

# FOR SALE: Fully Permitted Truck/Container Site West Jacksonville, FL

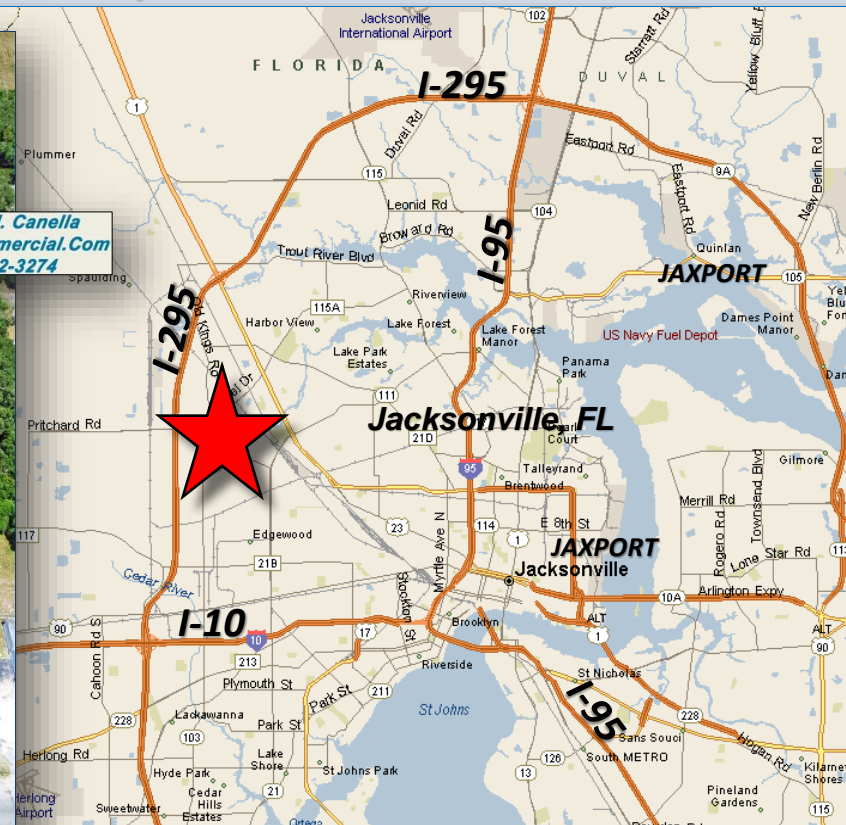
LAND CLEARED - ALL PERMITS & PLANS IN PLACE

**REDUCED!!**

Picketville Rd

Old Kings Rd

Michael J. Canella  
CanellaCommercial.Com  
904-382-3274



**LOCATION:** 5575 Picketville Rd, Jacksonville, FL 32254; NE corner of Old Kings and Picketville Roads.

**LAND/UTILITIES/ZONING:** +/- 8.25 gross acres of which +/- 7 acres are cleared; engineering & permits for nearby city water and sewer connection and JEA elec are current and in place; IL zoning applicable.

**PLANNING/ENGINEERING:** Phase 1 environmental, wetlands, retention, drainage, 10 set review completed and approved for site improvements including, but not limited to asphalt paved yard & 3,000 sf bldg (attached).

**PRICE REDUCED TO: \$1,980,000.00 (\$240,000/AC)**

**PRICE: ~~\$2,250,000.00 (+/- \$272,720/AC)~~ w/plans & permits!**

[CLICK HERE FOR BRIEF OVERVIEW/DOCS & PLANS](#)

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**CSX  
Intermodal Yd  
+/- 2.5 mi**

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**Potential  
Truck/Container Yd  
Permits in Place**

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Jacksonville

Pickettville

James Fields Park

Edgewood Cemetery

Bitmore

All information furnished in regard to property, for sale, lease or investment, was obtained from sources we consider reliable, but no warranty or representation is made as to the accuracy thereof and should not be relied upon, and the same is submitted subject to errors, omissions, change of price, prior sale and/or withdrawal without notice.

