

# Shovel Ready Industrial Site for Sale

20.94± AC in Planned Industrial Park | Baldwin Tradeplex

**Sale Price: \$4,188,000**



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# Property Overview



**Available  
Parcel 10  
20.94± AC**

Heavy industrial pad-ready site for sale in a fully entitled industrial park which includes engineered plans, geotechnical reports, storm water management studies, ERP permits, wetland mitigation permits (Permit # SAJ-2010-03361), land use and zoning in-place, concurrency certificate for transportation, roadways and utilities in-place. Baldwin Tradeplex offers unique opportunities for developers or owner-users looking to position themselves in a rapidly growing industrial corridor.

The recently completed Baldwin Bypass allows for quick access to I-10. Plans also include building an overpass across two CSX railroad crossings and an additional overpass over the Jacksonville-Baldwin Rail Trail to alleviate traffic congestion and improve operational efficiency of U.S. 301.



# Property Overview

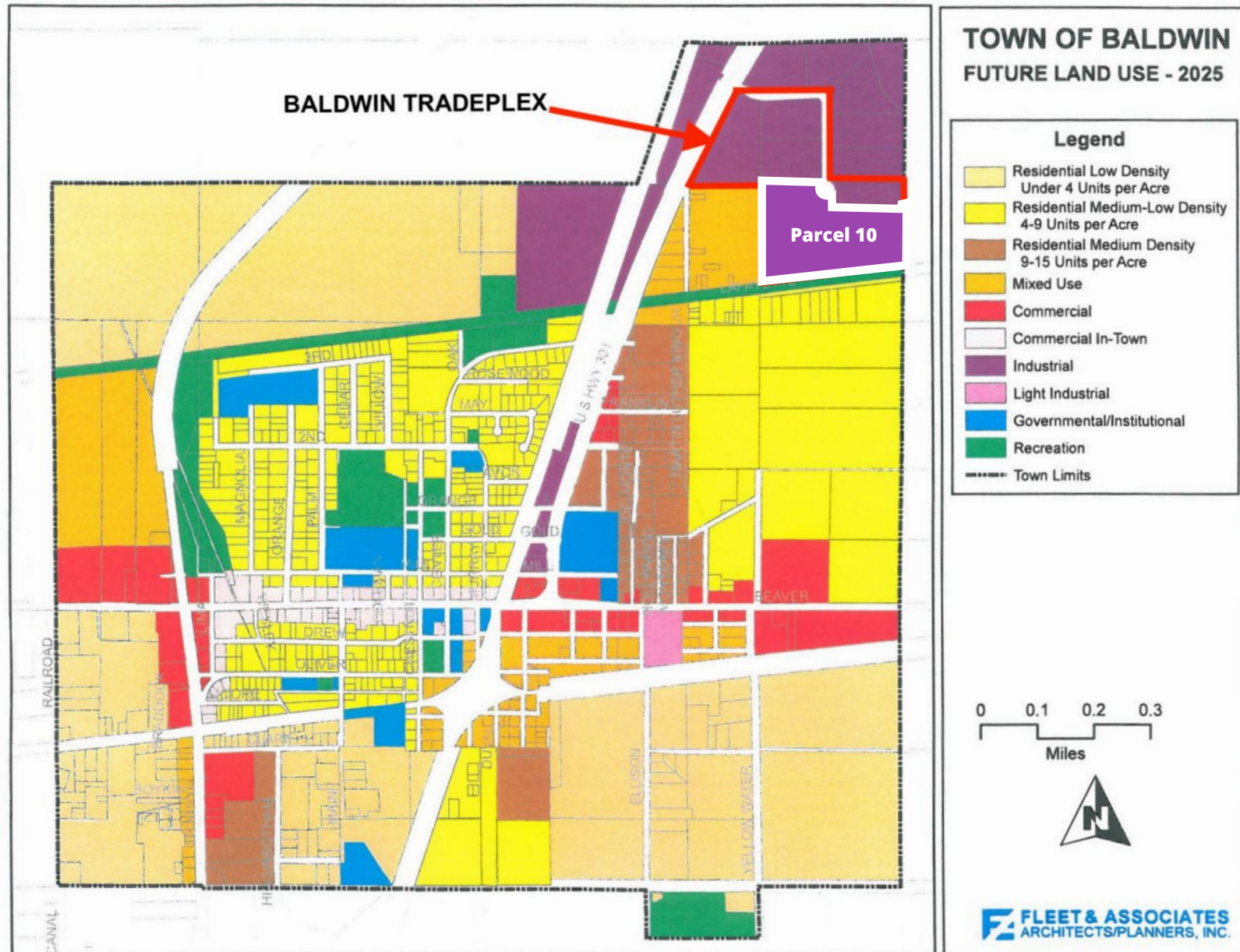
<b>Address</b>	0 Tradeplex Way, Baldwin, FL 32234	<b>Parcel</b>	Parcel 10: 000478-1420
<b>Land Acreage</b>	20.94± AC	<b>Intended Use</b>	Heavy and light industrial
<b>Zoning</b>	Heavy Industrial	<b>Access</b>	U.S. 301 & Tradeplex Way
<b>FEMA</b>	Zone X (area of minimal flood hazard)	<b>Utilities</b>	All utilities available to site
<b>Pricing</b>	Parcel 10: \$4,188,000	<b>Zoning</b>	Industrial; manufacturing, processing, storing, assembly and distribution of goods are allowed, whether conducted indoors or outdoors. Public service or utility uses are also allowed to support the industrial user.





