

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



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.

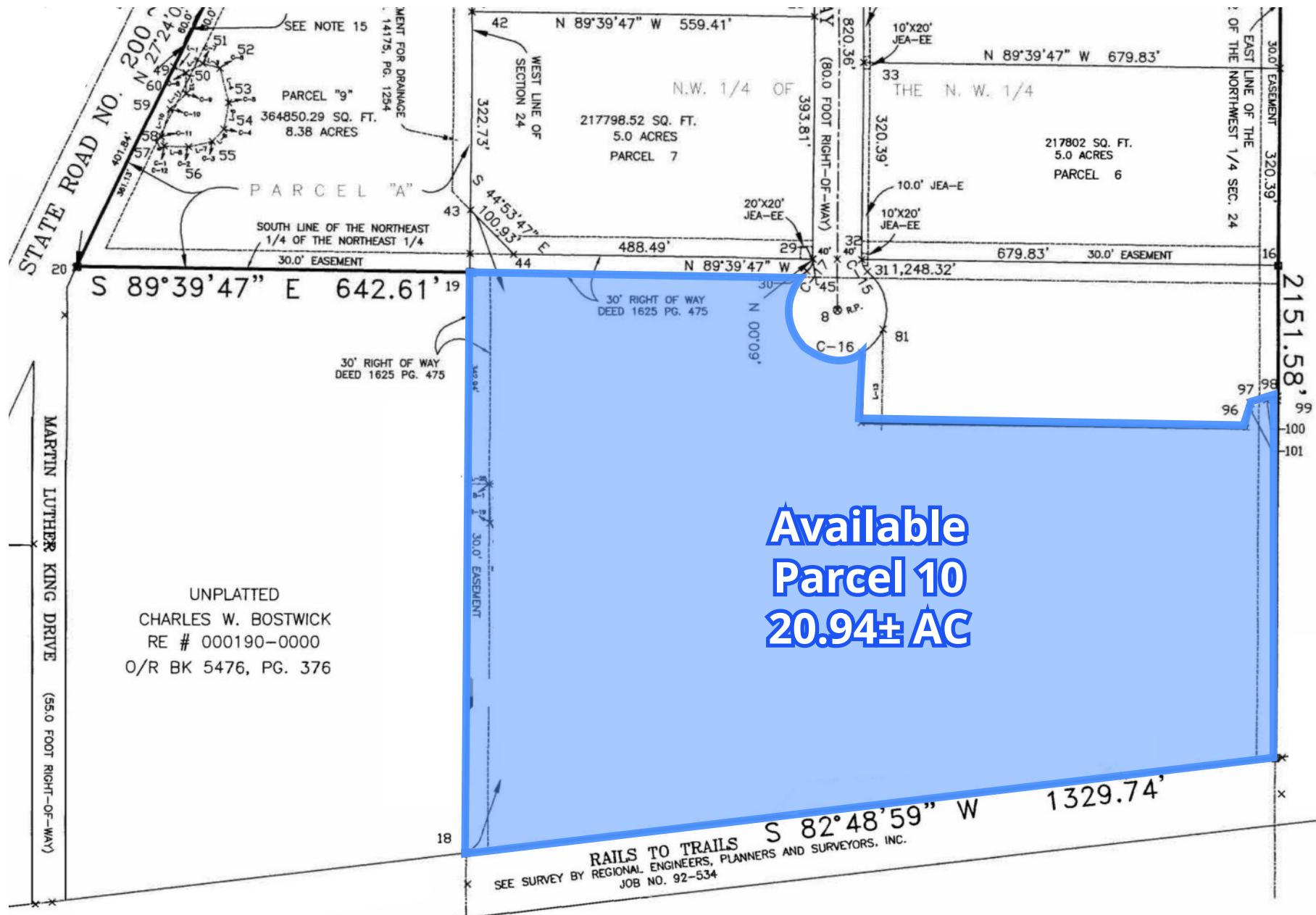
The recently completed Baldwin Bypass allows for quick access to I-10. Plans also include building an overpass across two CSX railroad crossings and an additional overpass over the Jacksonville-Baldwin Rail Trail to alleviate traffic congestion and improve operational efficiency of U.S. 301.

