

For Sale
Industrial Land

1337 Owens Road Jacksonville, FL 32218

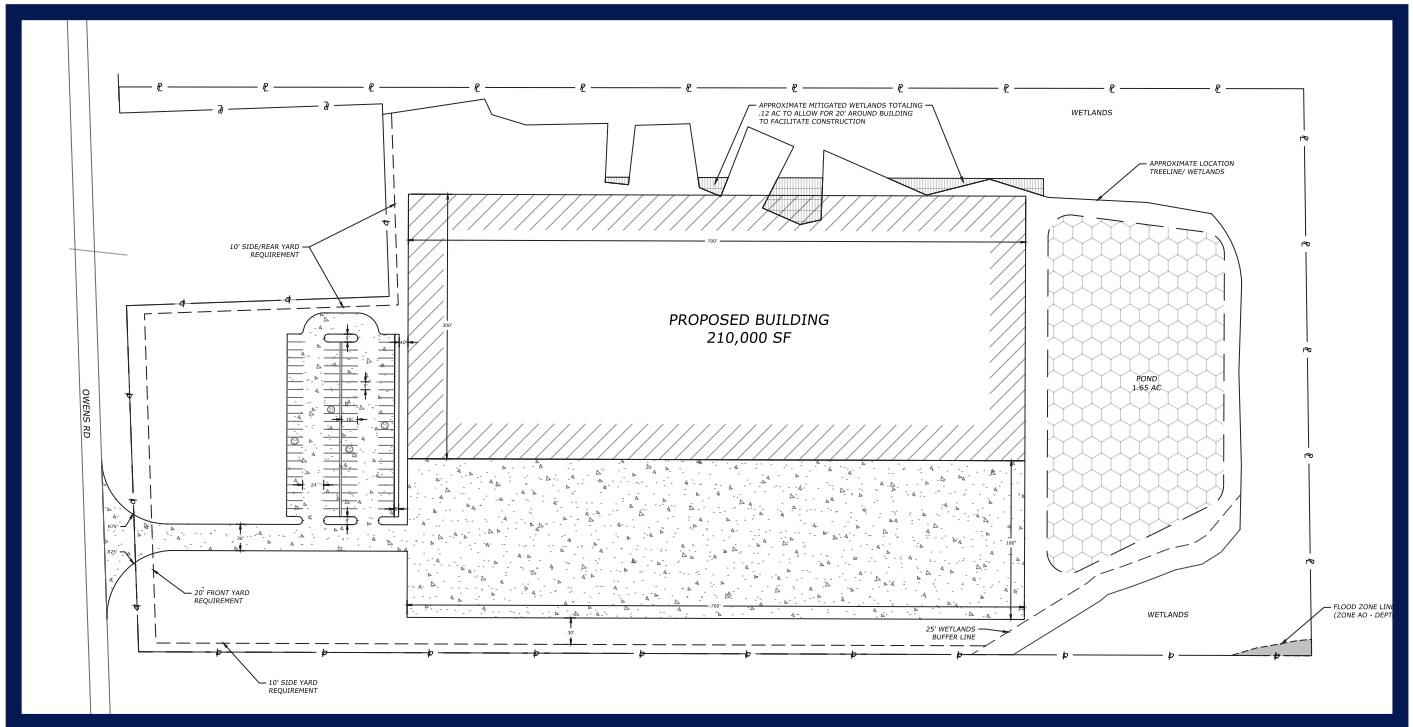
- ±18-acre parcel with 14.52± uplands
- Land Use/Zoning: LI/IL
- Located in the thriving Airport submarket with an abundance of labor and amenities
- This exceptional multimodal location boasts proximity to I-95 and I-295, Jacksonville International Airport and JAXPORT's seaports
- \$225,000 per upland acre

