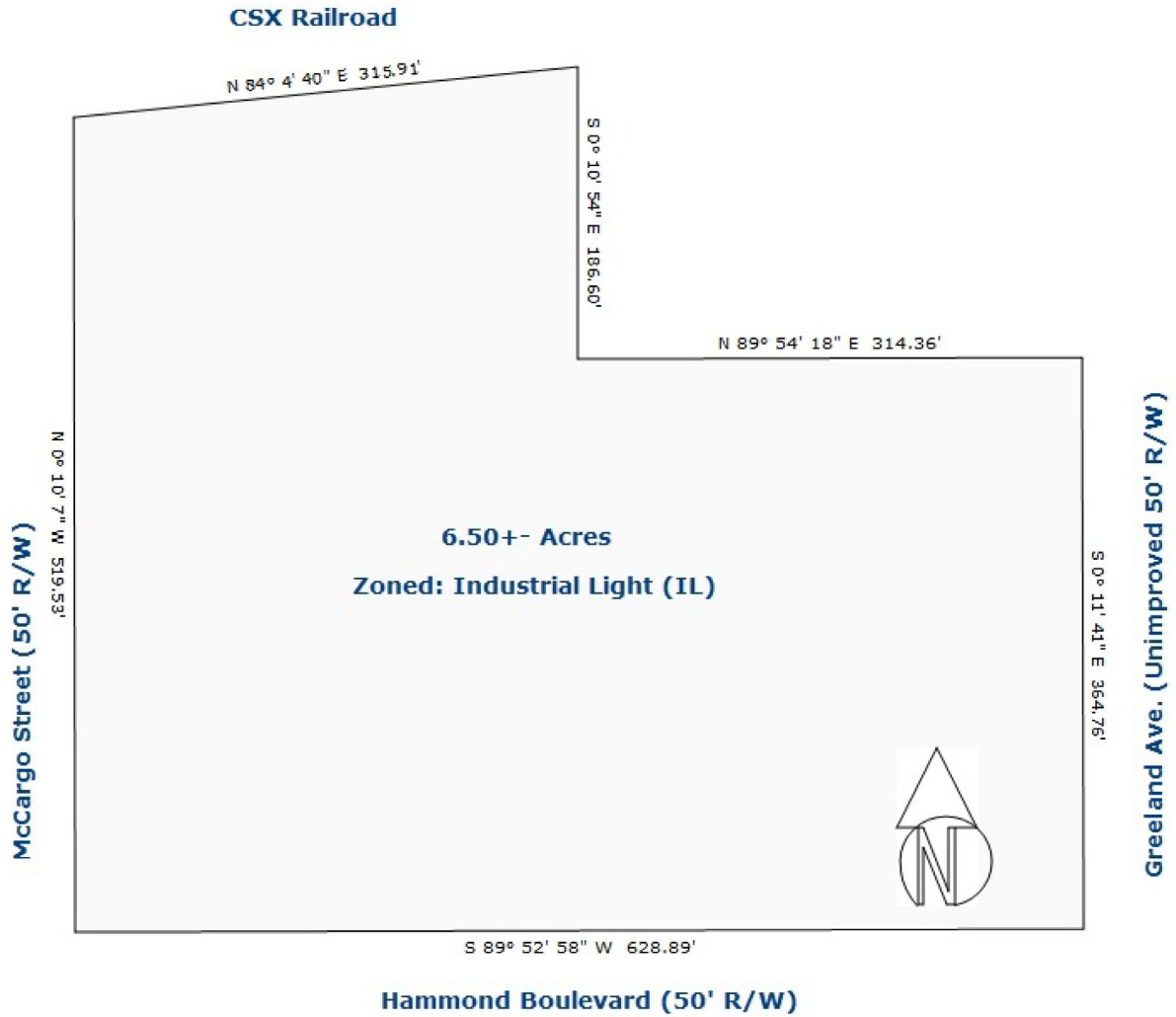
# PROPERTY SPECIFICS

<b>Location:</b>	Hammond Blvd and McCargo Street
<b>Parcel Numbers:</b>	005630-0000 / 005593-5000
<b>Total Size:</b>	±6.50 Acres
<b>Uplands:</b>	±4.77 uplands (±1.85 wetlands)
<b>Zoning:</b>	Light Industrial
<b>Utilities:</b>	Well/Septic
<b>Price:</b>	\$750,000

