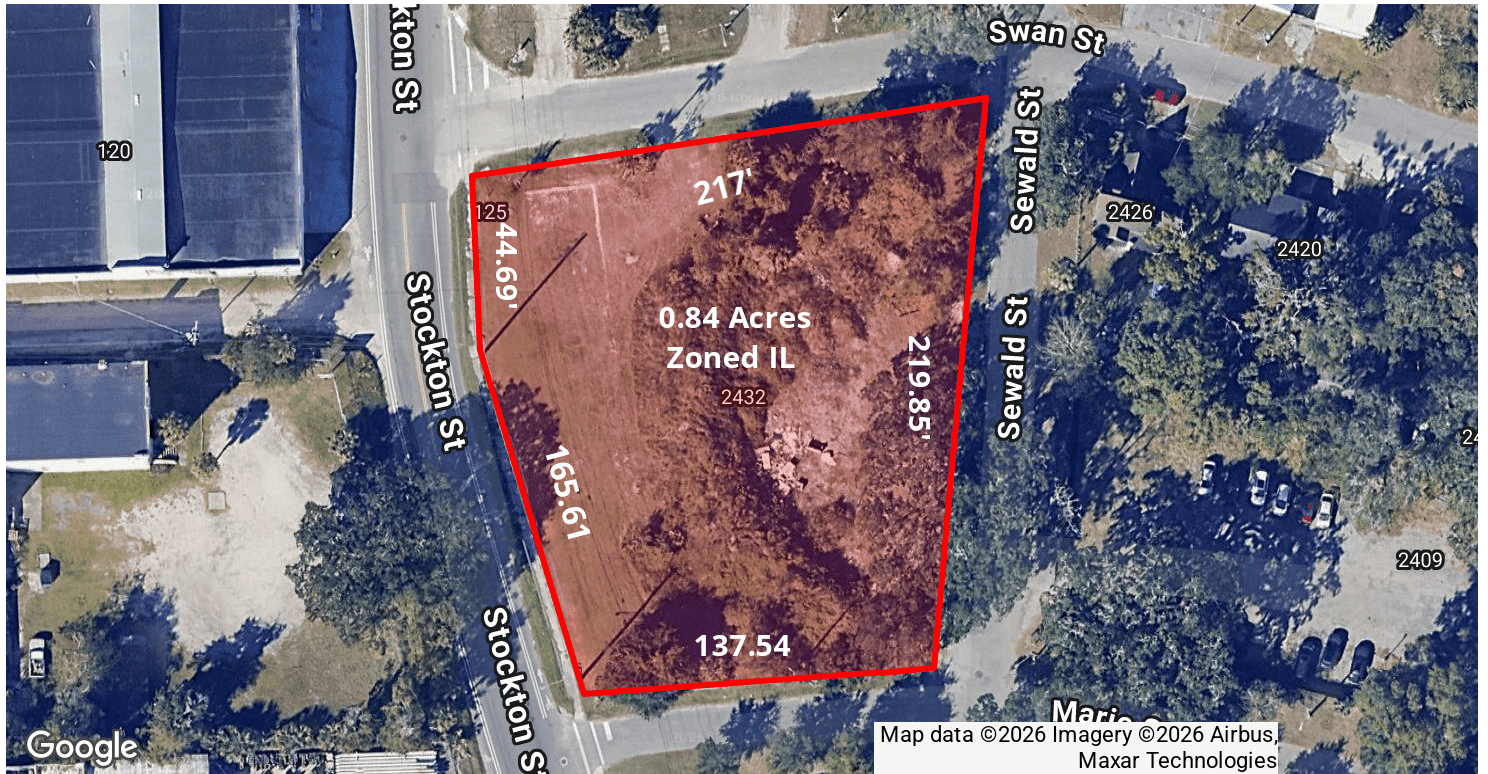


For Sale

0.84 Acres | Light Industrial Zoning
Industrial Development Parcel

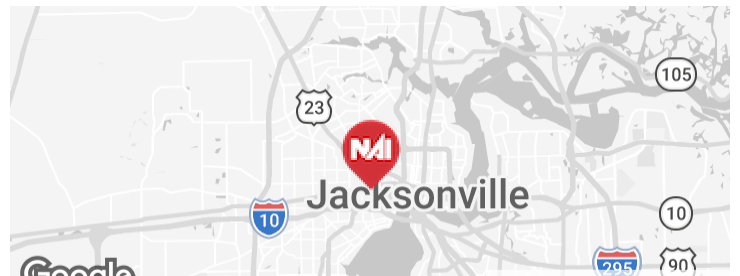


2432 Swan Street

Jacksonville, Florida 32204

Property Highlights

- **Full City Block Industrial Site** offering a rare redevelopment or owner-user opportunity in Jacksonville
- **Zoned IL (Light Industrial)** allowing for contractor yards, warehouse/flex, light manufacturing, and outdoor storage
- **Speculative Site Plans Available** for either a 9,800 SF or 14,000 SF industrial flex building
- **Flexible Development Potential** with a block-wide footprint allowing efficient layout, circulation, and yard space
- **Strong Visibility and Access** with approximately 11,000 vehicles per day on Stockton Road
- **Ideal for Developers or Owner-Users** seeking a strategically located industrial site in Jacksonville's growing market



