

# 4.07± Acres for Sale in the Jacksonville International Tradeport

0 Tradeport Drive | Jacksonville, FL 32218

*Subject to Offer*



conceptual image

**Eric Bumgarner, CCIM**  
Executive Vice President  
+1 904 861 1152  
eric.bumgarner@colliers.com

**Michael Cassidy**  
Associate Vice President  
+1 904 861 1120  
michael.cassidy@colliers.com

**Gordon Olson**  
Senior Associate  
+1 904 861 1124  
gordon.olson@colliers.com

Colliers  
76 S. Laura Street, Suite 1500  
Jacksonville, FL 32202  
www.colliers.com/jacksonville

# PROPERTY Overview



4.07± AC



PUD ZONING

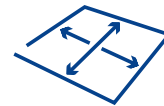
## Introduction

The Bumgarner Industrial Team is pleased to offer for sale this 4.07± acre industrial lot that is primed for development in the Jacksonville International Tradeport, a 425± acre master planned industrial business park located at the north junction of I-95 & I-295. It is adjacent to the Jacksonville International Airport and is also only minutes from the Jacksonville Port Authority terminals.

The “Best in Class” business park offers a tremendous location designed to attract top corporate users seeking a first-class environment for their employees and customers. No other business park in Northeast Florida is as known for its outstanding location, amenities, infrastructure and access to talent.

## Property Highlights

- Cleared lot in a master planned industrial park
- Class “A” location for distribution and warehousing because of its strategic location next to the airport, close proximity to seaports and the immediate access it provides to multiple interstates
- All utilities are available including underground dual loop telephone service with fiber optics, dual water systems and a redundant underground power loop fed from separate substations
- PUD zoning allows for office and warehouse uses



Cleared lot in master planned industrial park ready for development



Fully entitled with all infrastructure available



Off-site retention in place



Class A location with immediate access to interstates, airport and seaport

# PROPERTY Features & Demographics



## Area Demographics

5 mile radius

Source: Esri, U.S. Census



**2024 Population**

68,753



**2029 Projected Population**

74,524



**2024 Average Household Income**

\$91,701



**2027 Projected Avg. Household Income**

\$110,608

## Lot Features

- Parcel is cleared and rough graded
- Off-site storm water management already in place
- All utilities at the street
- Approximate lot dimensions: 470' wide x 315' deep (min.)
- 2.5± usable acres

# PROPERTY Location



JAX Int'l Airport

Jacksonville International Tradeport

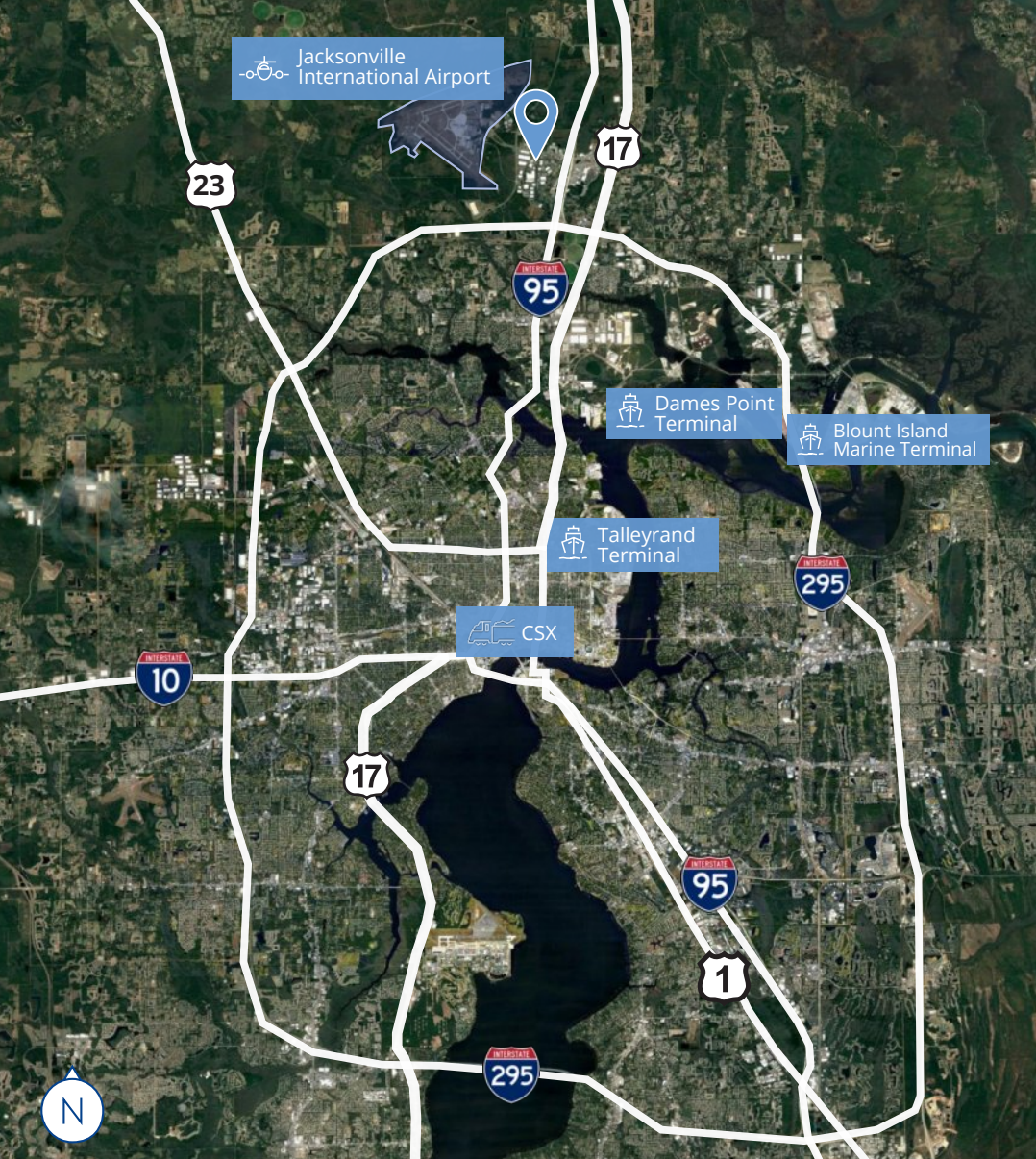
amazon

Alta Lakes Commerce Center | NorthPort Logistics Center

Park 295

Outrageously Dependable

Imeson Industrial Park



## Distances To:

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**Jacksonville International Airport** | 1.4 miles

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**I-95** | 1.4 miles

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**I-295** | 2.2 miles

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**JAXPORT Dames Point Terminal** | 9.4 miles

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**JAXPORT Blount Island Terminal** | 10.3 miles

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**JAXPORT Talleyrand Terminal** | 12 miles

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**I-10** | 16.4 miles

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**Savannah** | 129 miles

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**Orlando** | 154 miles

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**Tampa** | 207 miles

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**Atlanta** | 324 miles

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**Miami** | 360 miles

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