

# 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.



600'

1,261'

Chip Mill Rd





## 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



# Site 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.

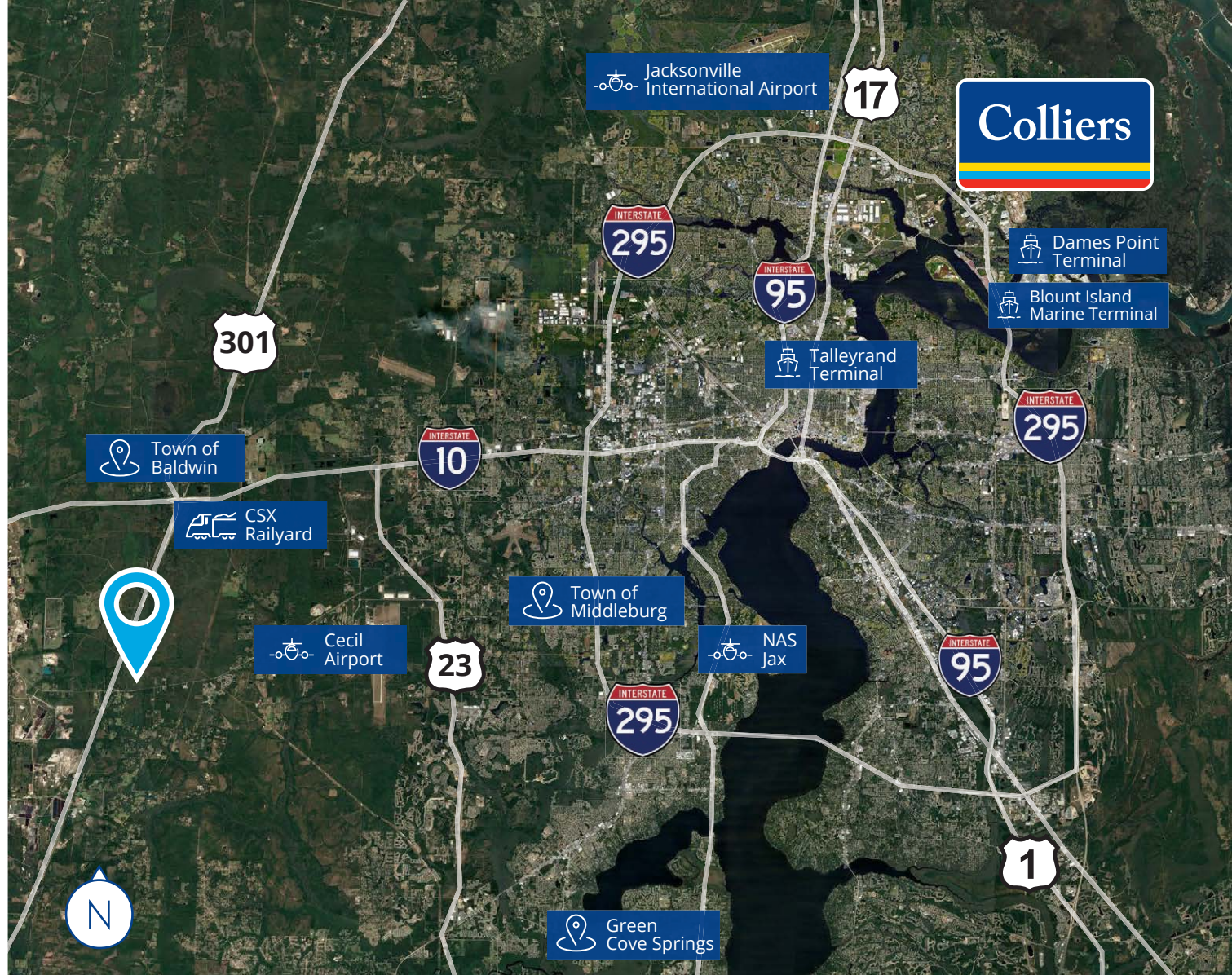
40 mi

### Dames Point Terminal

45 mi

### Blount Island Terminal

45 mi



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