For More Information



Camden Padgett

Associate Vice President
O: 904 404 4460
cp@naihallmark.com



Jason J. Purdy

Vice President, Industrial Specialist
O: 904 404 4462 | C: 850 287 2697
jp@naihallmark.com

For Sale

0.84 Acres | Light Industrial Zoning
Industrial Development Parcel



Offering Summary

Sale Price:	Please Inquire for Pricing
Parcel ID #:	077700 0000
Lot Size:	0.84 Acres
Zoning:	IL - Light Industrial
Traffic Count:	11,000 AADT (Stockton St)

Property Overview

2432 Swan Street presents a rare full city block industrial development opportunity in Jacksonville. Zoned IL (Light Industrial), the property supports a wide range of uses including contractor yards, warehouse/flex space, light manufacturing, and outdoor storage. Speculative site plans are available for either a 9,800 SF or 14,000 SF industrial flex building, offering flexibility for developers or owner-users looking to bring new product to market.

The property's block-wide footprint allows for efficient site layout, circulation, and access, making it well suited for industrial development in a growing Jacksonville market.

Location Overview

Located in West Jacksonville near the Stockton Street corridor, 2432 Swan Street sits within a growing industrial and service-oriented area just minutes from Downtown Jacksonville. The property benefits from convenient access to Stockton Street (±11,000 AADT) and nearby I-10 and I-95, providing efficient connectivity to Jacksonville's major transportation routes, logistics hubs, and port facilities. Surrounded by a mix of industrial users, contractors, and local businesses, the location is well suited for light industrial, flex, and service-related operations seeking close proximity to the urban core.

