

Heavy Industrial Land 16.87± Acres

CR 218 & US Route 301
Jacksonville, FL 32234

Sale Price: \$843,500 (\$50,000/Acre)

Colliers

Chip Mill Rd



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Property Overview

The Bumgarner Industrial Team is proud to present this 16.87-acre Heavy Industrial tract of land off Chip Mill Rd. in Clay County, Florida. Land use and zoning in-place. The property offers a unique opportunity for developers or owner-users looking to position themselves in a rapidly growing industrial corridor along US 301. Quick and easy access to US 301 and I-10 east and west.





Property Specifications

Possible Uses: Contractor storage yard, distribution, food processing, recycling center, truck terminal, warehouse

Wetlands: 2± (estimated)

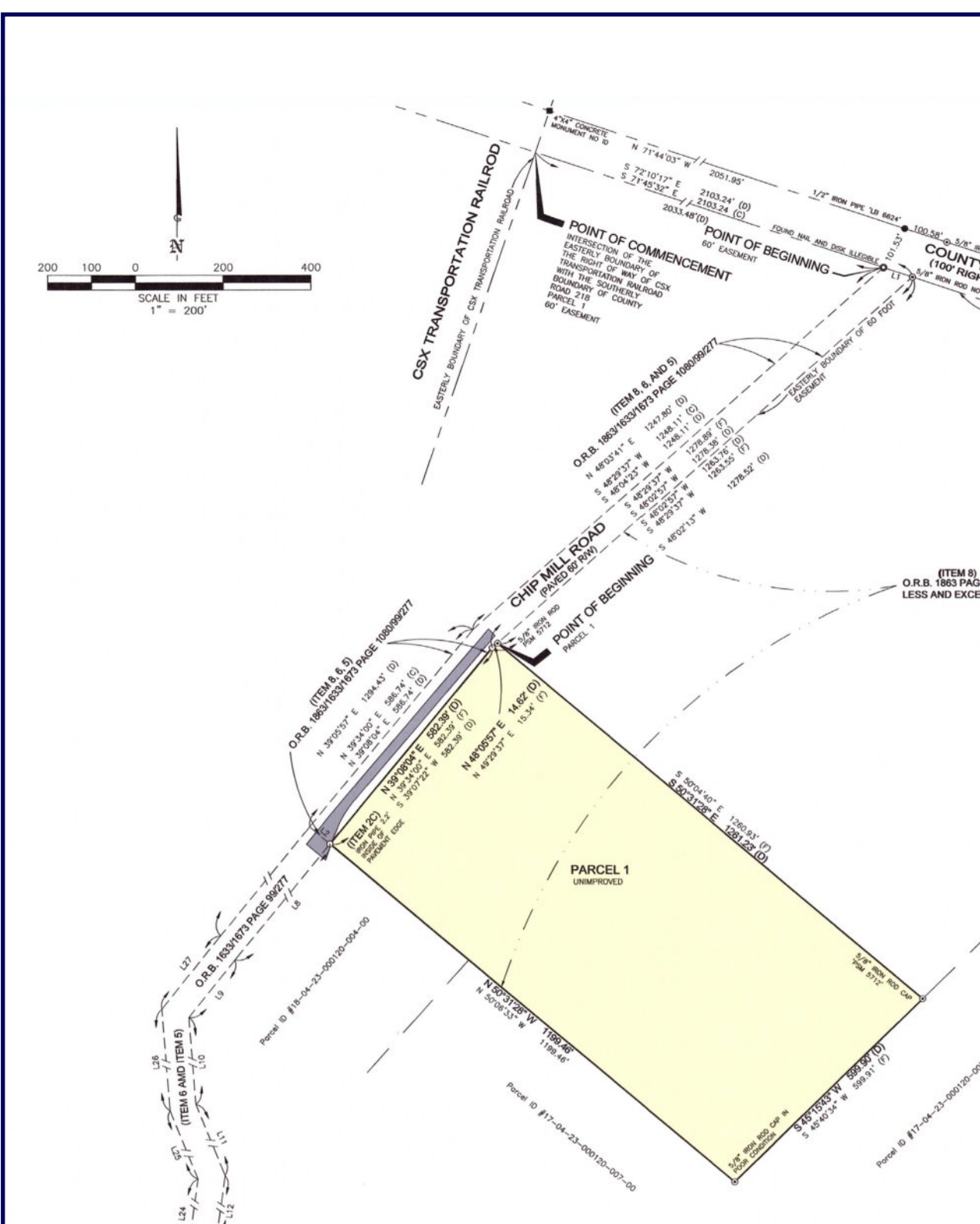
Zoning: Heavy Industrial (IH)

Site Condition: Planted pines

Parcel ID: 17-04-23-000120-005-01

County: Clay

Property Site Plan



Property Location

Drive Times

CSX Railyard

10 mi

I-10

10 mi

Jacksonville Int'l Airport

14.9 mi

I-295

24 mi

I-95

29 mi

JAXPORT

35 mi

J.I.A.

