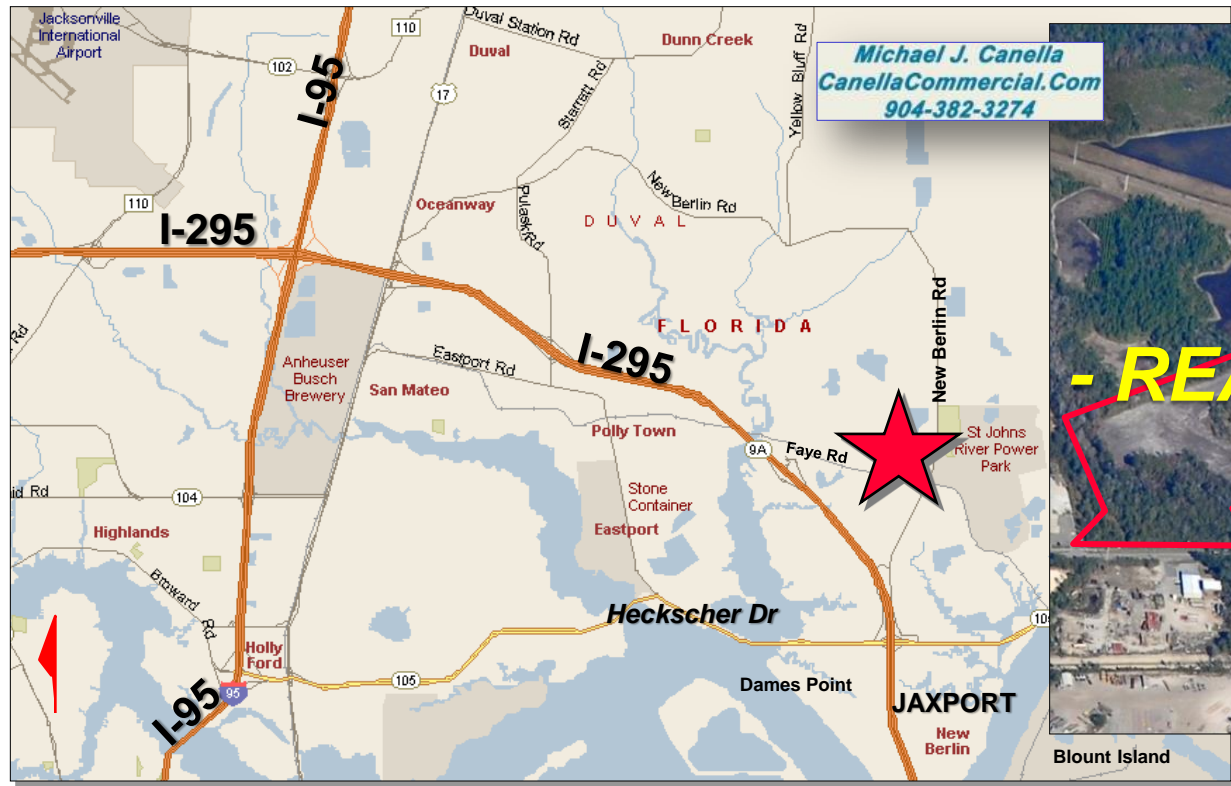


LEASE PRIME INDUSTRIAL FACILITIES, JACKSONVILLE, FL READY NOW FOR + 300,000 SQ. FT. BUILD-TO-SUIT

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



SIZE/FRONTAGE: +/- 20 AC UPLANDS;
+/- 500 ft. frontage on Faye Rd.

ZONING: IH (Industrial Heavy)

CONDITION/USE: Excellent condition,
ready for development. Distribution,
office/warehouse options. **Will
consider lease-purchase.**

INFRASTRUCTURE AND IMPROVEMENTS: +300,000 sf of total
improvements can be constructed on this site. All utilities - JEA,
water and sewer in place. ***FAST TRACK FUNDING!***

FLEXIBLE DESIGN CONFIGURATION(S)

***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
904-382-3274

www.canellacommercial.com
michael@canellacommercial.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.

