

Clay County's Newest Industrial Park





±44 ACRE MASTER PLANNED INDUSTRIAL PARK

PROPERTY DESCRIPTION

- ◆ Zoned: Planned Industrial Development (PID)

Permitted Uses:

- ◆ Light Industrial
- ◆ Commercial Radio, television and microwave transmission
- ◆ Communication antennas and communication towers
- ◆ Bottling plant, cabinet making, carpentry, cold storage warehouses, engines sales and service, farm machinery sales light manufacturing including iron works
- ◆ Testing labs
- ◆ Warehouses and showroom distribution uses
- ◆ Wholesale
- ◆ Corporate or professional offices
- ◆ Medical transport
- ◆ Outside storage and heavy equipment storage
- ◆ Rock or sand storage yards and stone cutting
- ◆ General agricultural pursuits

- ◆ Lot Coverage: 50% FAR
- ◆ Utilities: Well and Septic
- ◆ Power: Clay Electric
- ◆ Maximum Building Height: 60'
- ◆ Build to suit options available
- ◆ Block and metal construction approved
- ◆ 4.5 miles south of First Coast Expressway
- ◆ First Coast Expressway:
 - ◆  to  under construction
 - ◆ Phase 1 -  to Blanding Complete
 - ◆ Phase 2 - Blanding to US17 (2026)
 - ◆ Phase 3 - New Bridge to  (2030)

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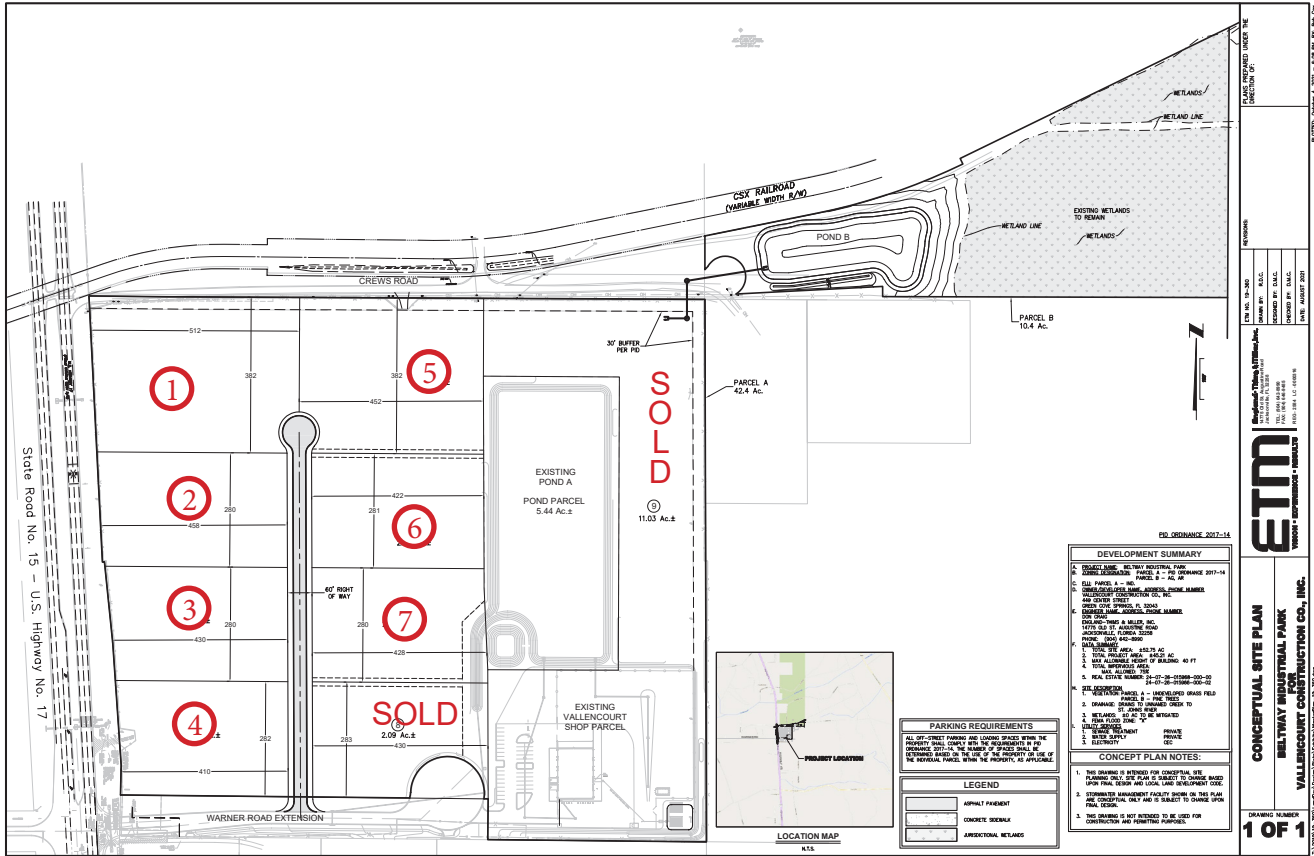
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

PARCEL INFORMATION



PARCEL

SIZE

ASKING PRICE

PARCEL #	SIZE	ASKING PRICE
1	±4.34 AC	\$824,000
2	±2.95 AC	\$590,000
3	±2.79 AC	\$627,750
4	±2.68 AC	\$670,000
5	±3.86 AC	\$733,400
6	±2.72 AC	\$544,000
7	±2.50 AC	\$562,500
8	±2.09 AC	SOLD
9	±11.03 AC	SOLD

PROPERTY LOCATION



 **Newmark**
Phoenix Realty Group
www.phoenixrealty.net

BELTWAY
INDUSTRIAL PARK

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