

# SALE/LEASE

## ALTA DRIVE PORTFOLIO

0 Alta Drive, Jacksonville, FL 32226



### PROPERTY DESCRIPTION

Offering 14.59 acres of Heavy Industrial Zoned land, with approximately 12.74 acres of uplands, this property presents an exceptional opportunity for industrial development. Positioned for maximum logistical advantage, it provides convenient access to key transportation hubs including JAXPORT/Blount Island and Dames Point Marine Terminals. Furthermore, its close proximity to Jacksonville International Airport and the CSX Intermodal Container Transfer Facility enhances its appeal for businesses requiring efficient connectivity for distribution and shipping operations.

### PROPERTY HIGHLIGHTS

- 14.5+ AC Zoned Heavy Industrial!
- Close Proximity to JAXPORT and CSX!

### OFFERING SUMMARY

Sale Price:	Subject to Offer
Lease Rate:	Negotiable
Lot Size:	14.59 Acres
Zoning:	IH
APN:	109091-0100 and 109098-0250

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	324	5,854	22,164
Total Population	1,044	15,018	53,850
Average HH Income	\$66,355	\$74,878	\$69,383

Eric Maimo  
904 537 6443



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PREMIER PROPERTIES

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Adjacent Land Also Available for Sale



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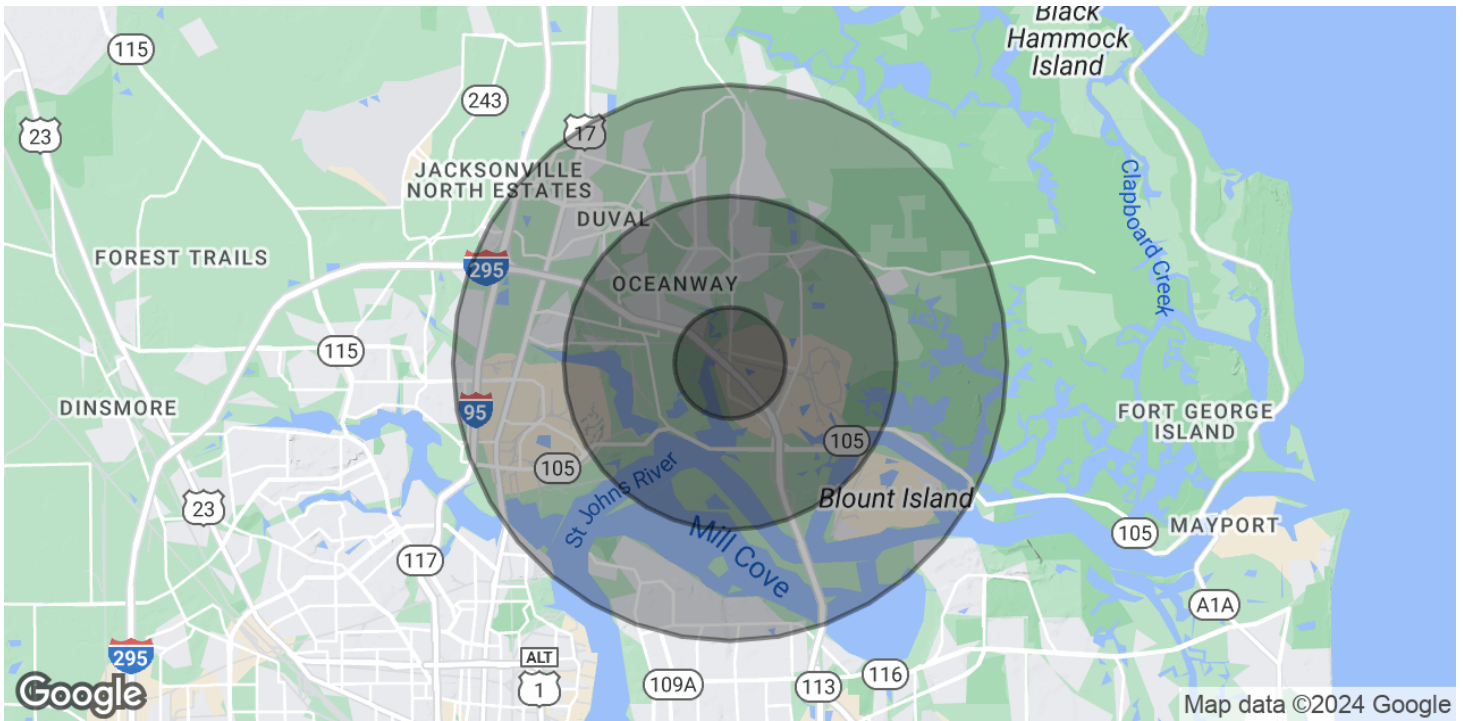


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,044	15,018	53,850
Average Age	29	34.9	36.5
Average Age (Male)	30.3	34	35.9
Average Age (Female)	44.2	39.3	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	324	5,854	22,164
# of Persons per HH	3.2	2.6	2.4
Average HH Income	\$66,355	\$74,878	\$69,383
Average House Value	\$236,159	\$223,997	\$187,543

\* Demographic data derived from 2020 ACS - US Census

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