

O Blasius Rd | Jacksonville, FL 32226

# TURNKEY RAIL-READY IOS

Active CSX Rail | Heavy Industrial |  $\pm 11.27$  AC For Lease | Direct Port Access

Jacksonville  
Port  $\pm 1.99$  mi

ICTF CSX Rail  
Terminal  $\pm 1.71$  mi

C & C Bulk Liquid Transfer

INTERSTATE  
295



±1,515 LF | Two Active CSX Spurs | Daily CSX Switching



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# | Executive Summary

## Blasius Road Rail-Served IOS Site Overview

- Blasius Road is a rare, actively rail-served Industrial Outdoor Storage (IOS) site totaling approximately 11.27 acres, with an estimated  $\pm 10$  usable acres of functional yard in Jacksonville's core heavy industrial corridor.
- The property features two active CSX rail spurs measuring approximately 765 feet and 750 feet respectively, providing a combined rail capacity for an estimated 22-30 railcars, depending on car type (liquid, hopper, centerbeam, gondola, etc.).
- CSX currently provides daily scheduled switching, Monday through Friday at approximately 20:00 hours, supporting reliable rail operations for tenants requiring consistent inbound and outbound freight movement. The spur is heavy-rail rated, suitable for demanding bulk and industrial uses, and serves as a true operational rail asset rather than a legacy or inactive line.
- Power available; city water and sewer available to service the site.
- Located within close proximity to JAXPORT, the CSX ICTF, and the I-10 / I-95 / I-295 interstate network, the property offers a powerful combination of rail, port, and highway connectivity in a market with limited rail-served IOS supply.
- Ownership is targeting a long-term lease structure, making this a compelling opportunity for operators seeking durable control of a critical rail-served logistics node in Jacksonville.



# | Executive Summary

## Property At-A-Glance

- Jacksonville, FL | Rail-Served Industrial Yard (IH)
- $\pm 11.27$  acres total |  $\pm 10$  usable acres
- CSX Class I rail | (2) active spurs |  $\pm 1,515$  LF total
- 22—30 railcars capacity | Daily switching (Mon—Fri, ~20:00)
- Partially fenced + gated | Stormwater retention on-site
- Minutes to JAXPORT + CSX ICTF | Quick access to I-10 / I-95 / I-295
- Best for: Transload, aggregates, bulk materials, containers, metals, forestry
- Track Rating: Heavy-rail rated | Industrial-grade infrastructure
- Use Cases: Aggregates/Construction | Metals/Scrap | Forestry/Building Products | Liquid Bulk (tenant-improved) | Bulk Commodities/Transload | Specialty Rail/Processing

## Site Readiness / Functionality

- Usable Yard Area: Approximately  $\pm 10$  usable acres (with  $\pm 1.27$  acre excluded for wetlands/retention or non-usable area)
- Industrial Layout Flexibility: Supports major configurations for stockpiles, silos, containers, and laydown
- Truck Operations: Strong circulation efficiency and semi-truck maneuverability
- Stormwater: On-site stormwater retention improves operational reliability
- Power available; city water and sewer available to service the site
- Security: Partially fenced and gated perimeter
- Additional rail engineering, spur diagrams, and CSX service documentation available upon request



# | Executive Summary

## SITE STRENGTHS

- **Heavy Industrial Zoning (IH)** - No rezoning delays.
- **Expansive yard layout** - with clear stacking, storage, and equipment zones.
- **Secure perimeter** - controlled access, and wide truck lanes.
- **Utility availability** - power infrastructure, city water access, and practical sewer solutions available to support industrial operations
- **Scalable footprint** - for silos, conveyors, modular buildings, processing pads, and long-term infrastructure.

## LEASE STRUCTURE

- Competitive, below-market pricing
- **20—30 year lease term preferred** to support tenant investment
- Rate **subject to final tenant use, improvements, and operational requirements**
- Ideal for tenants seeking operational certainty and long-term industrial presence

## IDEAL TENANT PROFILES

**Blasius Road is purpose-built for users requiring REAL rail, TRUE industrial land, and long-term site control.**

- Forestry & timber producers / distributors
- Aggregates, asphalt, and construction materials
- Commodity shippers & transload operators
- Scrap metal & steel recyclers
- Heavy equipment storage & machinery yards
- Container & chassis yards
- Energy products & specialty rail users

Blasius Road is one of Jacksonville's only rail-served Industrial Outdoor Storage properties delivering immediate functionality, long-term scalability, and institutional-grade industrial positioning. For operators needing rail, heavy zoning, space, and speed, no other site offers this combination of value, rail utility, and strategic logistics access.