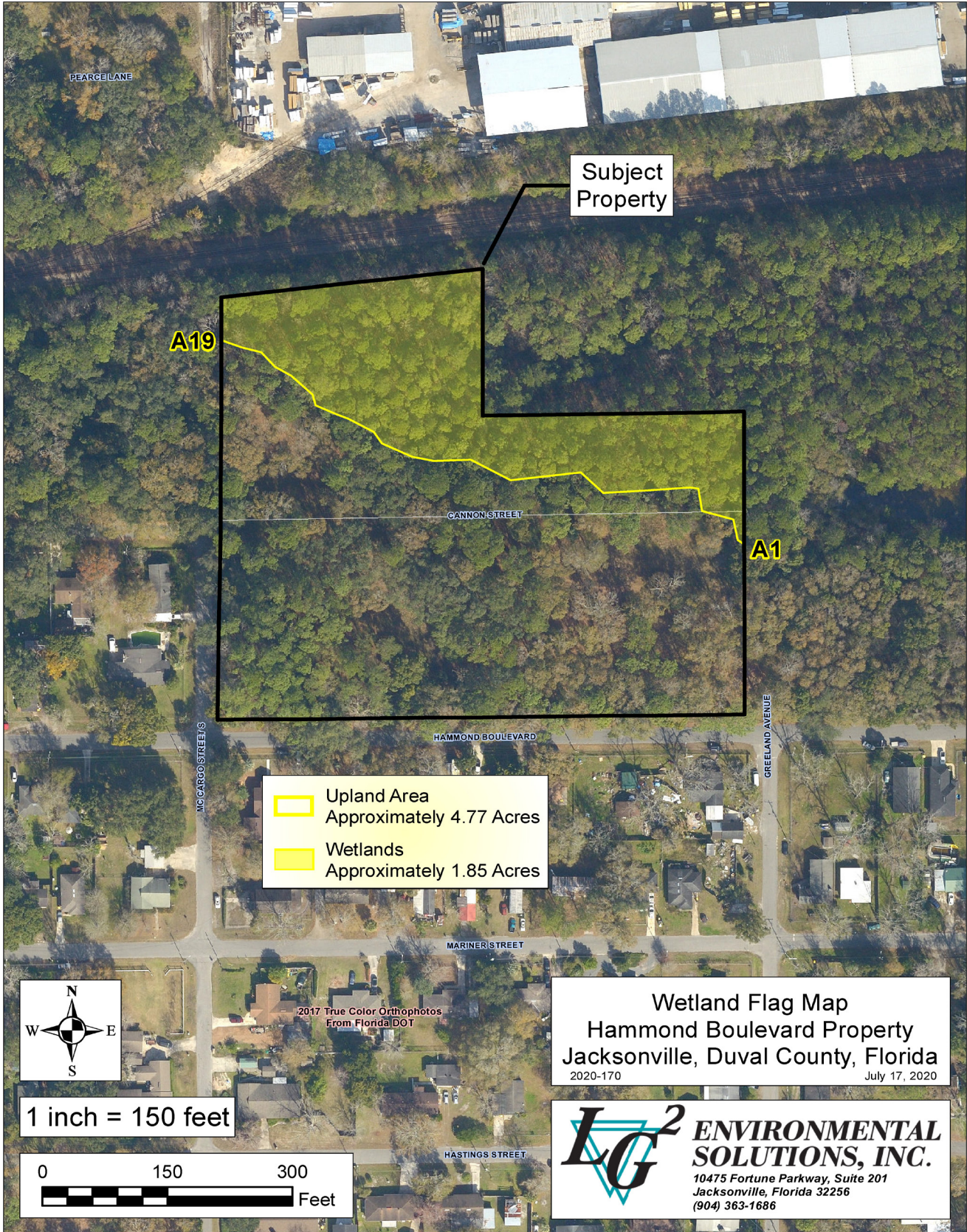


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# SITE SKETCH



