

±11.27 ACRES AVAILABLE BUILD-TO-SUIT FOR LEASE

0 BLASIU RD JACKSONVILLE, FL 32226



LOCAL MARKET EXPERTS

COLBY SIMS

Vice President

csims@phoenixrealty.net

904.399.5222

JOHN RICHARDSON, SIOR

President/Principal

jrichardson@phoenixrealty.net

904.399.5222

BRYAN BARTLETT, SIOR

Senior Vice President/Principal

bbartlett@phoenixrealty.net

904.399.5222



SIOR
INDIVIDUAL
MEMBERS

Newmark Phoenix Realty Group, Inc.

10739 Deerwood Park Blvd. #310 Jacksonville, FL 32256

NEWMARK
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PROPERTY DETAILS

0 Blasius Road is an ideal location for businesses focused on efficient transportation and streamlined logistics. Companies in warehousing, distribution, and manufacturing will benefit from lower transportation costs, faster shipping times, and direct access to global and domestic markets via sea, road, and rail.

Rail Connectivity – Blasius Rd Advantage

This property offers direct access to an existing on-site active rail spur enabling faster, cost-effective inland distribution and is a critical asset for industries moving large quantities of goods, heavy machinery, or vehicles. This feature, combined with the proximity to JaxPort, ensures seamless intermodal logistics solutions for your business. One of the most valuable features of this property is its direct rail access, which significantly reduces transportation costs and transit times. The property connects to three major rail lines:

- CSX, one of the largest rail networks in the U.S.
- Norfolk Southern, a major player in Eastern U.S. freight transport.
- Florida East Coast Railway (FEC), a key link between Florida and the rest of the country



Build-To-Suit
±11.27 AC



Easy Access To
I-295 And I-95



Zoning:
IH (Industrial
Heavy)



Direct Access To
On-Site Active
Rail Spur

Four Flexible Build-To-Suit
Configurations:

- 143,000 SF
- 106,375 SF
- 97,750 SF
- 53,880 SF

Premium Location

Close Proximity To JAXPORT Blount Island, Talleyrand, And Dames Point Marine Terminal