This is a turnkey, high-utility, rail-ready industrial outdoor storage solution built for mission-critical operations and long-term industrial performance.





# Rail Operations & Capability

## Active CSX Service

- Class I CSX rail service with scheduled switching Monday through Friday at approximately 20:00 (8:00 PM).
- Established service pattern supports consistent industrial operations and predictable freight flows.

## Spur Configuration & Length

- Spur 1: approximately 765 linear feet
- Spur 2: approximately 750 linear feet

Combined configuration provides meaningful on-site railcar positioning and storage flexibility.

## Railcar Capacity

- Estimated 22-30 railcars (depending on mix of liquid tank cars, hoppers, centerbeams, bulk cars, etc.).
- Capacity supports both storage-in-transit and active transload/processing operations.

## Track Rating & Condition

- Heavy-rail rated to support modern industrial freight and sustained operations
- Condition appropriate for active, ongoing industrial use (additional technical details available upon request).

## Operations & Use Cases

- Aggregates and construction materials
- Metals and scrap
- Forestry and building products
- Liquid bulk (subject to user improvements & permitting)
- Bulk commodities and transload operations
- Rail geometry allows for practical car spotting, unloading, and movement between rail and yard operations.

**Note:** Specific switching terms, spur ownership/maintenance responsibilities, and operating agreements to be further defined in direct coordination with CSX and ownership.



## RAIL SNAPSHOT

- Class I Service: CSX
- Switching: Daily | Mon—Fri | ~20:00 Hours
- Spur Lengths: 765' + 750'
- Total Rail: ±1,515 LF
- Estimated Cars: 22—30 (car type dependent)
- Track Rating: Heavy Rail
- Status: Active + in Service
- Use Cases: Transload | Storage | Processing | Unit Car Breakdown



# Investment Highlights

## PROPERTY HIGHLIGHTS

- **True Rail-Served IOS** —  $\pm 11.27$ -acre heavy industrial site with approximately  $\pm 10$  usable acres of functional yard and two active CSX spurs ( $\pm 765'$  and  $\pm 750'$ ).
- **Daily CSX Switching** — Monday—Friday scheduled switching at  $\sim 20:00$  hours, supporting reliable, repeatable rail operations for industrial users.
- **Meaningful Railcar Capacity for Operational Users** — Combined spur configuration supports an estimated 22-30 railcars, depending on car type and configuration, enabling meaningful unit train break-down, storage, and transload activity.
- **Heavy-Rail Rated Spur** — Track infrastructure is heavy-rail rated, designed for bulk and industrial freight equipment, not light-duty or legacy sidings.
- **High-Utility Industrial Yard** — Partially fenced and gated with on-site stormwater retention, available power, and city water and sewer servicing the site, enabling rapid mobilization with minimal off-site upgrades.
- **Highly Functional Usable Area** — Of the total  $\pm 11.27$  acres, approximately  $\pm 10$  acres are usable, providing a large contiguous footprint for laydown, storage, equipment, and operational improvements.



- **Strategic Jacksonville Location** — Proximity to JAXPORT terminals, the CSX Intermodal Container Transfer Facility (ICTF), and regional interstate access positions the site as a strategic logistics and industrial operations node in the Jacksonville market.

## RAIL ADVANTAGES

- Over  $\pm 1,500$  feet of private rail spur, ideal for transload, car storage, and high-volume freight.
- **Class I CSX connectivity** with reliable switching capability.
- Accommodates centerbeams, hoppers, gondolas, boxcars, bulk flats, and specialty rail equipment.
- Supports forestry, aggregates, metals, bulk commodities, containers, and specialty freight users.
- Designed for **seamless railcar placement, unloading, and yard maneuverability**.
- Supports both storage-in-transit and active throughput operations.







