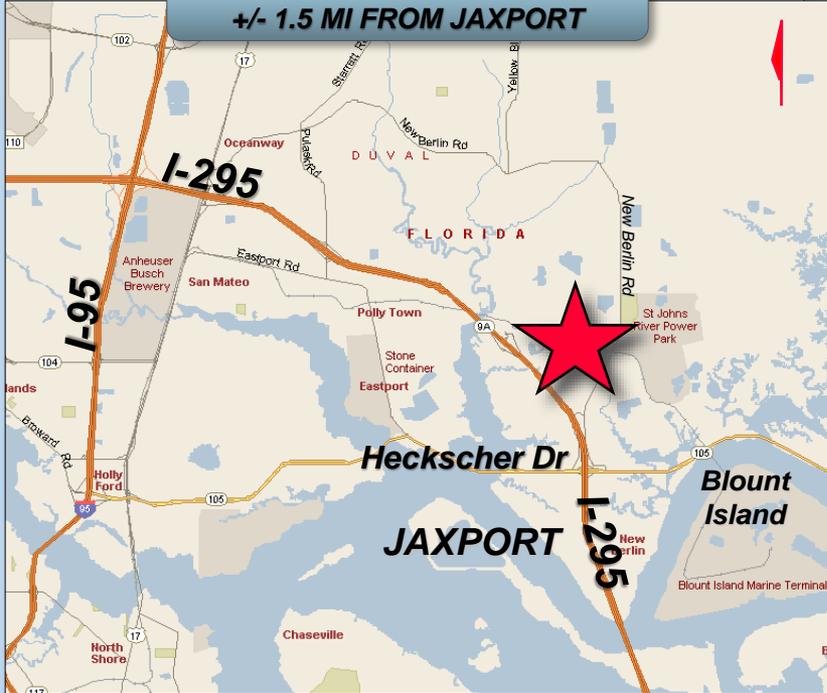


FOR SALE: +/- 29 USABLE ACRES, ZONED INDUSTRIAL HEAVY JACKSONVILLE, FL - NEAR JAXPORT

+/- 2.5 MI FROM BLOUNT ISLAND
+/- 1.5 MI FROM JAXPORT



11033 Blasius Rd, Jacksonville, FL

SIZE/FRONTAGE: +/- 29 usable acres, +/- 820 ft. frontage on Blasius Rd.

ZONING: IH (Industrial Heavy)

UTILITIES: JEA - City Water and Sewer Services and Electric in place on Blasius Rd; potential rail spur/CSX.

LEASEHOLD IMPROVEMENTS (to 11/10/26): +/- 11,700 sq. ft. off-warehouse facility, w/fenced, stabilized yard for container, truck and heavy equip storage.

Potential Container & Outside Storage Yard, Distribution-Warehouse, Manufacturing & Cold-Storage Site(s)

PRICE – SEE PAGE 8

Wetlands delineation completed; see attached upland, pre-engineered configuration, page 6