# WETLAND MAP



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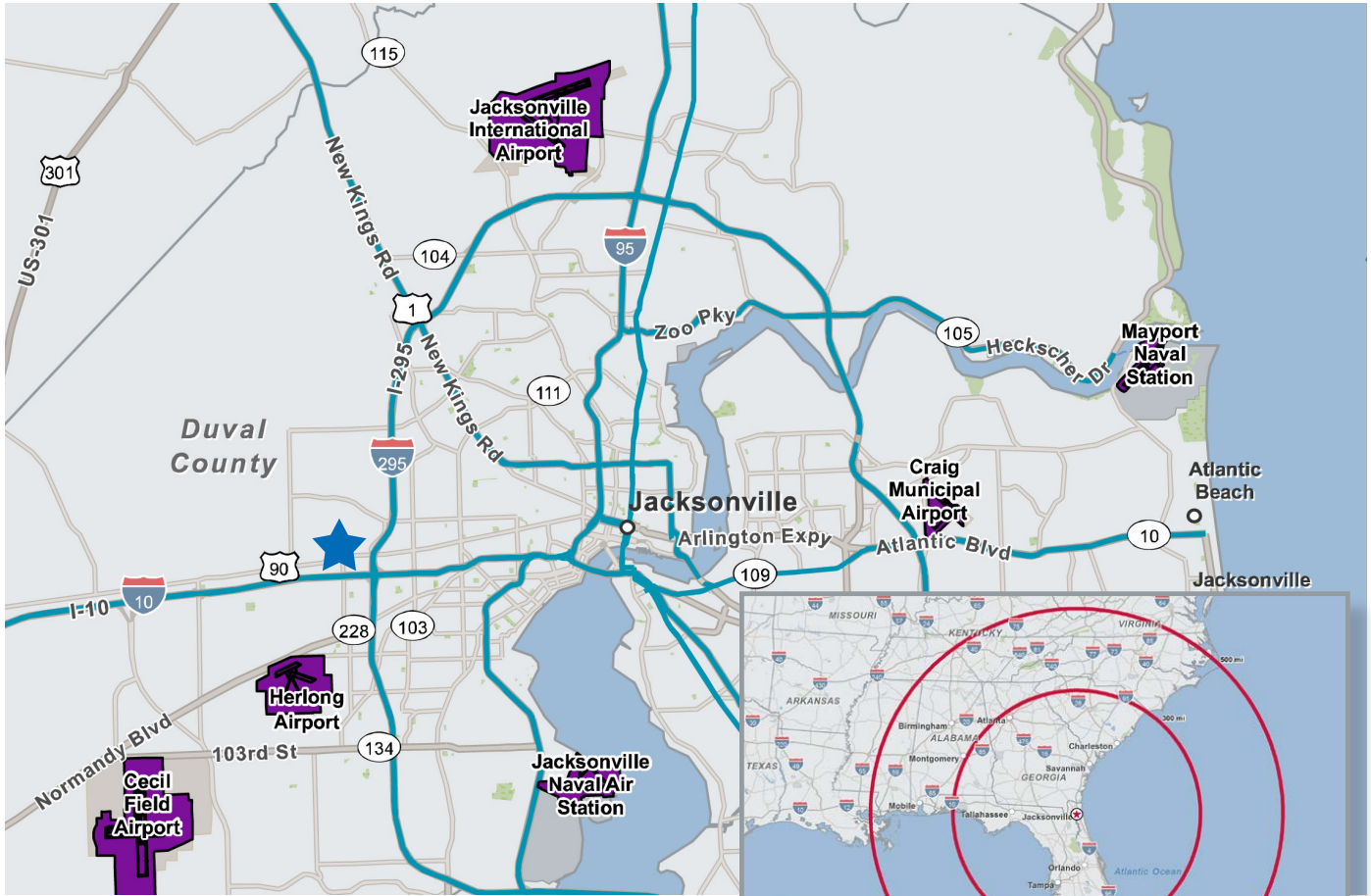
# PROPERTY AERIAL



