

# 4.07± Acres for Sale in the Jacksonville International Tradeport

0 Tradeport Drive | Jacksonville, FL 32218

*Subject to Offer*



conceptual image

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# PROPERTY Overview



4.07± AC



PUD ZONING

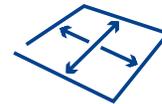
## Introduction

The Bumgarner Industrial Team is pleased to offer for sale this 4.07± acre industrial lot that is primed for development in the Jacksonville International Tradeport, a 425± acre master planned industrial business park located at the north junction of I-95 & I-295. It is adjacent to the Jacksonville International Airport and is also only minutes from the Jacksonville Port Authority terminals.

The “Best in Class” business park offers a tremendous location designed to attract top corporate users seeking a first-class environment for their employees and customers. No other business park in Northeast Florida is as known for its outstanding location, amenities, infrastructure and access to talent.

## Property Highlights

- Cleared lot in a master planned industrial park
- Class “A” location for distribution and warehousing because of its strategic location next to the airport, close proximity to seaports and the immediate access it provides to multiple interstates
- All utilities are available including underground dual loop telephone service with fiber optics, dual water systems and a redundant underground power loop fed from separate substations
- PUD zoning allows for office and warehouse uses



Cleared lot in master planned industrial park ready for development



Fully entitled with all infrastructure available



Off-site retention in place



Class A location with immediate access to interstates, airport and seaport

# PROPERTY Features & Demographics



## Area Demographics

5 mile radius

Source: Esri, U.S. Census



**2024 Population**

68,753



**2029 Projected Population**

74,524



**2024 Average Household Income**

\$91,701



**2027 Projected Avg. Household Income**

\$110,608

## Lot Features

- Parcel is cleared and rough graded
- Off-site storm water management already in place
- All utilities at the street
- Approximate lot dimensions: 470' wide x 315' deep (min.)
- 2.5± usable acres

# PROPERTY Location



JAX Int'l Airport

Jacksonville International Tradeport

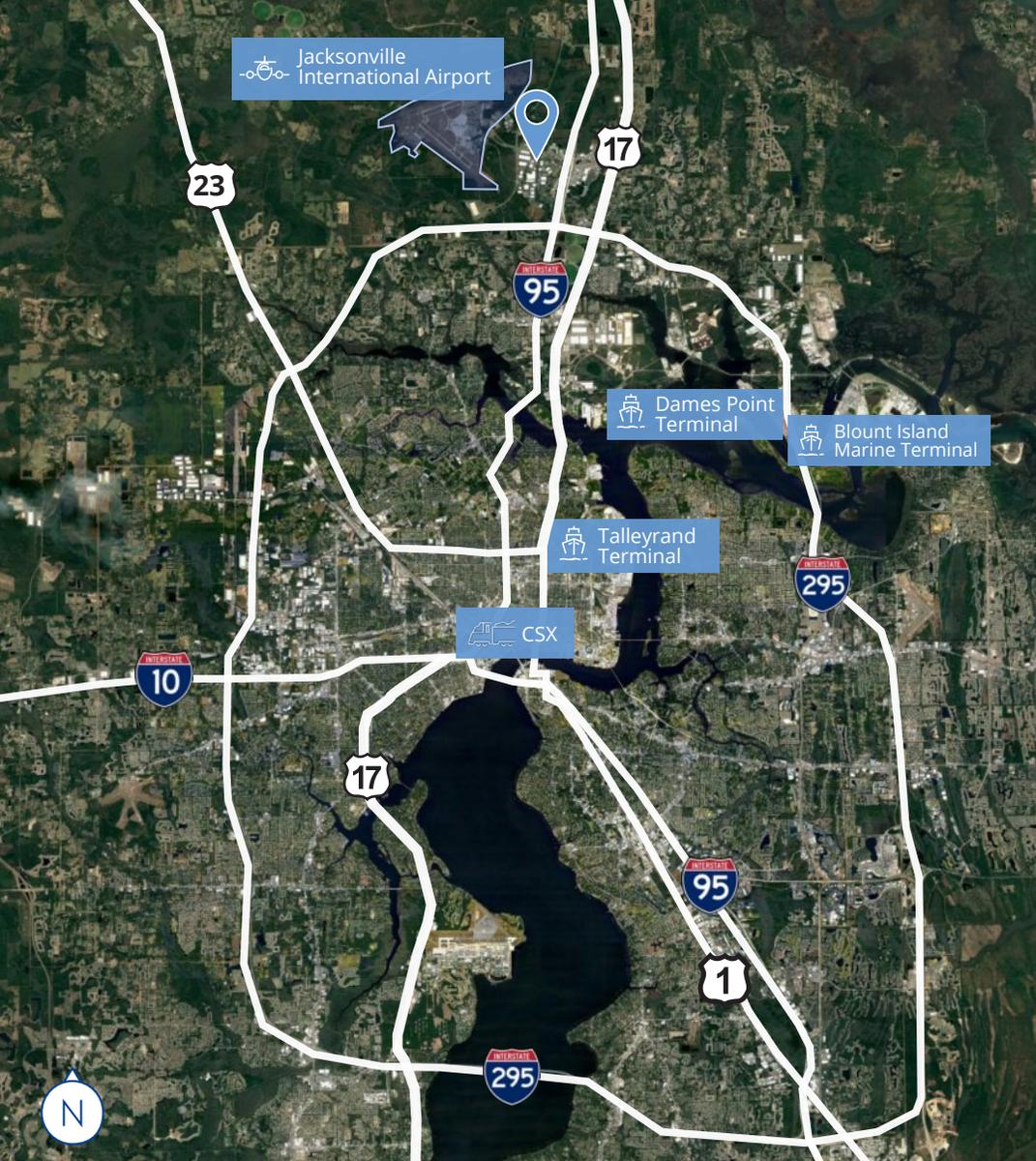
amazon

Alta Lakes Commerce Center | NorthPort Logistics Center

Park 295

Outrageously Dependable

Imeson Industrial Park



## Distances To:

**Jacksonville International Airport** | 1.4 miles

**I-95** | 1.4 miles

**I-295** | 2.2 miles

**JAXPORT Dames Point Terminal** | 9.4 miles

**JAXPORT Blount Island Terminal** | 10.3 miles

**JAXPORT Talleyrand Terminal** | 12 miles

**I-10** | 16.4 miles

**Savannah** | 129 miles

**Orlando** | 154 miles

**Tampa** | 207 miles

**Atlanta** | 324 miles

**Miami** | 360 miles

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