

# NEAR JAXPORT! +/- 17 ACRES UPLANDS W/VESTED RIGHTS FOR +/- 200,000 SQ. FT. OF BUILDING IMPROVEMENTS W/POTENTIAL RAIL ACCESS - DESIGN BUILD FOR IH INDUSTRIAL SITE



**SIZE:** +/- 17 acres w/potential rail access.

**ZONING:** IH (Industrial Heavy)

**CONDITION/USE:** Excellent condition, ready for development w/planned access road from Blasius Rd; engineering, retention, drainage and wetlands study completed.

**UTILITIES:** City water, sewer and JEA electric to property.

**INFRASTRUCTURE AND IMPROVEMENTS:** Up to +/- 200,000 sq. ft. of building improvements can be built; lease or buy a custom built, turn key facility tailored and constructed to a specific use and configuration.

**PRICE/RATE:** NEGOTIABLE

**Mark Wainwright**  
Pine Street/RPS, LLC  
(904) 398-1044  
2650-2 Rosselle Street  
Jacksonville, FL 32204  
mwainwright@pinestreetrps.com  
www.pinestreetrps.com

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.



**Mark Wainwright**  
**PineStreetRPS.COM**  
**904-398-1044**

**Prime Northside Jacksonville, FL location near Blount Island, Jacksonville International Airport and JAXPORT. Accessible to I-295, I-95 (4 miles), I-10 (8 miles) and DT Jacksonville (8 miles).**



Faye Rd

New Berlin Rd

CSX RAIL

CSX RAIL

**+/- 17 ACRES UPLANDS W/VESTED RIGHTS**  
Engineering, roads, drainage, retention and  
wetlands study completed.

**Mark Wainwright**  
**PineStreetRPS.COM**  
**904-398-1044**

ACCESS ROAD TO BE BUILT

**CURRENTLY  
UNDER  
CONSTRUCTION**

Blasius Rd