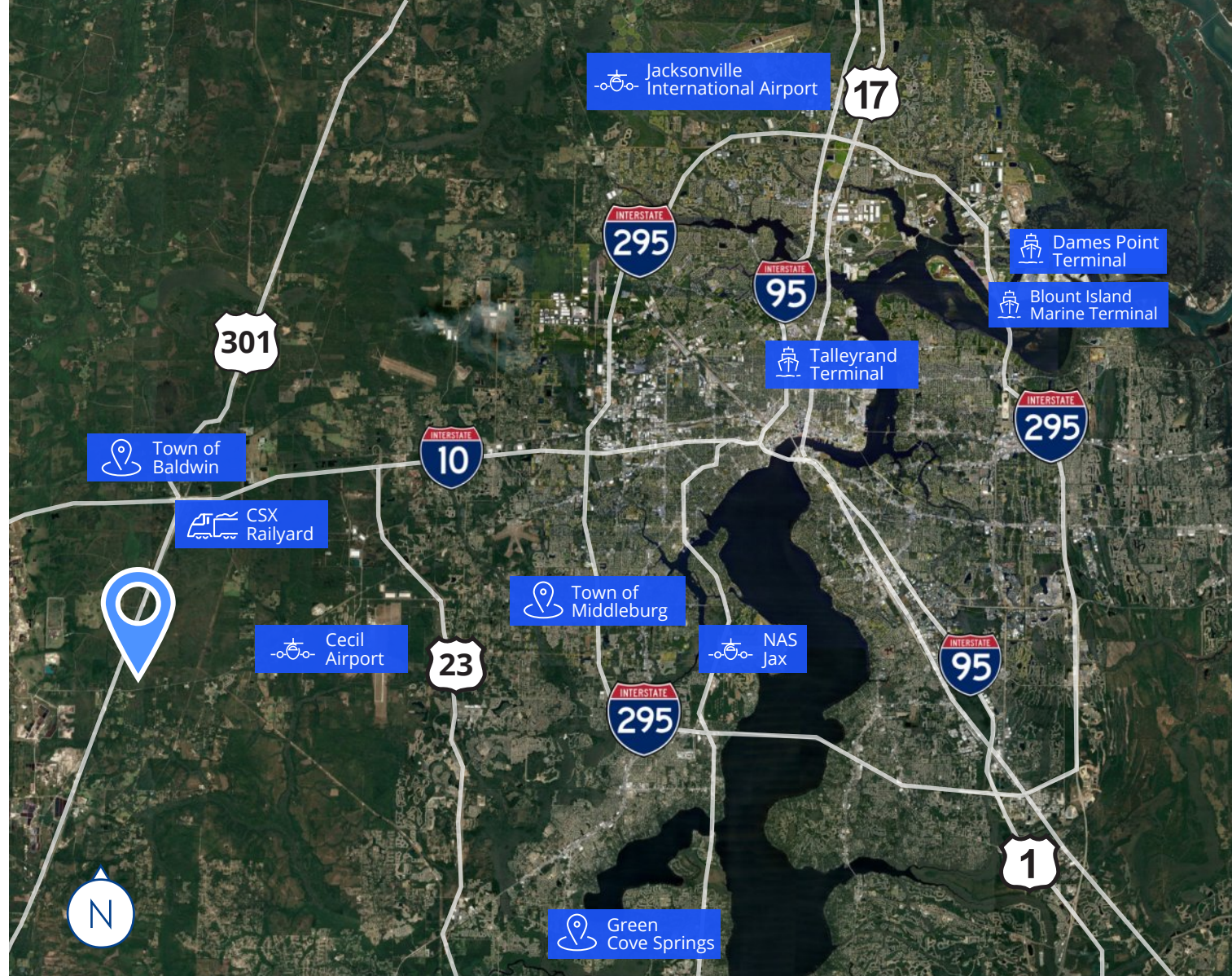
40 mi

Dames Point Terminal

45 mi

Blount Island Terminal

45 mi



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