Property Overview

Address	0 Tradeplex Way, Baldwin, FL 32234	Parcel	Parcel 10: 000478-1420
Land Acreage	20.94± AC	Intended Use	Heavy and light industrial
Zoning	Heavy Industrial	Access	U.S. 301 & Tradeplex Way
FEMA	Zone X (area of minimal flood hazard)	Utilities	All utilities available to site
Pricing	Parcel 10: \$4,188,000	Zoning	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.

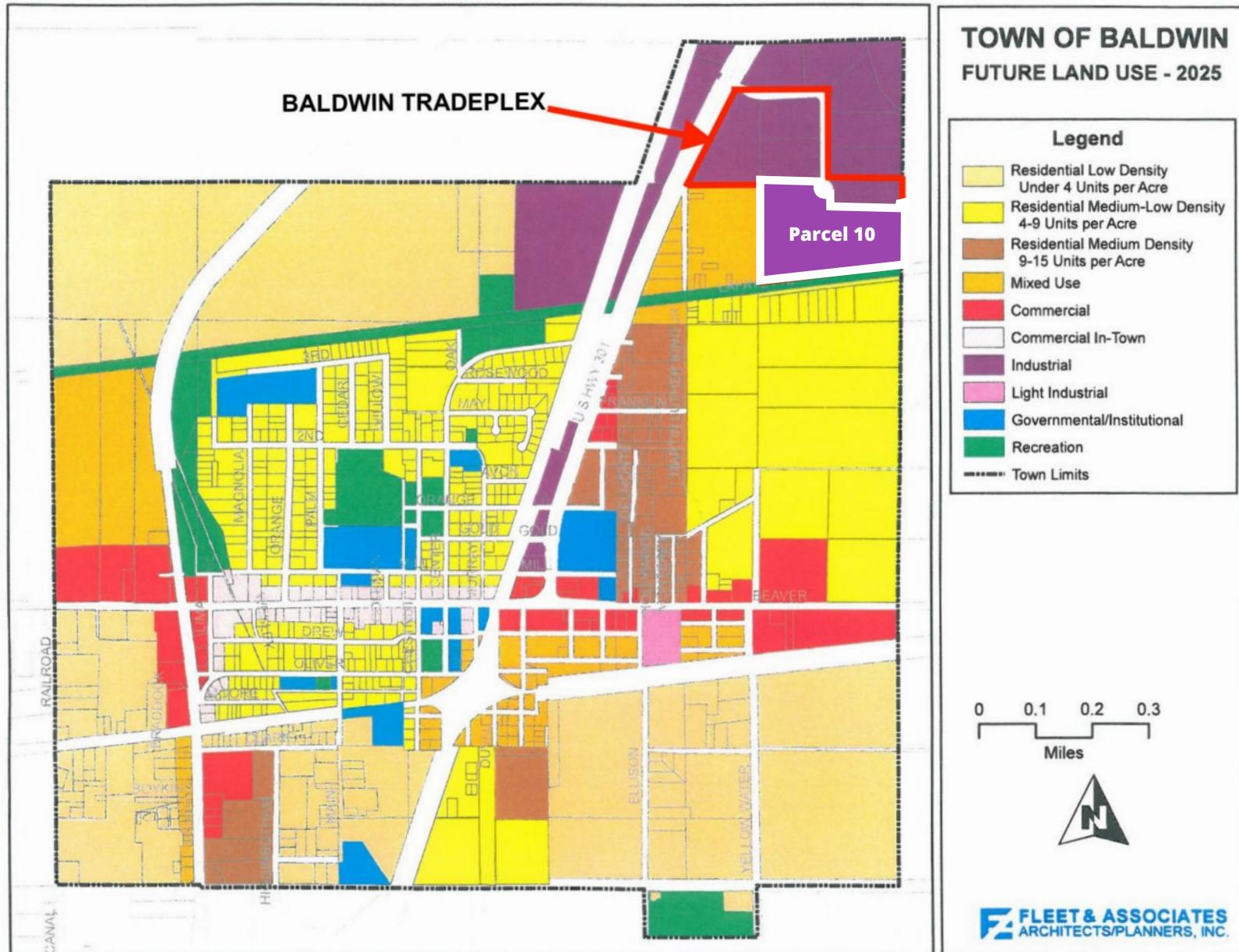


Survey Plan



Available Parcel 10 20.94± AC

Land Use



Site Location



Location Distances

I-10
2.9 mi

FL 23 - First Coast Expressway
10 mi

Cecil Airport
14 mi

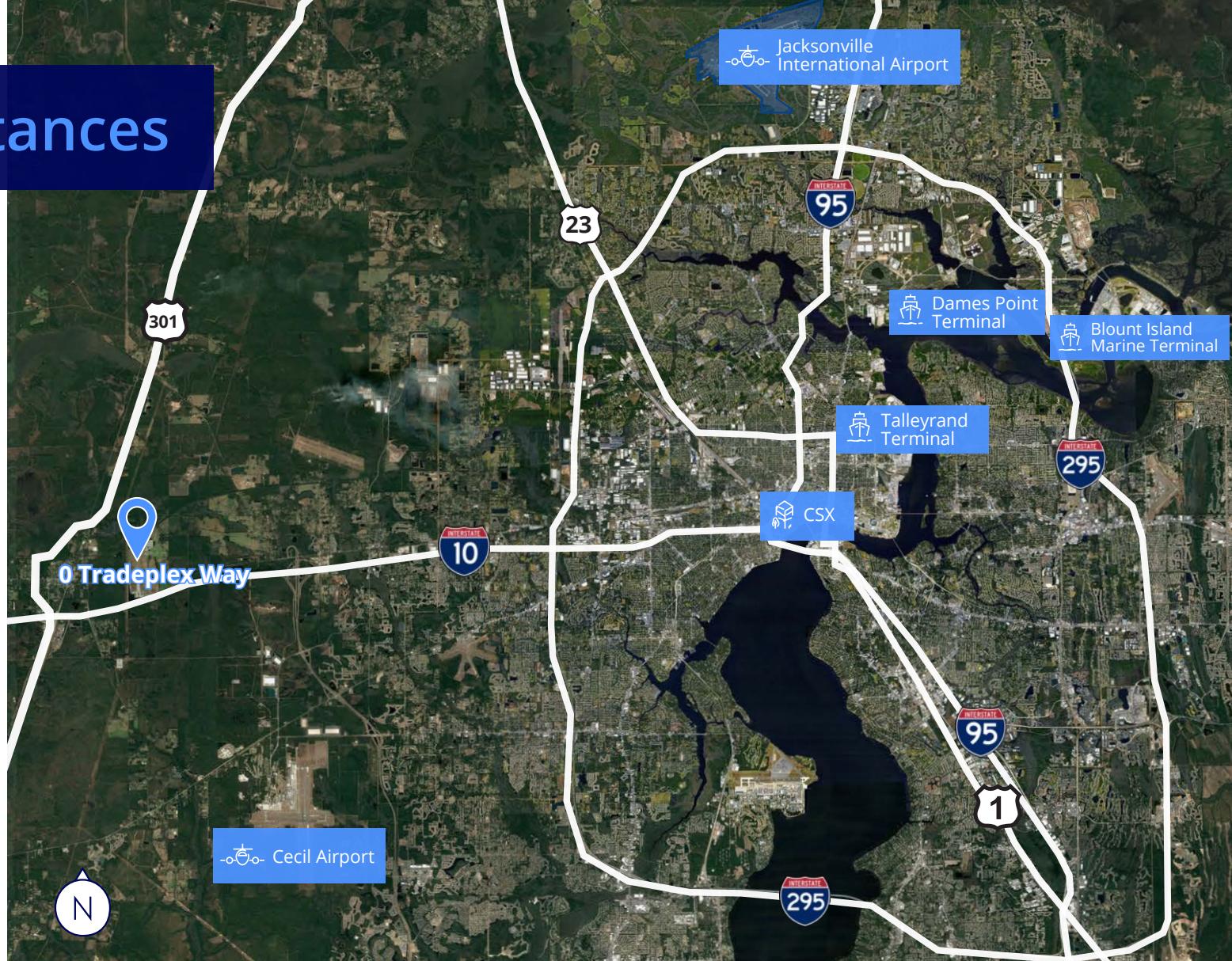
I-295
16.9 mi

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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