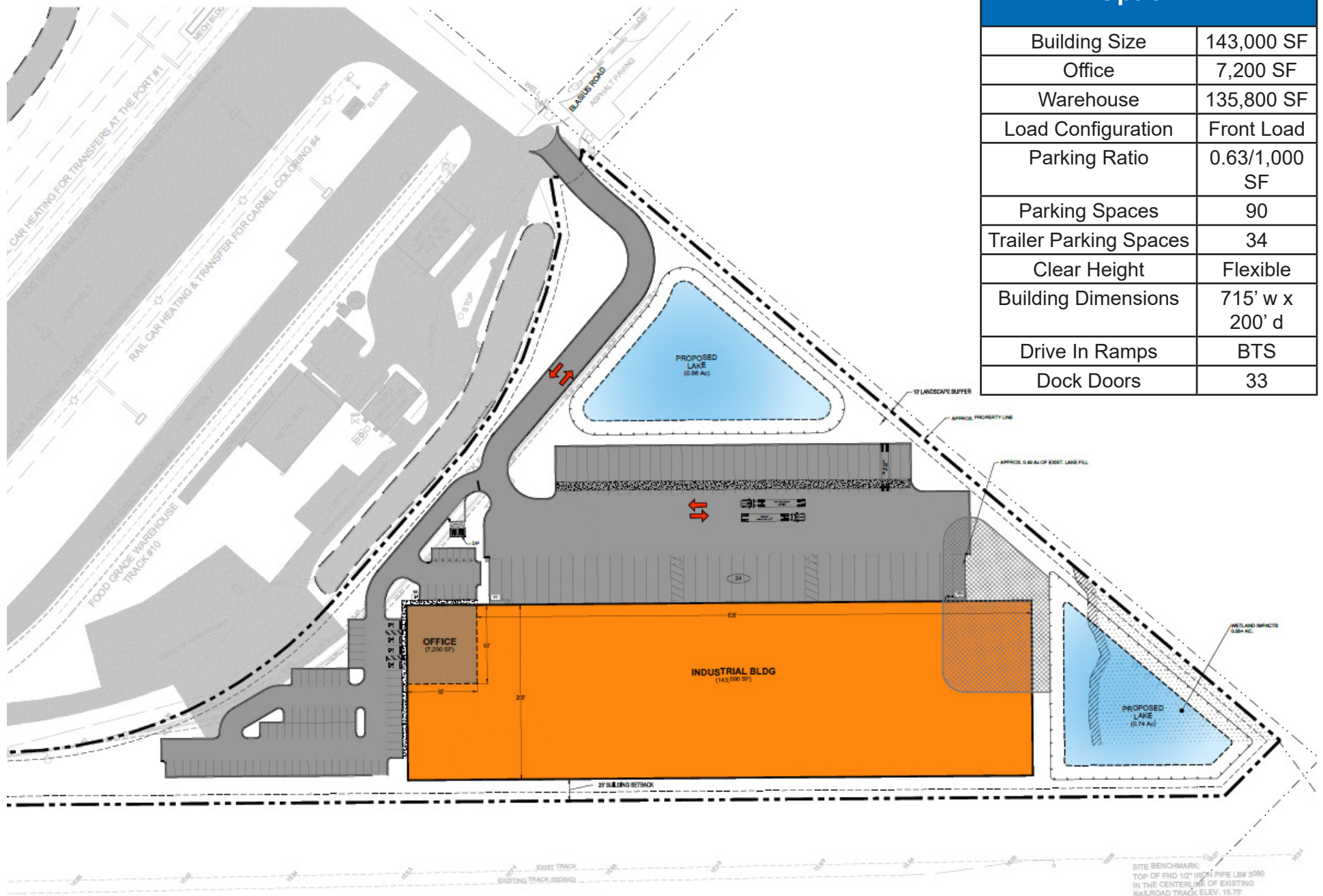
On-Site Active Rail Spur

Direct Access To An Existing Active Rail Spur Significantly Reducing Transportation Costs And Transit Times.

As Jacksonville continues to invest in its port and transportation infrastructure, properties like this one are primed for significant growth and operational efficiency.