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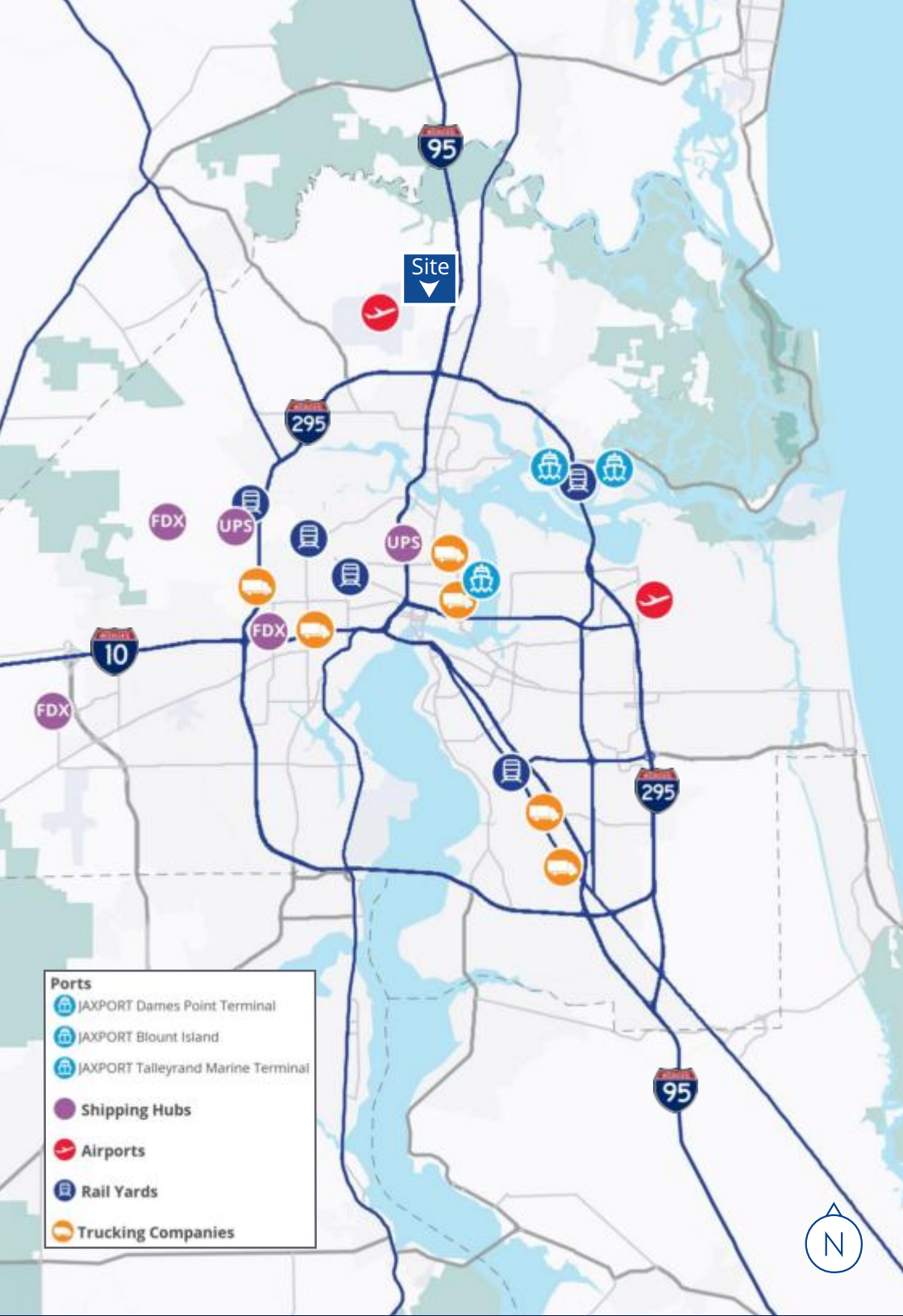
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Conceptual Site Plan



Location Overview



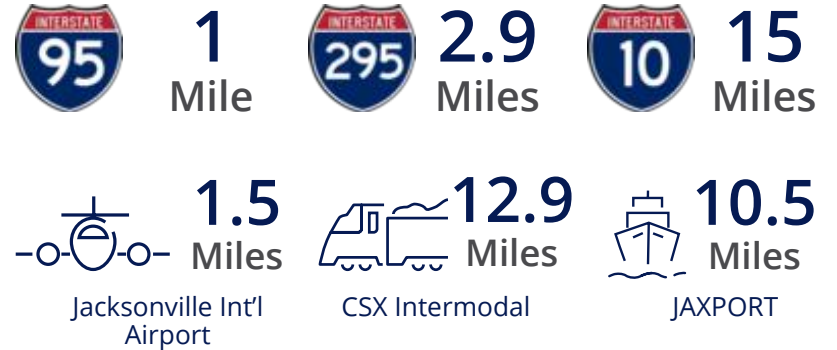
	Interstate 95	1 mile
	Interstate 295	2.9 miles
	Interstate 10	15 miles
	CSX Intermodal Facility	12.9 miles
	Norfolk Southern Intermodal	13.2 miles
	FEC Intermodal Facility	20.1 miles
	Jacksonville Int'l Airport	1.5 miles
	JAXPORT Dames Point	10.5 miles
	JAXPORT Talleyrand	12.5 miles
	JAXPORT Blount Island	14.9 miles
	Port of Savannah	130 miles
	Port of Tampa	209 miles
	Port of Charleston	229 miles

Business-Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

Strategic Location

The submarket provides excellent connectivity to the region's major transportation infrastructure.