+/- 689'

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+/- 508'

+/- 538'

+/- 687'

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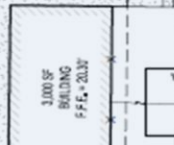
+/- 475'

+/- 475'

+/- 5 acres engineered & permitted - stabilized asphalt yard

Fully engineered and permitted retention and drainage

with +/- 3,000 sf bldg



40x LF OF 2" DR-18 PVC FORCE MAIN

REMOVE AND REPLACE EXIST SIDEWALK PER DETAIL SHEET 9

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**CONCEPTUAL USE ONLY - AERIAL PHOTO NOT TO SCALE**

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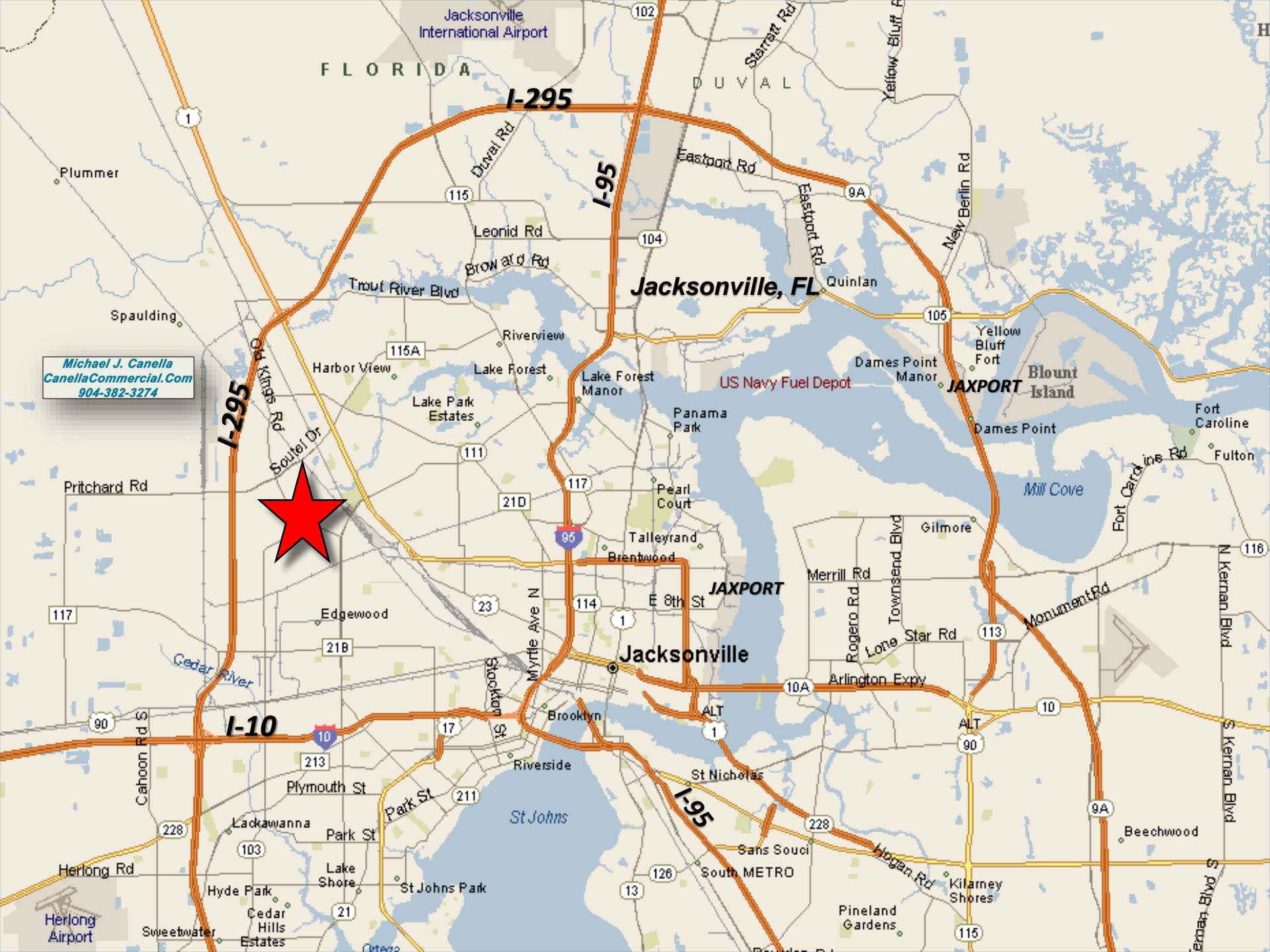
3,000 SF  
BLDG

404 LF OF 2" DR-18 PVC  
FORCE MAIN

REMOVE AND REPLACE  
EXIST SIDEWALK PER DETAIL SHEET 9

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