



All acreage is High, Dry, Usable
(All wetlands have been mitigated)



Just off I-295 -
Pritchard Rd & Old
Kings Rd



Currently Zoned Residential
(Buyer/Seller to Rezone to Heavy
Industrial - Highest & Best Use)



Asking Price:
\$6,974,400
(\$240,000 per acre)



Pritchard Rd **35,500 VPD**

I-295 **82,000 VPD**

Old Kings Rd **5,400 VPD**

Moncrief Rd W

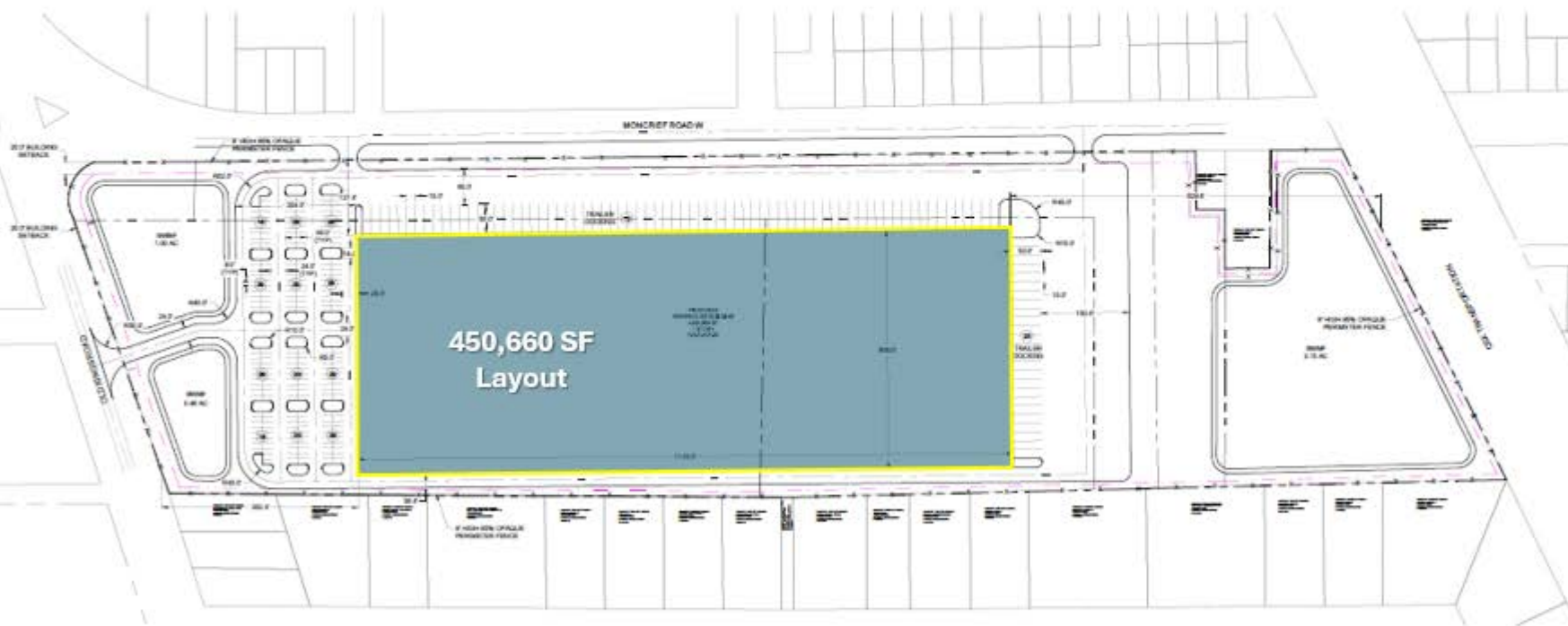


Franklin Street Real Estate Services, LLC -
A Licensed Florida Broker: CQ1032352

7775 Old Kings Rd
Jacksonville, FL, 32219

29.06 Acres For Sale

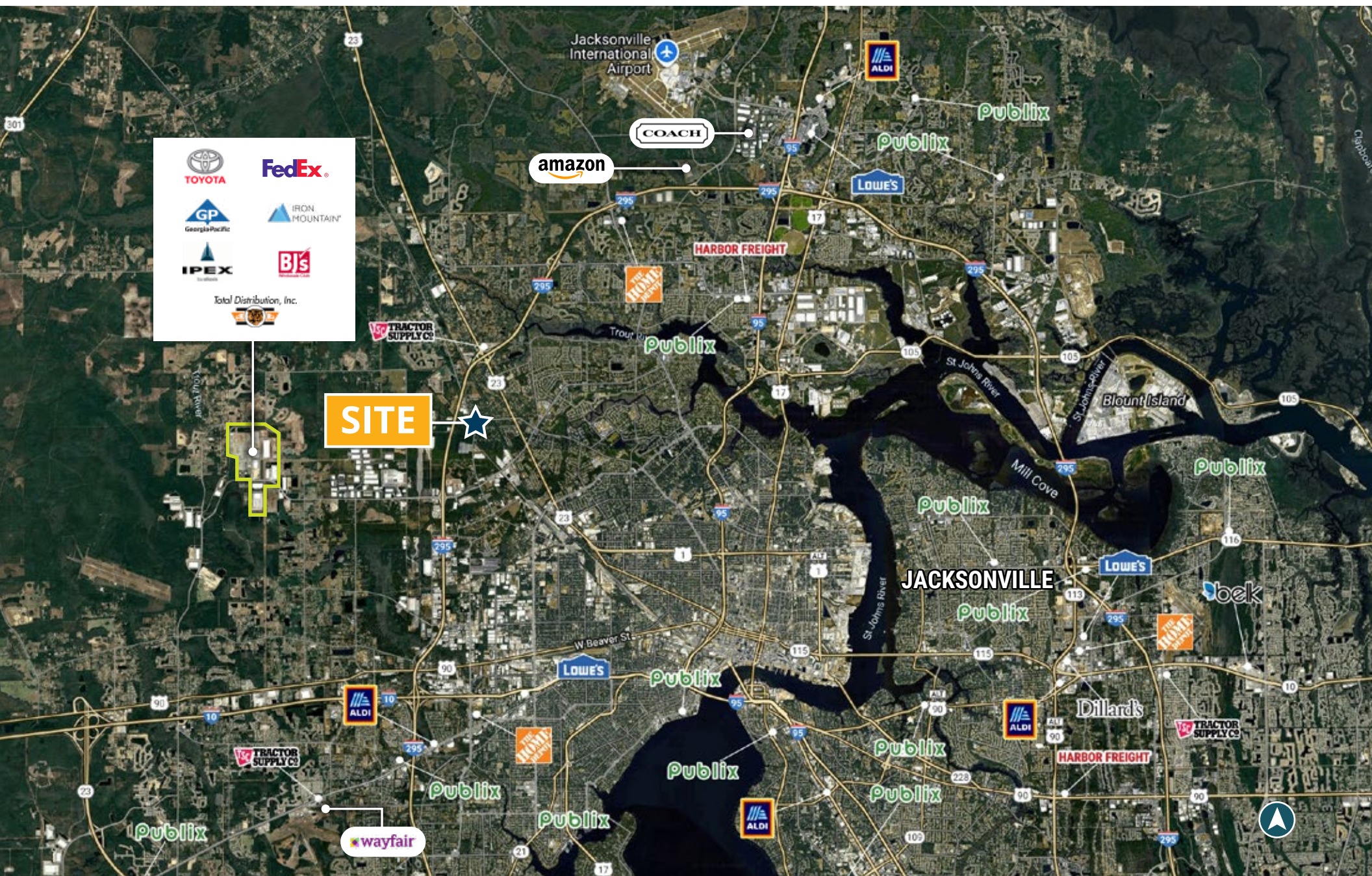
Site allows up to 450,000 Plus SF Warehouse

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MICRO RETAIL/INDUSTRIAL



MACRO RETAIL/INDUSTRIAL









7775

Old Kings Rd

Jacksonville, FL, 32219

- **29.06 Acres For Sale**
- **All Acreage is High, Dry, Usable (All wetlands have been mitigated)**
- **640 ft of rail frontage**
- **Asking Price of \$6,974,400 (\$240,000 per acre)**
- **Just off I295- Pritchard Rd & Old Kings Rd**
- **Between Highway Exits- Pritchard Rd (Exit 25) & New Kings Rd (Exit 28/ US 23)**
- **Currently zoned Residential (Buyer/ Seller to Rezone to Heavy Industrial - Highest & Best Use - commissioner supportive)**

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