[illegible]

# Land Use





# Site Location





# Location Distances

## I-10

2.9 mi

## FL 23 - First Coast Expressway

10 mi

## Cecil Airport

14 mi

## I-295

16.9 mi

## I-95

22.3 mi

## JAXPORT

### Talleyrand Marine Terminal

23.6 mi

## JAXPORT

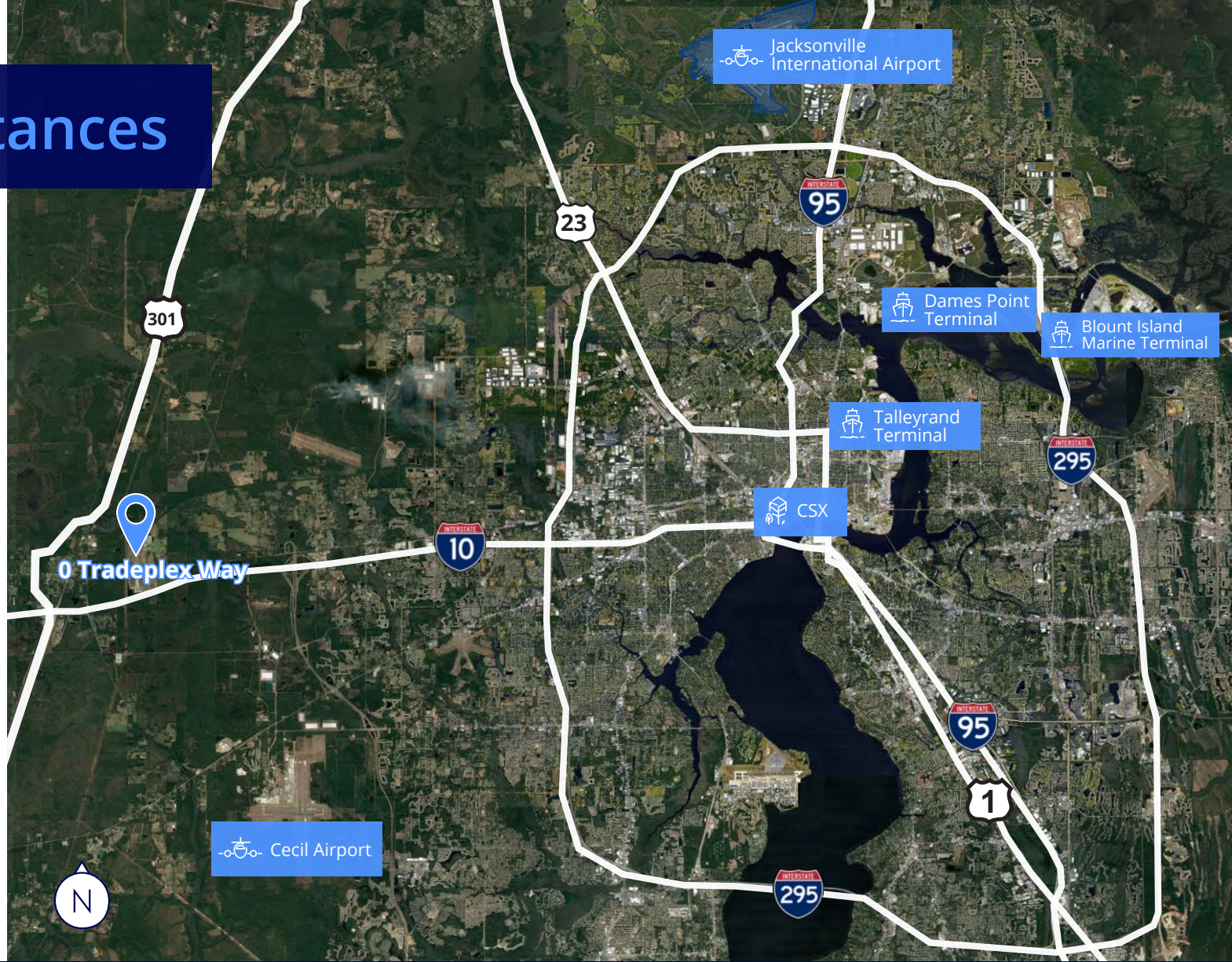
### Dames Point Terminal

32.6 mi

## JAXPORT

### Blount Island Terminal

33.5 mi



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