

LEASE PRIME INDUSTRIAL FACILITY, JACKSONVILLE, FL READY NOW FOR +/- 270,000 SQ. FT. BUILD-TO-SUIT



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

**RATE AND TERM
NEGOTIABLE**

SIZE/FRONTAGE: +/- 16 acres usable;
+/- 1,400 ft. of road frontage on Alta Drive.
SR-9A EXPOSURE!

ZONING: IH (Industrial Heavy)

CONDITION/USE: Excellent condition,
ready for development. Wetlands study
complete. Dry or cold storage facility
options. **Will consider lease-purchase.**

INFRASTRUCTURE AND IMPROVEMENTS: +/- 270,000 sq. ft. of building
improvements can be constructed on this site. Engineering for road access,
drainage, culverts, curbs and gutters has been drafted for the +/-16 acres of
uplands. All utilities; JEA, water and sewer in place. **FAST TRACK FUNDING!**

AVAILABILITY: *Building permits can be obtained
in 6-8 months. Occupancy potentially within 18 months
of signed agreement.*

Michael J. Canella
Commercial R.E. Broker
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BUILD-TO-SUIT/COLD STORAGE FACILITY WORLD CLASS LOCATION

NEW BERLIN ROAD



Michael J. Canella
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I-295

Alta Drive

+/- 1,400'

New Berlin Rd

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Faye Rd

CSX rail
New Berlin Rd

I-295

Alta Dr



Eastport Rd
I-295

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Subject Property



Cruise Terminal

Heckscher Dr

JEA Power Plant

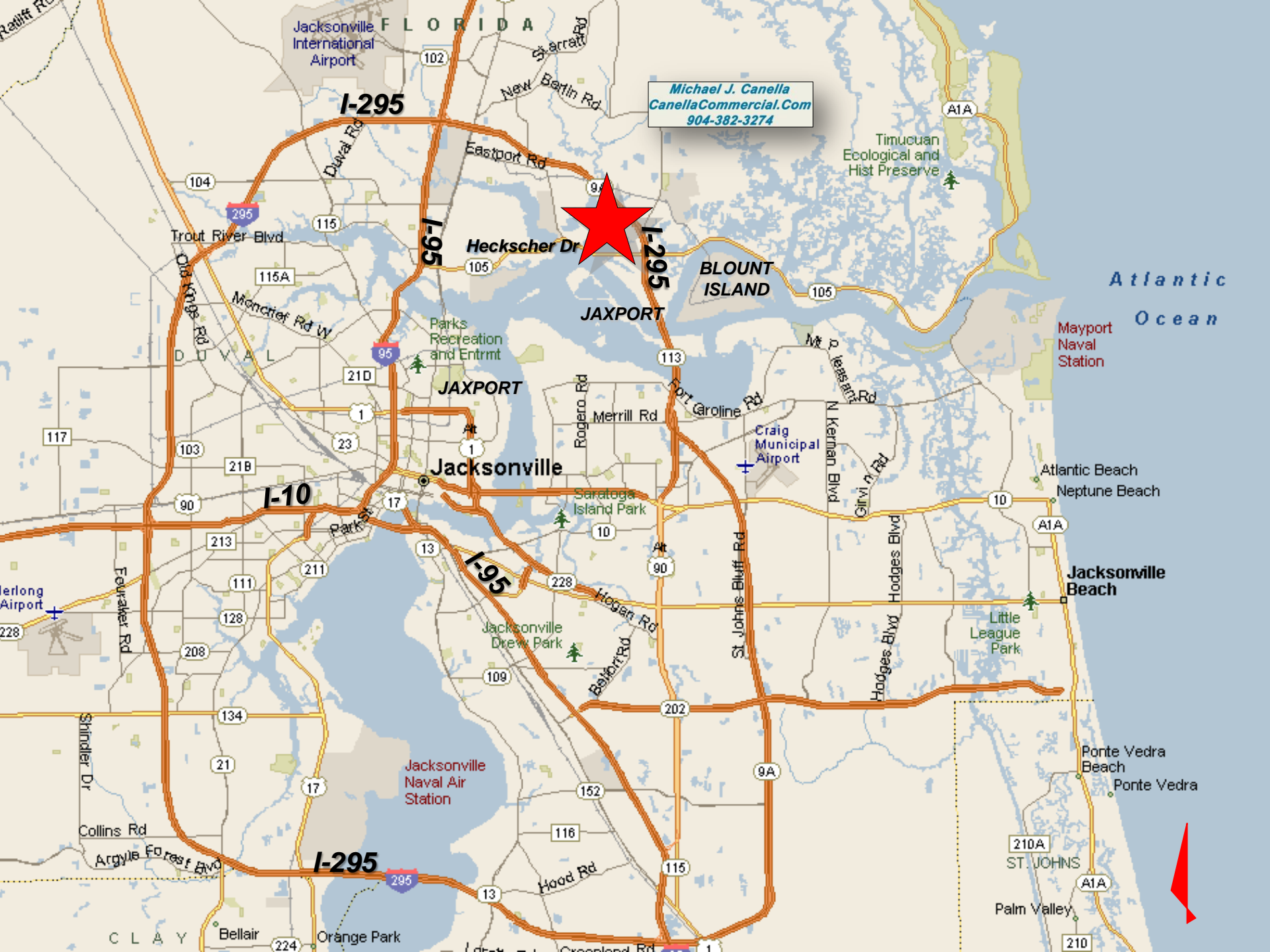
I-295

CSX RAIL HUB
Dames Pt Marine Terminal

JAXPORT

Blount Island

Dames Point



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I-295

I-95

I-295

I-10

I-95

I-295

Jacksonville International Airport

JAXPORT

Jacksonville

Jacksonville Naval Air Station

Heckscher Dr

BLOUNT ISLAND

JAXPORT

Atlantic Ocean

Mayport Naval Station

Atlantic Beach
Neptune Beach

Jacksonville Beach

Ponte Vedra Beach
Ponte Vedra

210A
ST. JOHNS

Palm Valley