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Alta Dr

Blassius Rd

Faye Rd

CSX Rail

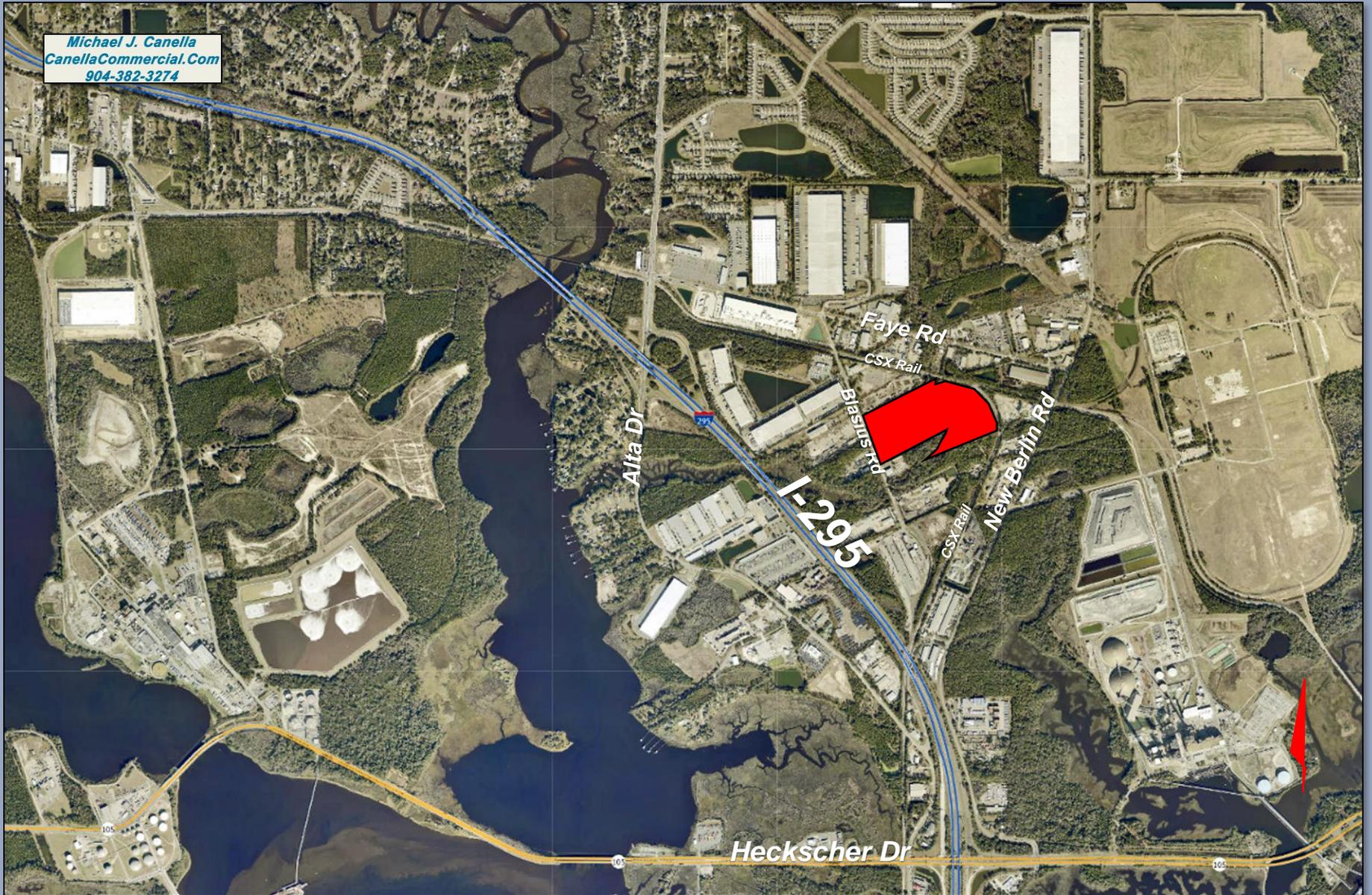
I-295

CSX Rail

New Berlin Rd



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Alta Dr

I-295

Faye Rd

CSX Rail

Brasusk Rd

CSX Rail

New Berlin Rd

Heckscher Dr

105

105

105

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Improvements: +/- 11,700 sq.
ft. of office-warehouse-shop
facility on +/- 2.52 acres

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Improvements: +/- 11,700 sq. ft. of office-warehouse-shop facility on +/- 2.52 acres

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Improvements: +/- 11,700 sq. ft. of office-warehouse-shop facility on +/- 2.52 acres



Faye Rd

CSX Rail

New Berlin Rd

CSX Rail

+/- 9 AC UPLANDS

+/- 20 AC UPLANDS

Blasius Rd

+/- 820'



**LISTED PRICE FOR +/-29 AC:
UPLAND AREA #1 + UPLAND AREA #2 = \$11,575,000.00
Owner will not divide +/-29 acres.**

**UPLAND AREA #1: +/- 9 ac at \$275,000/ac = \$2,475,000.00
9 ACRES = \$2,475,000.00 (\$275,000/AC)**

**UPLAND AREA #2: +/- 20 ac at \$395,000/ac = \$7,900,000.00
CONTAINS +/- 11,700 sq. ft. of Class B bldg improvements = \$1,200,000.00
20 ACRES W/IMPROVEMENTS = \$9,100,000.00 (\$395,000/AC + IMPROVEMENTS)**

Faye Rd

CSX Rail

New Berlin Rd

CSX Rail

Blasius Rd

+/- 820'