SITE PLAN OPTION 1



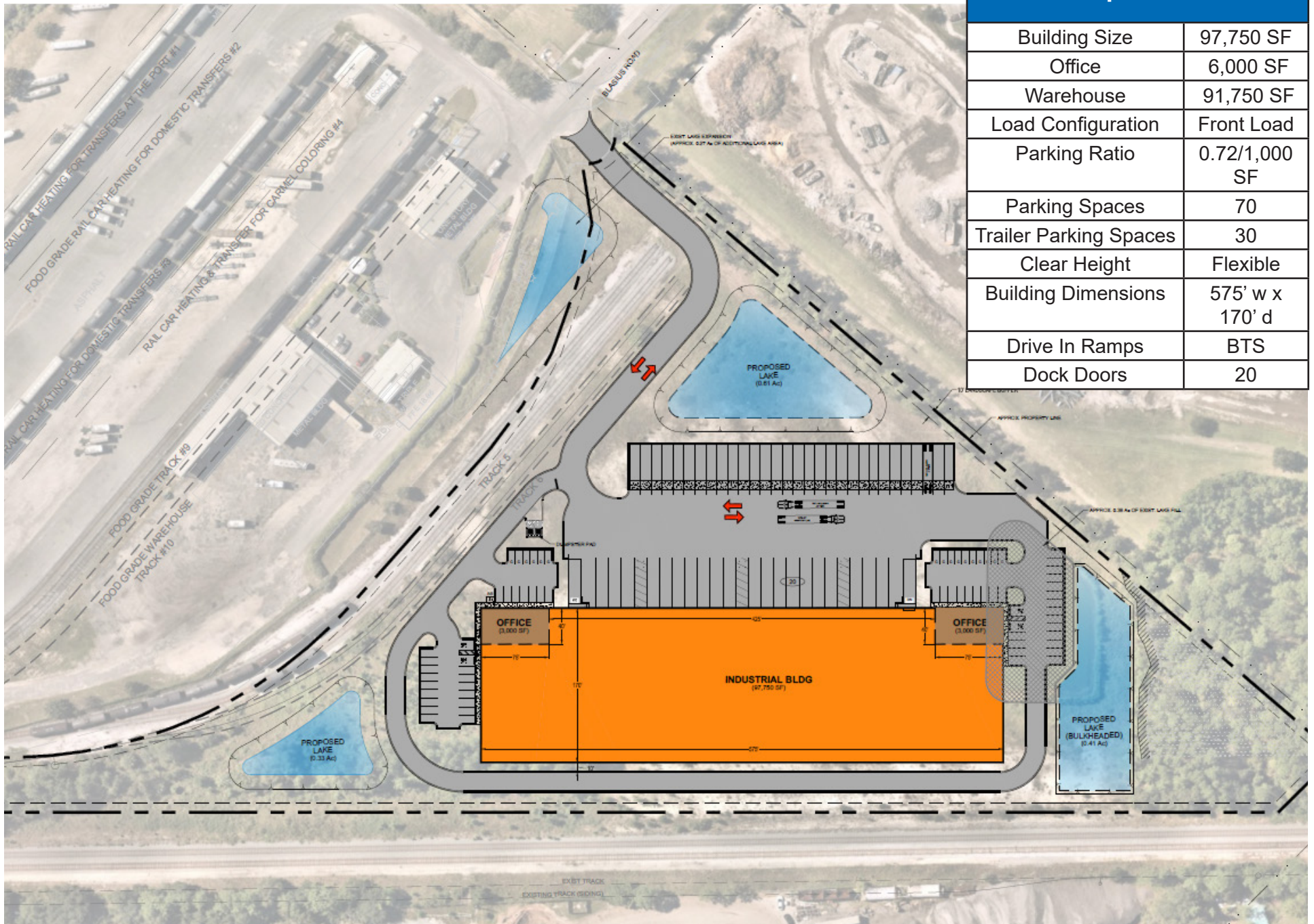
Option 1	
Building Size	143,000 SF
Office	7,200 SF
Warehouse	135,800 SF
Load Configuration	Front Load
Parking Ratio	0.63/1,000 SF
Parking Spaces	90
Trailer Parking Spaces	34
Clear Height	Flexible
Building Dimensions	715' w x 200' d
Drive In Ramps	BTS
Dock Doors	33

SITE PLAN OPTION 2



Option 2	
Building Size	106,375 SF
Office	6,375 SF
Warehouse	100,000 SF
Load Configuration	Front Load
Parking Ratio	0.83/1,000 SF
Parking Spaces	88
Trailer Parking Spaces	30
Clear Height	Flexible
Building Dimensions	575' w x 185' d
Drive In Ramps	BTS
Dock Doors	28