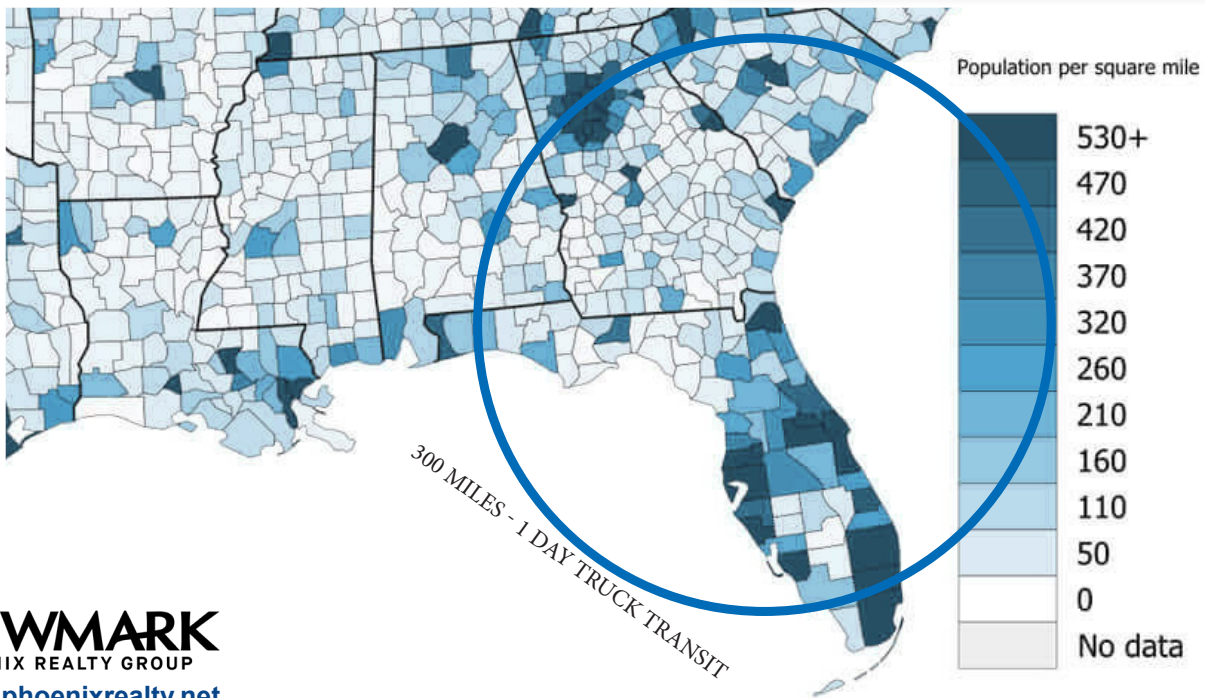
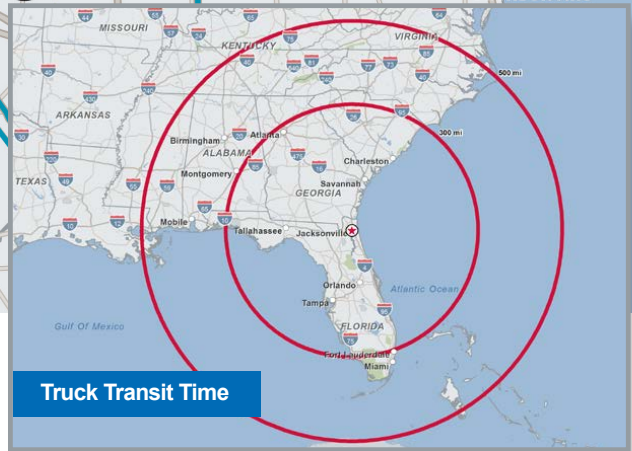
# DISTANCE CHART