For Sale

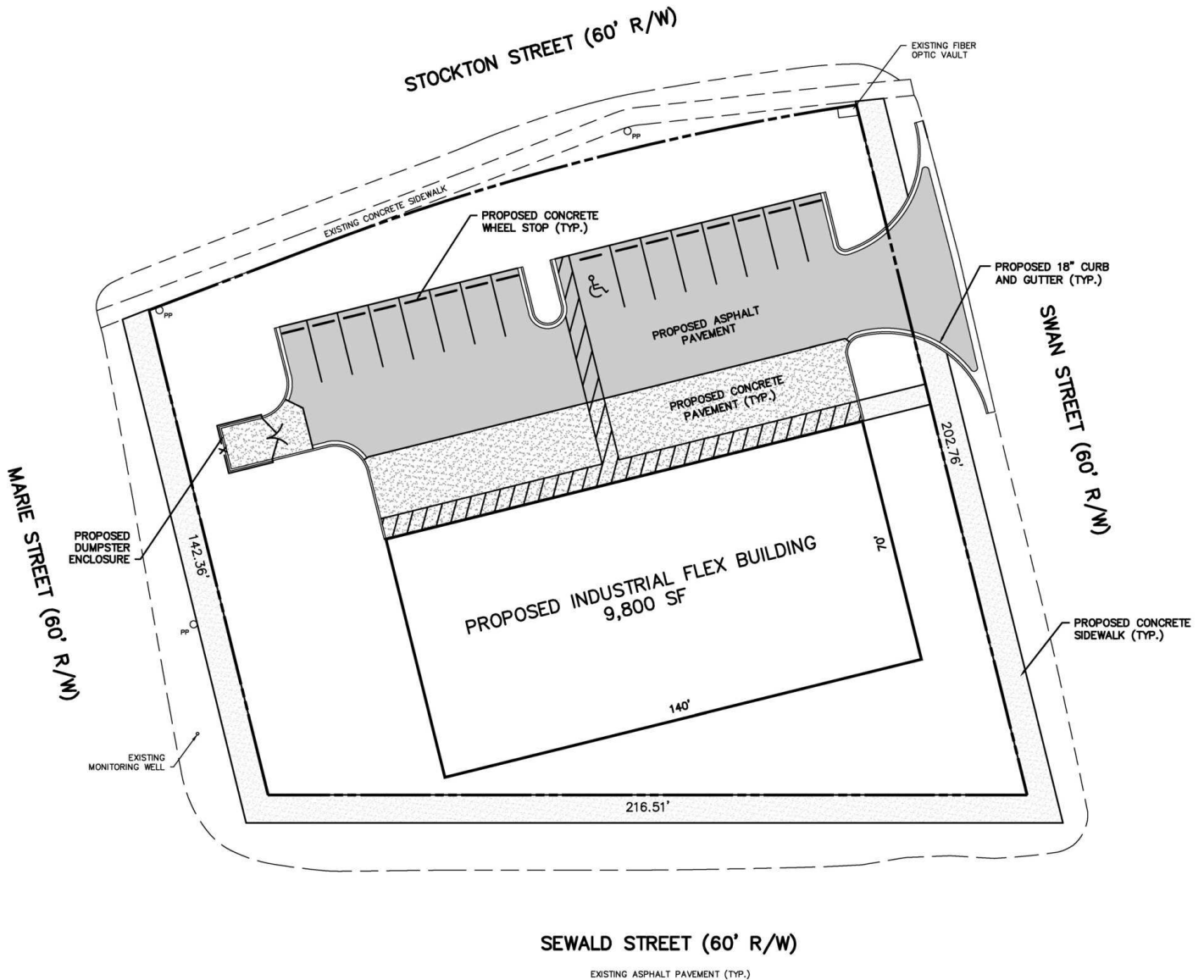
0.84 Acres

Industrial Development Parcel Space



For Sale

0.84 Acres | Light Industrial Zoning
Industrial Development Parcel

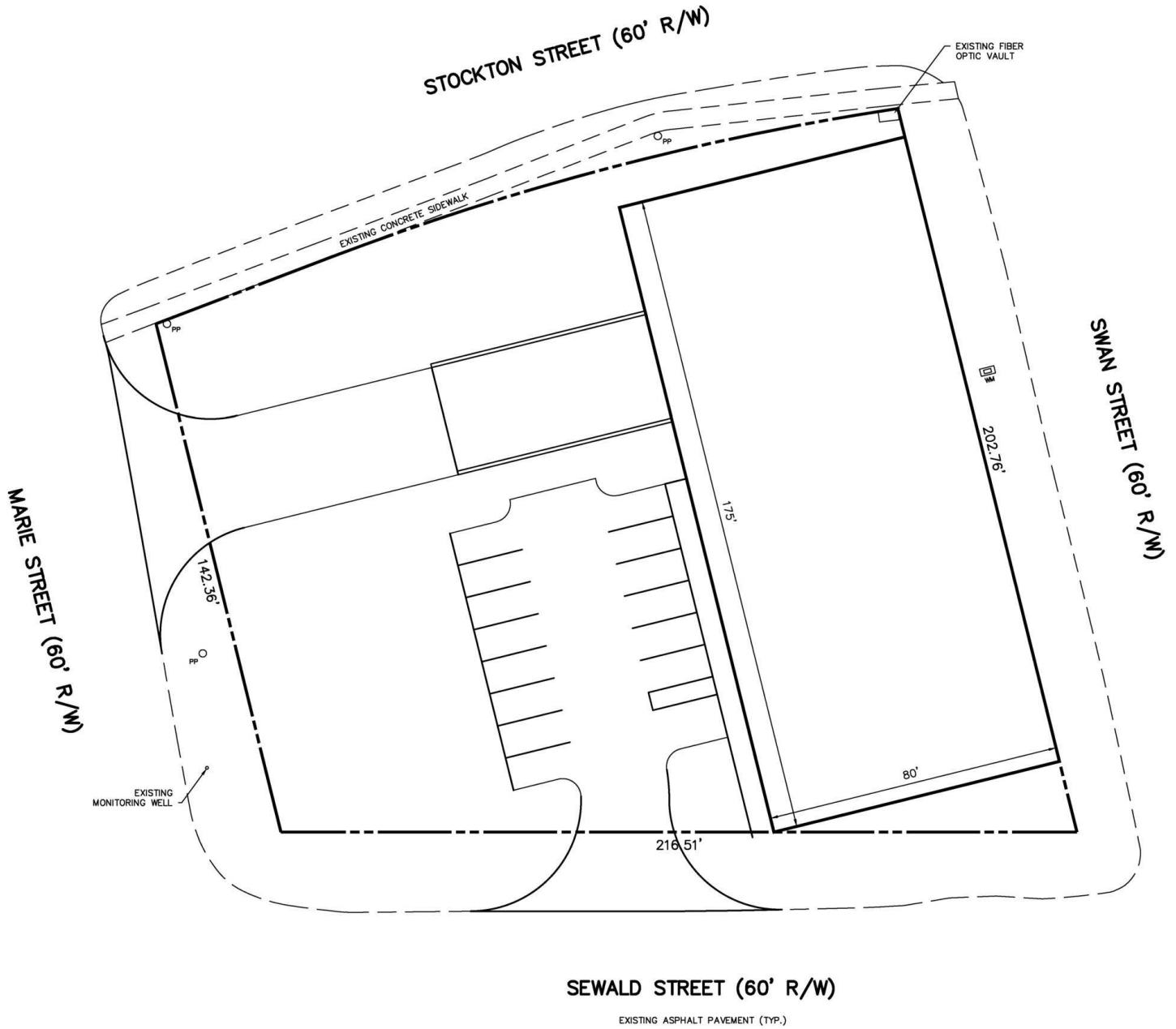


9,800 Square Feet Speculative Site Plan

For Sale

0.84 Acres

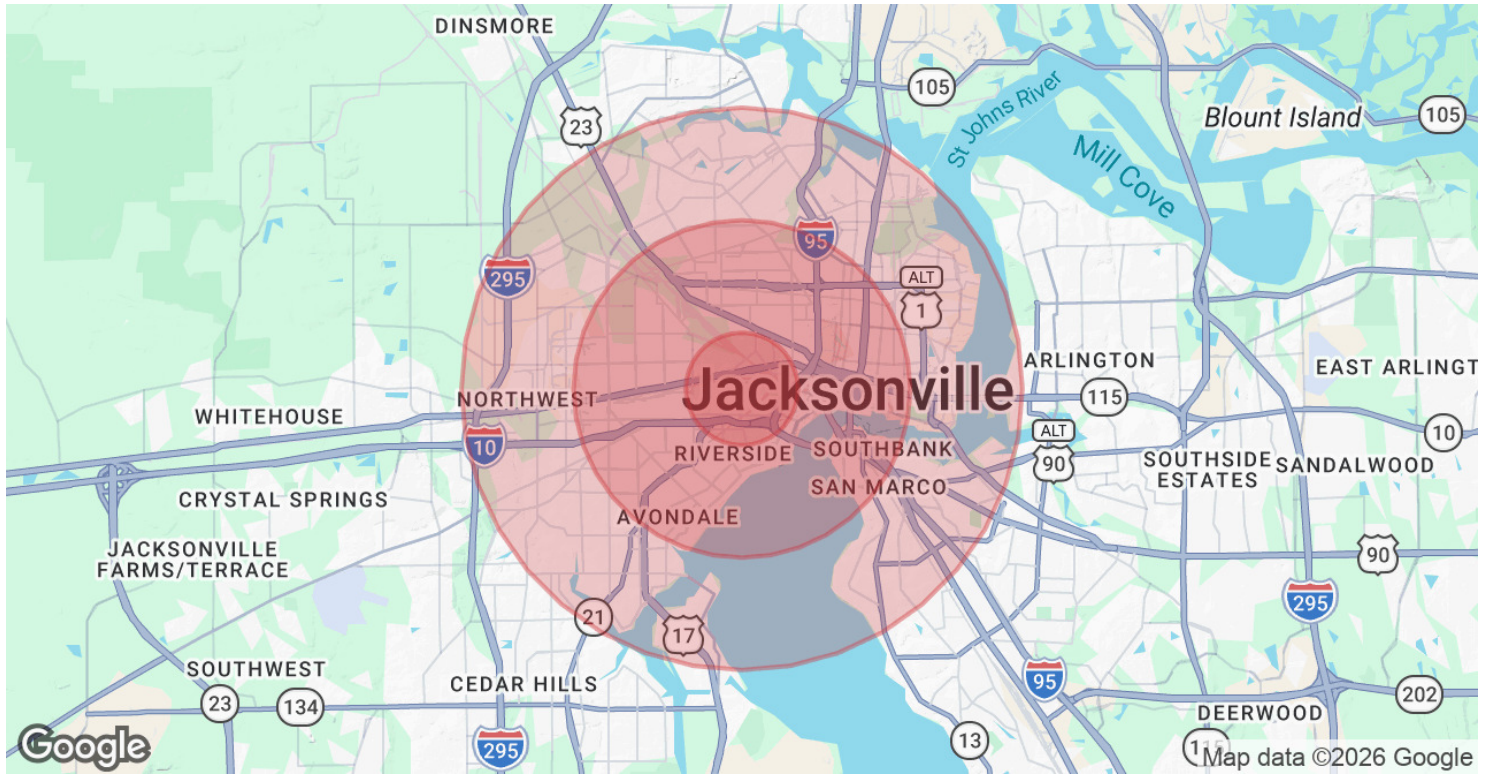
Industrial Development Parcel Space



14,000 Square Feet Speculative Site Plan

For Sale

0.84 Acres | Light Industrial Zoning
Industrial Development Parcel



Population	1 Mile	3 Miles	5 Miles
Total Population	9,535	84,835	176,809
Average Age	35.8	38.1	38.8
Average Age (Male)	36.5	36.0	37.5
Average Age (Female)	35.2	40.3	40.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,994	38,276	77,794
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$53,514	\$70,342	\$74,010
Average House Value	\$202,272	\$251,612	\$256,341

2023 American Community Survey (ACS)