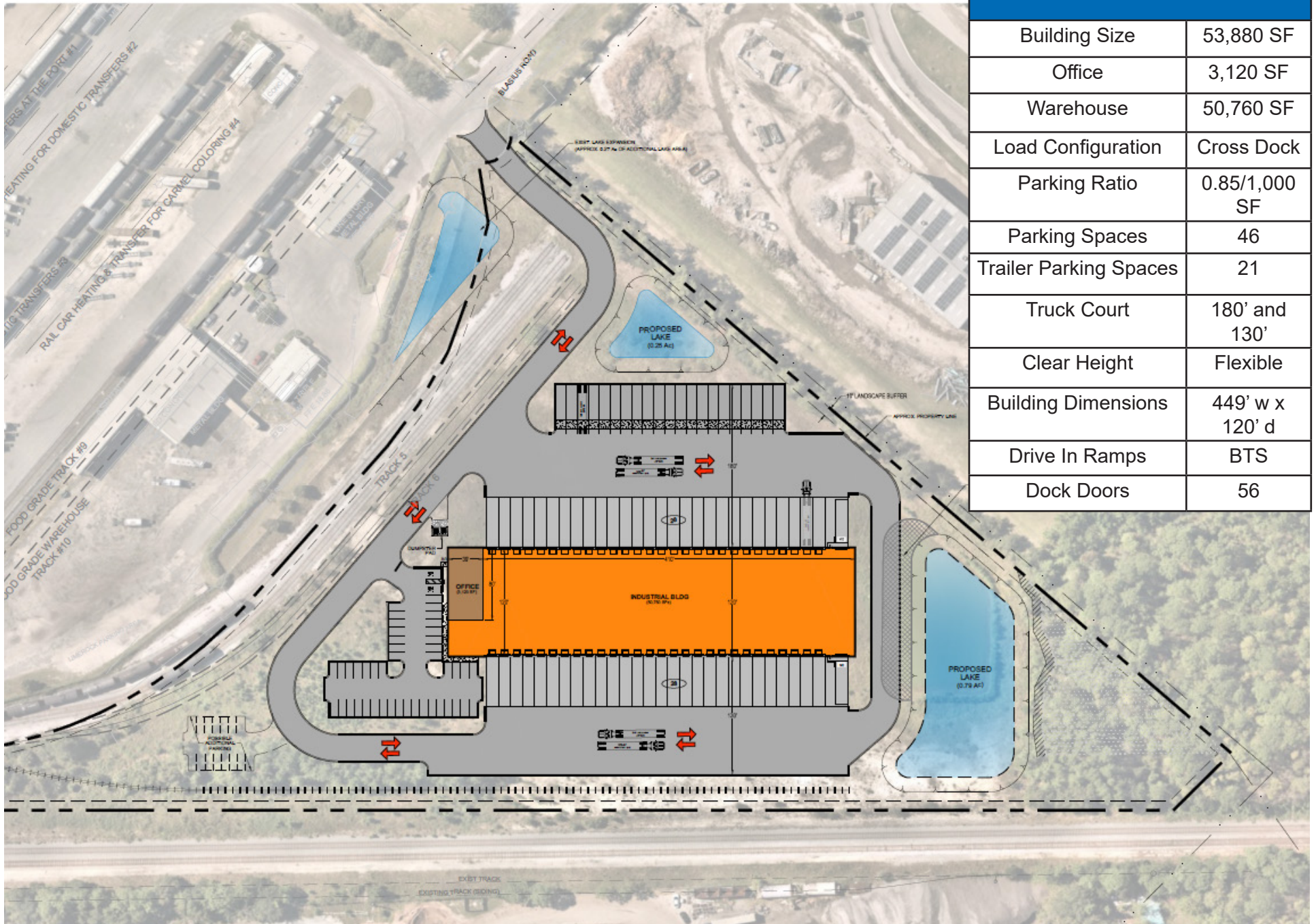
SITE PLAN OPTION 3



Option 3

Building Size	97,750 SF
Office	6,000 SF
Warehouse	91,750 SF
Load Configuration	Front Load
Parking Ratio	0.72/1,000 SF
Parking Spaces	70
Trailer Parking Spaces	30
Clear Height	Flexible
Building Dimensions	575' w x 170' d
Drive In Ramps	BTS
Dock Doors	20

SITE PLAN OPTION 4



Option 4

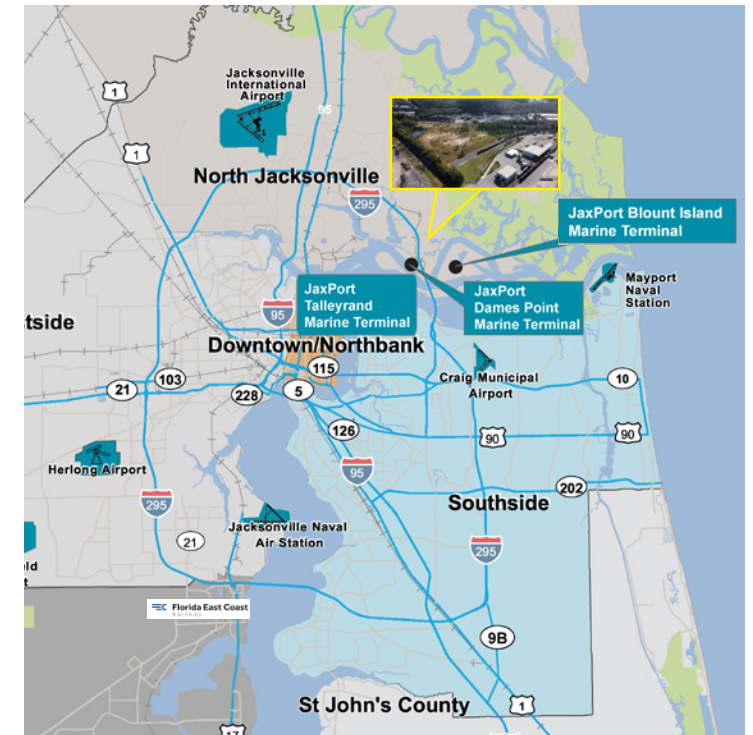
Building Size	53,880 SF
Office	3,120 SF
Warehouse	50,760 SF
Load Configuration	Cross Dock
Parking Ratio	0.85/1,000 SF
Parking Spaces	46
Trailer Parking Spaces	21
Truck Court	180' and 130'
Clear Height	Flexible
Building Dimensions	449' w x 120' d
Drive In Ramps	BTS
Dock Doors	56

