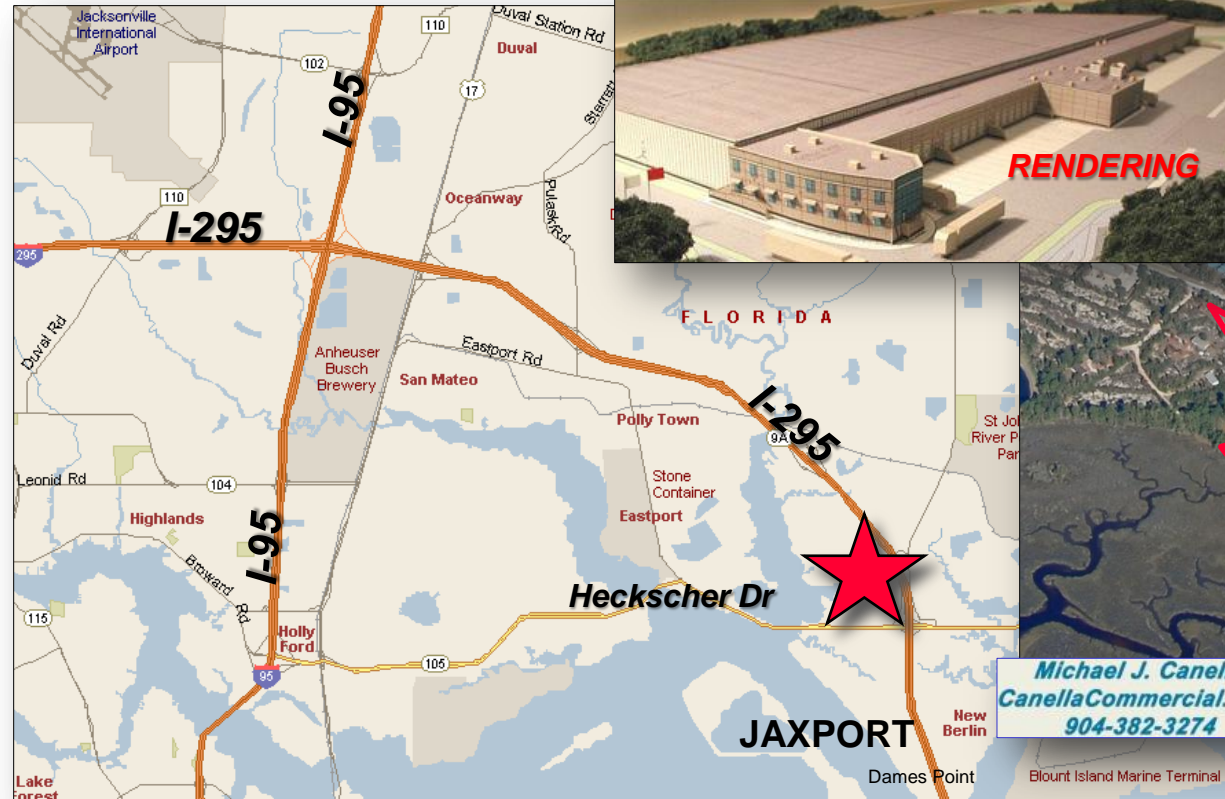


LEASE PRIME INDUSTRIAL FACILITY, JACKSONVILLE, FL **READY NOW FOR +/- 270,000 SQ. FT. BUILD-TO-SUIT**



**RATE AND TERM
NEGOTIABLE**



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

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

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 4 to 5 months. Occupancy potentially within
14 to 16 months of signed agreement.*

