

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:	\$5,999,999.00
Lease Rate:	\$3,500.00 Acre/month (NNN)
Lot Size:	14.59 Acres

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
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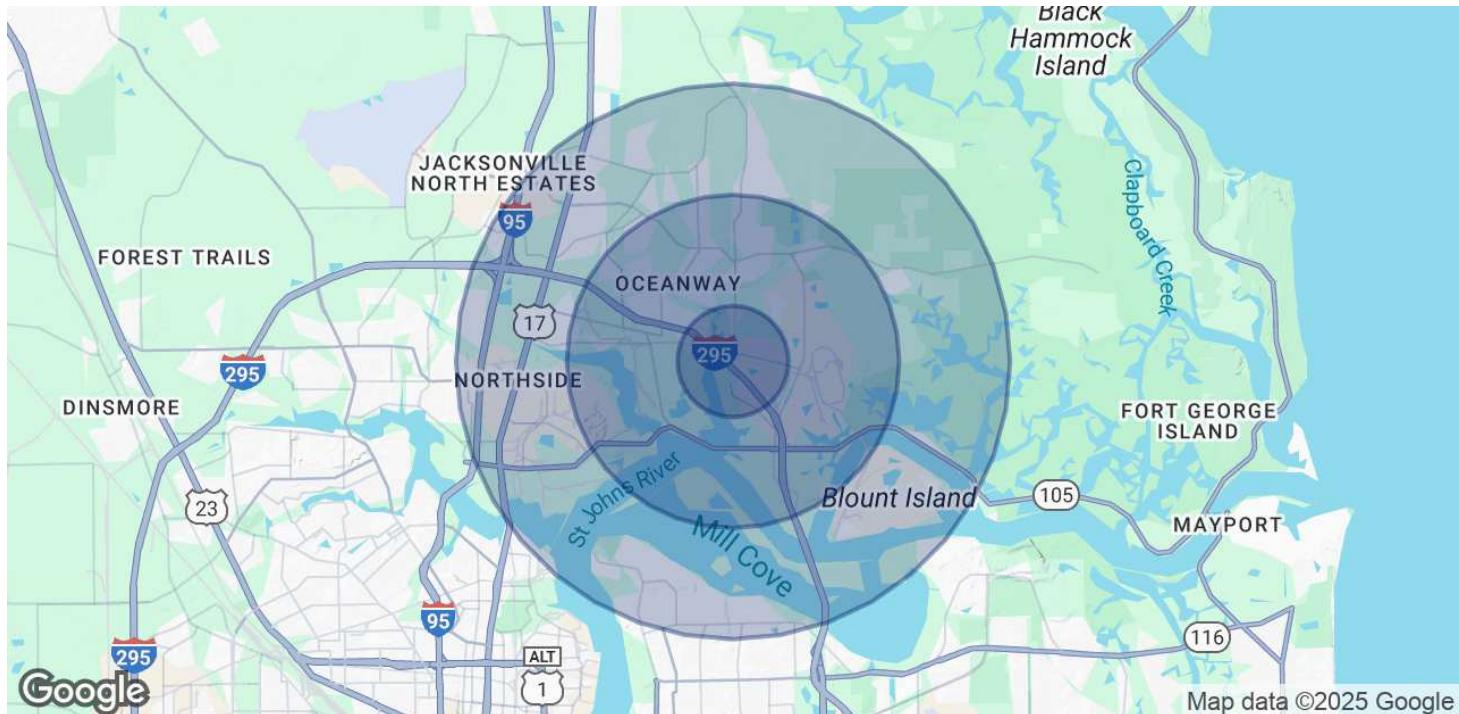


COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

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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

2020 American Community Survey (ACS)

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