PROPERTY PHOTOS



Point of Interest	Time	Miles
 I-95	9 Min	6.2
 I-10	20 Min	17.2
 I-295	4 Min	1.3
 Jax International Airport	14 Min	9.9
 JaxPort Blount Island	9 Min	4.5
 CSX Intermodal Facility	22 min	17.7
 Norfolk Southern Intermodal Facility	22 min	16.9

0 Blasius Rd is proximate to the region's major transportation infrastructure, providing direct access and serviceability to greater Jacksonville metro and neighboring regions.



LOCAL AREA



- ✓ Premier Jacksonville industrial location for regional and local distribution
- ✓ Strategically located with easy access to Interstates 95 & 295
- ✓ Close proximity to extensive food industry presence in the high growth NE Florida Region

JACKSONVILLE HIGHLIGHTS

Overview

Jacksonville is rapidly emerging as one of the premier logistics hubs in the Southeastern United States, with the Jacksonville Port Authority (JaxPort) at the center of this growth. The ongoing JaxPort Capital Improvements Project has injected over \$500 million into infrastructure upgrades, positioning the city as a critical gateway for international trade. This investment enhances both the operational efficiency and capacity of the port, making it a strategic asset for industries reliant on import/export activities. This property, boasting direct rail connectivity, also provides an exceptional advantage for businesses looking to streamline supply chain operations.



Jacksonville's Port Statistics

- Florida's #1 container port with over 1 million TEUs (twenty-foot equivalent units) handled annually, reflecting the growing demand for containerized shipping.
- 3rd largest port in Florida by tonnage.
- One of the nation's leading vehicle-handling ports, with nearly 700,000 vehicles moving through JaxPort each year.
- Efficient rail and highway connectivity, with access to three major railroads and close proximity to I-295, I-95 and I-10.

JaxPort Highlights

- Deepening of the St. Johns River to accommodate post-Panamax vessels, allowing for larger container ships and increased cargo throughput.
- Modernized terminal facilities with enhanced equipment, including new cranes and updated cargo handling capabilities.
- Annual economic impact of over \$31 billion, with over 138,500 jobs supported by port activity.
- A crucial hub for multiple industries including automotive, manufacturing, retail, and distribution.



WHY JACKSONVILLE

Overview

- Jacksonville's strategic location in the Southeast, coupled with its deep-water port makes it an attractive option for businesses that want to serve larger regional and international markets
- Jacksonville is the largest metro area by land mass in the U.S.
- The region's strong military presence, together with its affordable cost of living and high quality of life, attracts a young and talented workforce



Job and Economy Overview

- Unemployment rate: Florida's unemployment rate in 2024 is 3.3%, which is 0.7 percentage points lower than the national
- Employment: Florida's employment in 2024 is 11,835,884
- Population: Florida's population in 2024 is 22,954,162
- Economic growth: Florida's real economic growth in the first quarter of 2024 was 3.0%, which was the sixth highest in the nation
- Job creation: Florida has created 424,144 new businesses in 2024

Population Overview

- Jacksonville's population growth is driven by millennial workers and retirement age individuals, both seeking a higher quality of life coupled with a lower cost of living
- The Jacksonville MSA is expected to grow to over 1.8M by 2030, increasing by almost 300,000 people from today



LOCAL MARKET EXPERTS

Contact us today to explore how this property can elevate your business operations.

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