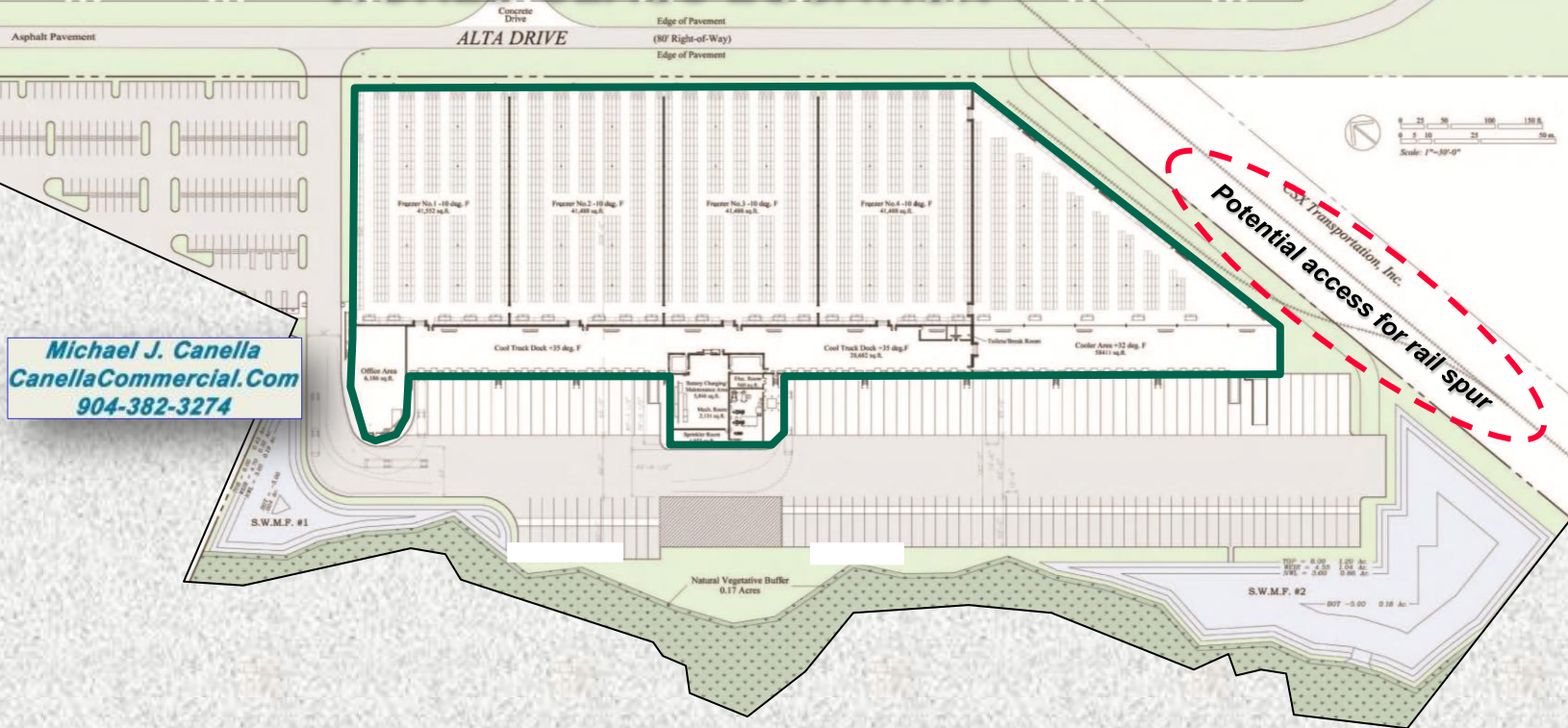
Michael J. Canella
Commercial R.E. Broker
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BUILD-TO-SUIT/INDUSTRIAL WAREHOUSE FACILITY

WORLD CLASS LOCATION

NEW BERLIN ROAD



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RENDERING





I-295

Alta Drive

+/- 1,400'

CSX Rail

New Berlin Rd

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Faye Rd

I-295

Alta Dr

CSX Rail

New Berlin Rd





Eastport Rd
I-295

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Subject Property

Cruise Terminal

Heckscher Dr

I-295

JAXPORT

Dames Pt

JEA Power Plant

Blount Island