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

**AXIONLOG COLD STORAGE
BUILT 2022**

**+/- 20 ACRES UPLANDS
BUILD-TO-SUIT
+300,000 SQ. FT.**

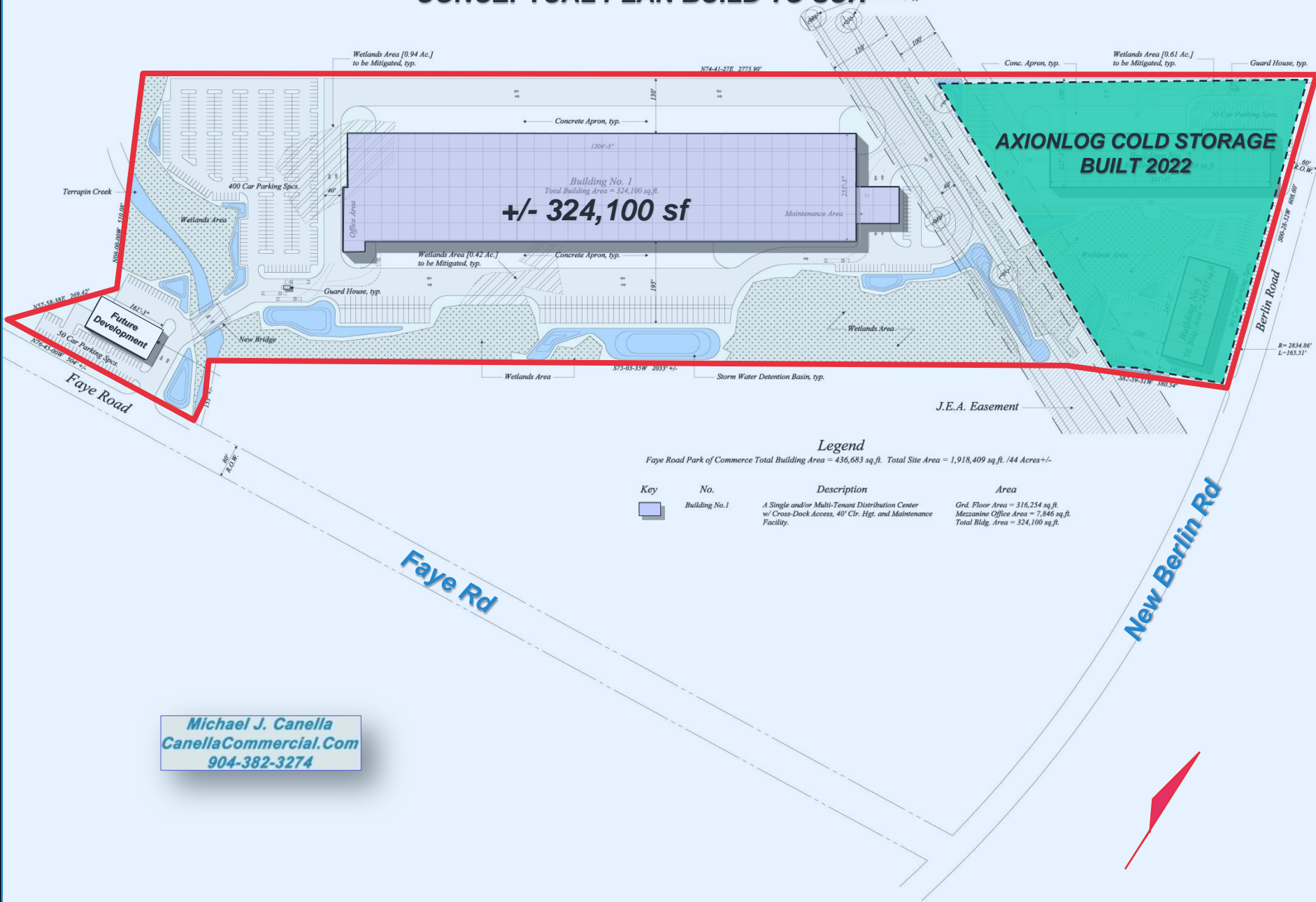
+/- 500'

Faye Rd

New Berlin Rd



CONCEPTUAL PLAN BUILD TO SUIT Power Poles, Typ.




Building No. 1
 Total Building Area = 324,100 sq.ft.
+/- 324,100 sf

**AXIONLOG COLD STORAGE
 BUILT 2022**

Legend

Faye Road Park of Commerce Total Building Area = 436,683 sq.ft. Total Site Area = 1,918,409 sq.ft. /44 Acres +/-

Key	No.	Description	Area
	Building No. 1	A Single and/or Multi-Tenant Distribution Center w/ Cross-Dock Access, 40' Ctr. Hgt. and Maintenance Facility.	Grd. Floor Area = 316,254 sq.ft. Mezzanine Office Area = 7,846 sq.ft. Total Bldg. Area = 324,100 sq.ft.