**Jacksonville International Airport**  
±10 Miles Away



Fulfillment Center



Fulfillment Center

Imeson Industrial Park

**Subject Property**



**JAXPORT**  
Blount Island Marine Terminal



**JAXPORT**  
Dames Point Marine Terminal



**Jacksonville Port**  
Terminal Railroad (JXPT- Watco)



**JAXPORT**  
Talleyrand Marine Terminal



Google Earth





 **CROWLEY**

**FLEXCOLD**

**GILDAN**  
Distribution Center



 **AXIONLOG**

**amazon**  
Fulfillment Center

 **ARGOS**

 **CBXGlobal**  
Logistics since 1982

 **GFL**  
GREEN FOR LIFE  
environmental

**Imeson Industrial Park**

**Subject Property**


 **Preferred MATERIALS, INC.**  
A CRH COMPANY

**± 18,000 VPD** 105

**CSX**  
INTERMODAL

**JEA**

 **JAXPORT**  
Blount Island Marine Terminal

 **JAXPORT**  
Dames Point Marine Terminal

**JAXLNG**

**AMPORTS**  
Driven by Quality

 **CEMEX**

 **Wallenius Wilhelmsen**

 **Martin Marietta**

 **TB**  
Trailer Bridge

 **TOTE**

Google Earth



# Property Photos



Designed for High-Throughput Operations



Efficient Circulation | Secure Layout



±11.27 Acres | Heavy Rail Rated | Rail Operations in Use



Turnkey Rail-Ready IOS





JAXPORT Blount  
Island Marine Terminal

ICTF CSX Rail  
Terminal  $\pm 1.71$  mi

Dtwn Jacksonville  
 $\pm 1.99$  mi

JEA Northside Generating Station

Preferred Asphalt

Wetlands Boundary/  
Storm Water

765 and 750 LF of Rail

C & C Bulk Liquid Transfer

GFL Recycling



# Jacksonville Industrial & Logistics Market Positioning

## Market Demographics



**962,000**

Total Population

**\$67,000**

Median HH Income

**409,000**

# of Households

**57%**

Homeownership Rate

**463,000**

Employed Population

**33%**

Bachelor's Degree

**36 years**

Median Age

**\$266,000**

Median Property Value

### Port-Driven Industrial Demand

- Jacksonville is a growing port-centric logistics market, anchored by JAXPORT's container, auto, and breakbulk terminals, driving sustained demand for industrial and IOS sites.
- The presence of the CSX ICTF and multiple Class I rail connections reinforces Jacksonville's role as a multimodal freight hub for the Southeast.

### Severely Limited Rail-Served IOS Supply in Jacksonville

- Functional, rail-served IOS sites with heavy industrial zoning are scarce in the Jacksonville area, particularly those proximate to both port and interstate infrastructure.
- Few sites combine active rail, heavy industrial zoning, and true yard usability.
- Increasing regional infrastructure, construction, and logistics activity has placed upward pressure on usable IOS land, especially sites with rail capability.

### Regional Connectivity

- Immediate access to I-10, I-95, and I-295 offers efficient truck routing to regional distribution networks and Southeast population centers.
- Proximity to JAXPORT enables users to integrate port, rail, and truck modes within a single operational footprint.

### Tenant & User Profile Alignment

- The site is especially well aligned with users in aggregates, construction materials, metals, forestry products, container/chassis storage, and bulk commodities who require: rail access, outdoor storage, heavy industrial zoning, & long-term control of a strategic logistics node.

### Property Demographics

POPULATION	3 miles	5 miles	10 miles
2020 Population	10,455	61,312	381,996
2025 Population	11,415	61,672	393,473
2030 Population Projection	12,128	64,610	414,128
HOUSEHOLDS	3 miles	5 miles	10 miles
2020 Households	3,818	22,957	148,145
2025 Households	4,179	23,056	152,972
2030 Household Projection	4,449	24,185	161,336
INCOME	3 miles	5 miles	10 miles
Avg Household Income	\$94,385	\$87,182	\$70,022



# Transportation

Jacksonville is a true multimodal industrial hub where port capacity, rail connectivity, and interstate access converge, driving sustained IOS and rail-dependent tenant demand. In 2023, Jacksonville International Airport saw a record 7.45 million passengers—a 13% increase from 2022—while the Port of Jacksonville handled over 12.5 million tons of cargo, up 10% year-over-year. The city's public transit is supported by the Jacksonville Transportation Authority, offering bus services and the downtown Skyway system. Major companies like Amazon continue to invest in the expanding logistics sector, drawn by Jacksonville's multimodal freight connectivity across highway, air, and seaport infrastructure—driving sustained logistics and industrial growth.



Port Cargo Volume  
**12.5 Million Tons**



Airport Economic Impact  
**\$3.2 Billion Annually**



Logistics Employment  
**72,000 Workers in Transport & Warehousing**



Annual Ridership for Public Transportation  
**4.2 Million (Bus, Trolley, Skyway)**





# MATTHEWS™

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**Blasius Road represents one of Jacksonville's only immediately functional, rail-served IOS opportunities with daily Class I switching and scalable industrial usability.**

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