

NW JACKSONVILLE $3 - 35 \pm AC$ on Pickettville/ Robinson Rd

This 35 acre industrial lot offers superior access to the interstate and is strategically located in one of Jacksonville's premier industrial submarkets. The property is available for sale or lease with turn-key built-to-suit opportunities.

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Market Overview

The Jacksonville Market MSA is the largest in the continental United States by area, covering around 875 square miles in the northeastern part of Florida, including Duval, Nassau, St Johns, Clay and Baker counties. Jacksonville is the largest city in the state based on population and growing.

Jacksonville has a vibrant economy with a diverse employment base. Companies are attracted to the area for several reasons: low cost of doing business, low cost of living, excellent quality of life, large and skilled employment base, growing population and strong infrastructure.



Transportation



Jacksonville International Airport Cecil Airport Craig Airport



I-295, I-95, I-10, SR 16, SR 2017

Highways



Railroads

FL East Coast Railway CSX via Jaxport Norfolk Southern via Jaxport

Top employers in Duval County and number of employees

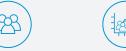
Baptist Health	10,500
Bank of America	
Florida Blue	6,700
Mayo Clinic	
Southeastern Grocers	5,700
Citi	4,500
Chase	3,900
CSX Transportation	3,600
UF Health	3,600
Wells Fargo	3,500
Amazon	3,000
St. Vincent's	3,000
AT&T	2,600
Black Knight	
UPS	

PROPERTY SPECIFICATIONS

Address	0 Picketville Rd., Jacksonville, FL 32220
Parcel size	3 - 35± AC

AREA DEMOGRAPHICS





	Population (2019)	Population Projection (2024)
5 min	1,089	1,227
10 min	22,709	23,545
15 min	183.005	189.528





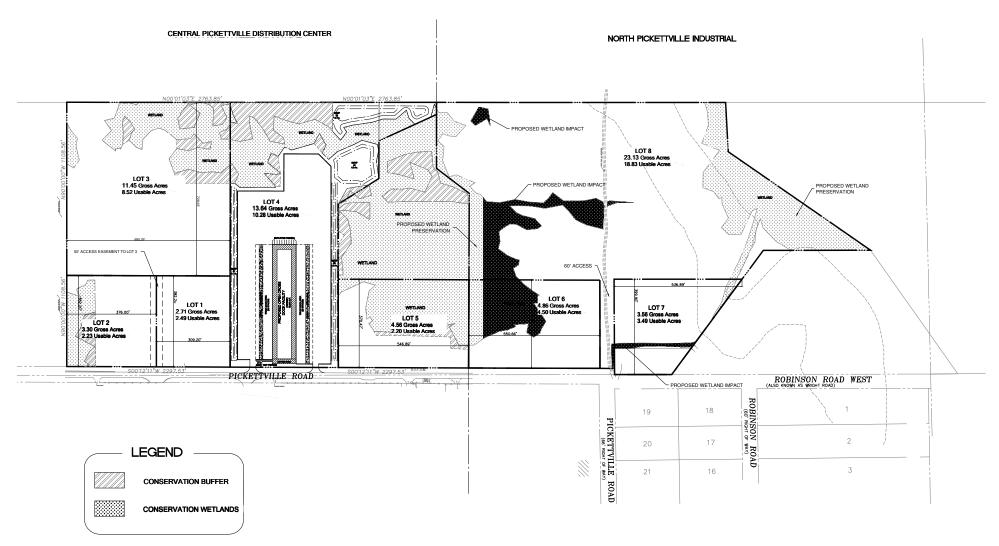


ge Household Income (2019)	Projected Average Household Income (2024)
\$63,886	\$71,583
\$49,984	\$57,442
\$50,871	\$58,608

FEATURES

- Great site for any trucking or logistics operations as well as industrial contractors or truck storage
- The subject property is strategically located in the heart of Jacksonville's westside industrial submarket: at 1.6 miles to I-295 and Commonwealth Ave, this property offers superior accessibility
- Turn key build-to-suits available
- SJWMO & ACOE approvals in place
- Purchase raw land, developed or partially developed

Conceptual Site Plan







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