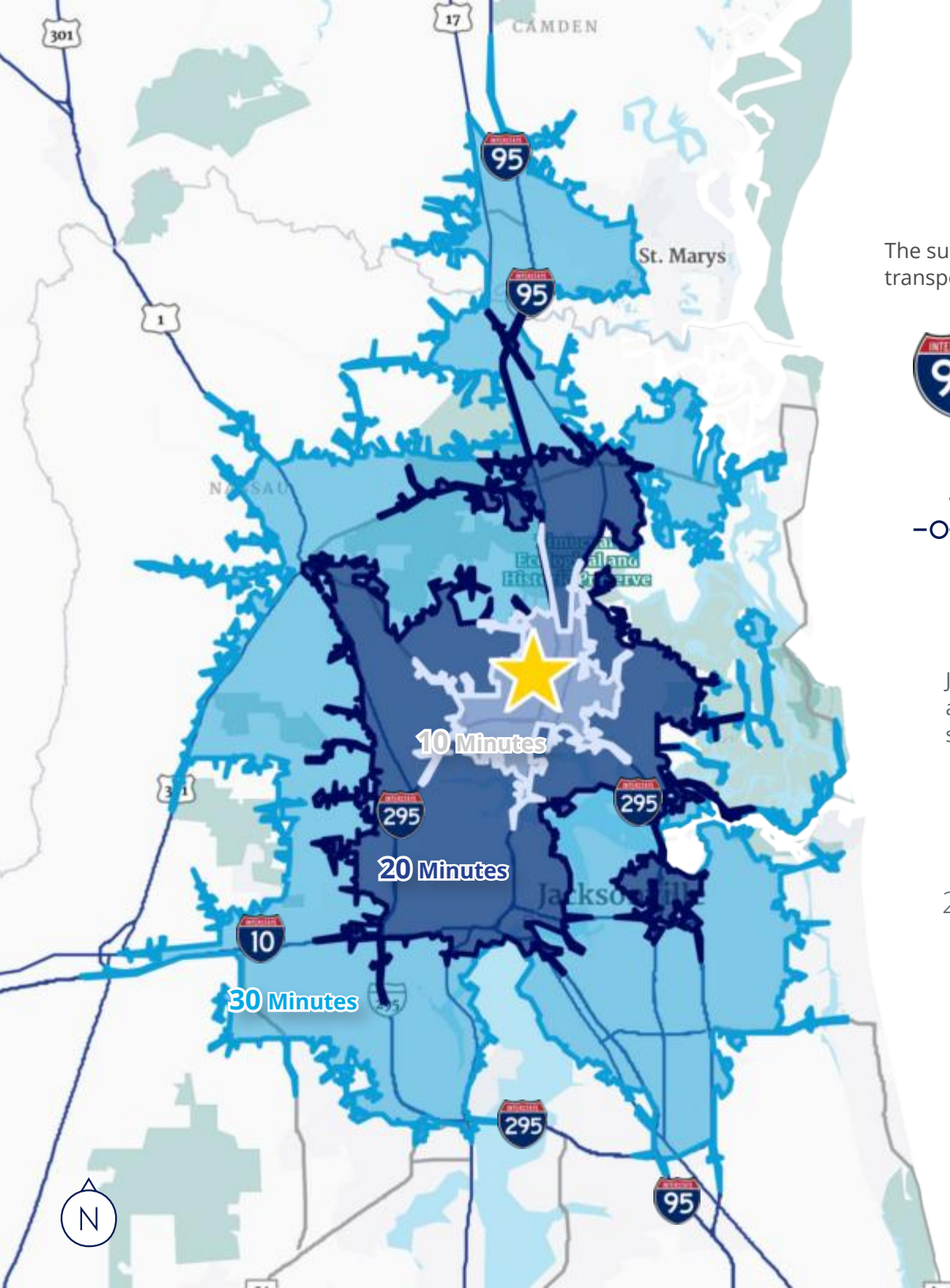


Jacksonville's strong regional demographics offer an affordable alternative to other metros in Florida and a high quality of life for skilled labor with a growing workforce.

1,696,786
2023 Total Population
Jacksonville MSA
ESRI

8%
Population Growth
(2019 - 2023)
ESRI

#6
MSA in 2023 Migration
Population Growth
LINKEDIN 2023





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