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 CanellaCommercial.Com
 904-382-3274



Eastport Rd

I-295



Subject Property

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

JEA Power Plant
(Deactivated)

Cruise
Terminal

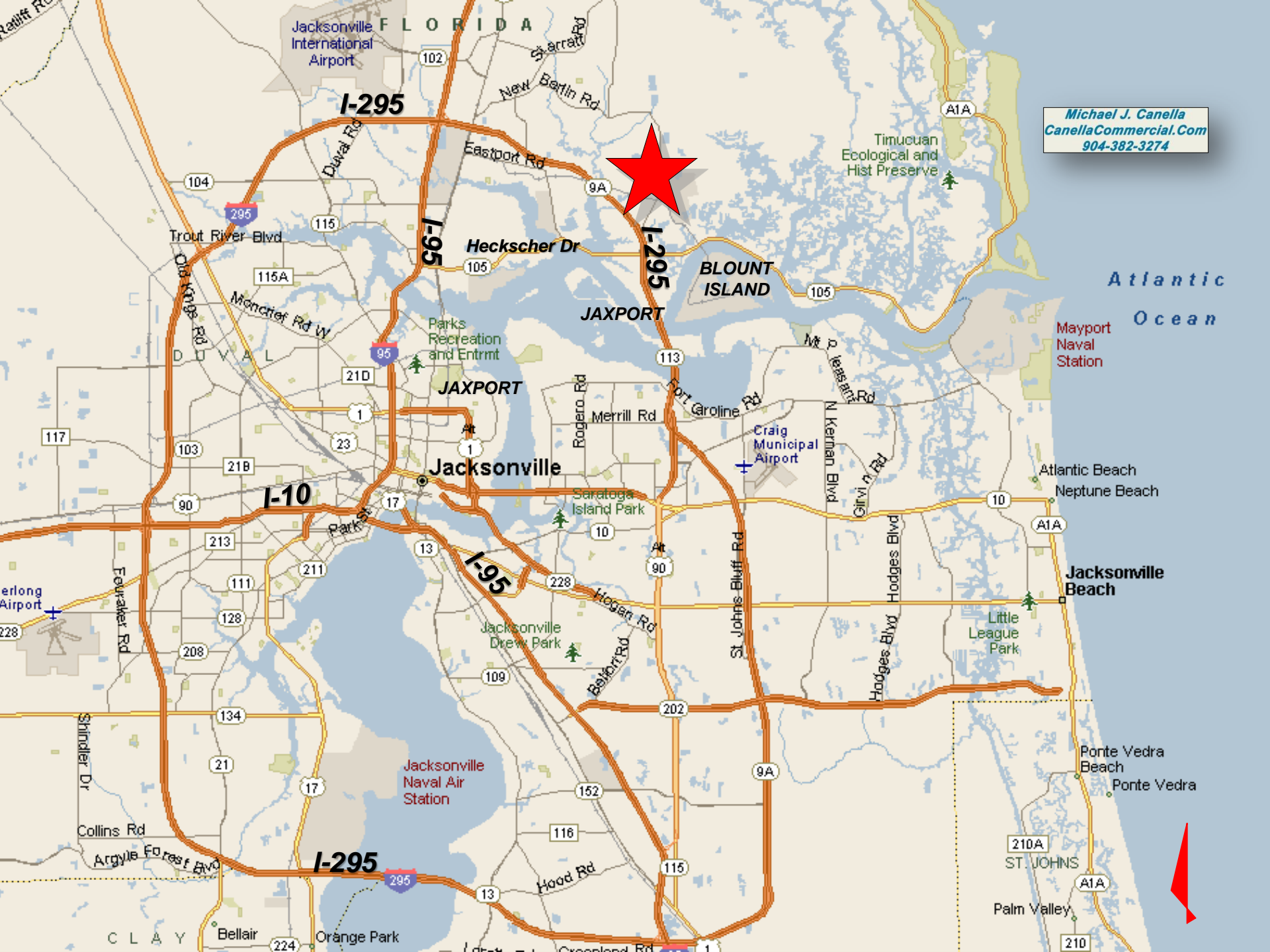
Heckscher Dr

I-295

JAXPORT

Blount Island

Dames Pt



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



Atlantic
Ocean

Mayport
Naval
Station

Atlantic Beach
Neptune Beach

Jacksonville
Beach

Ponte Vedra
Beach
Ponte Vedra

210A
ST. JOHNS

Palm Valley