- ±0.5 Miles  
I-10
- ±1.1 Miles  
I-295
- 6.1 Miles  
CSX Intermodal Facility
- 7.7 Miles  
Norfolk Southern Intermodal Facility
- 7.1 Miles  
I-95
- 15.7 Miles  
Jacksonville International Airport
- 11.5 Miles  
Jaxport
- 14 Miles  
FEC Intermodal Facility

# RADIUS MAPS



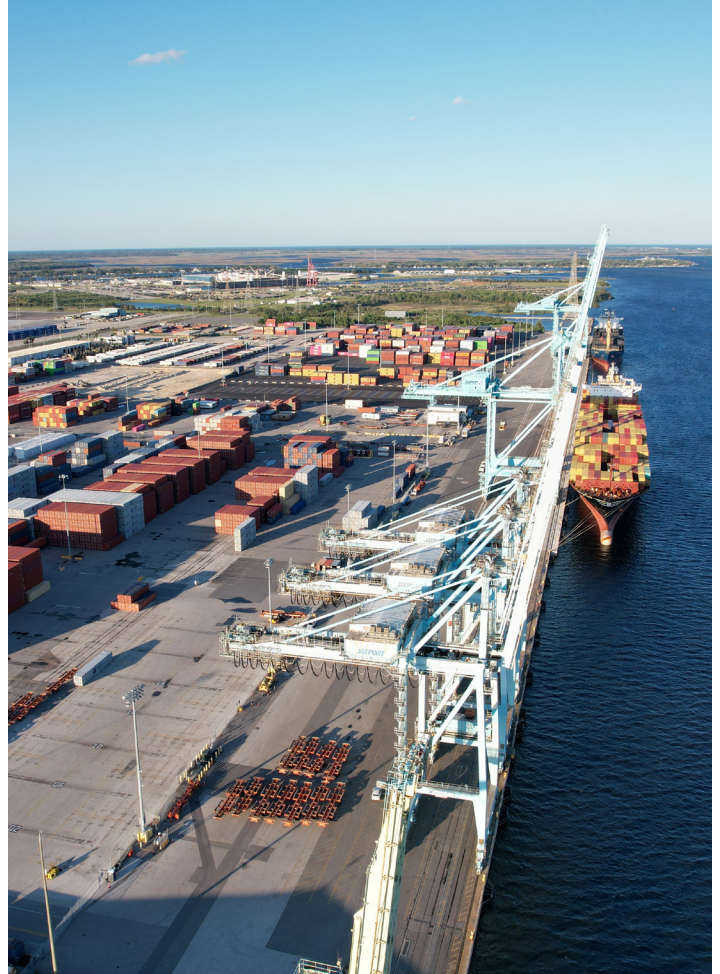
**TRUCK TRANSIT TIME:** A key factor to many operators. From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.



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# JACKSONVILLE, FL



- Direct access to major transportation demand drivers including road, air and marine
- Jacksonville provides an excellent source of labor that compliments a pro-business environment
- Excellent interstate network that connects the Southeast to Jacksonville via I-295, I-95, I-10, I-75
- Over 60 Million consumers with customers located within an 8 hour drive
- Home to four logistics sectors: Rail, Maritime, Air and Road
- 3 Ports including JAXPORT: Florida's No. 1 container port complex with a new 47' harbour and channel
- No state or local personal income tax
- No inventory tax

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