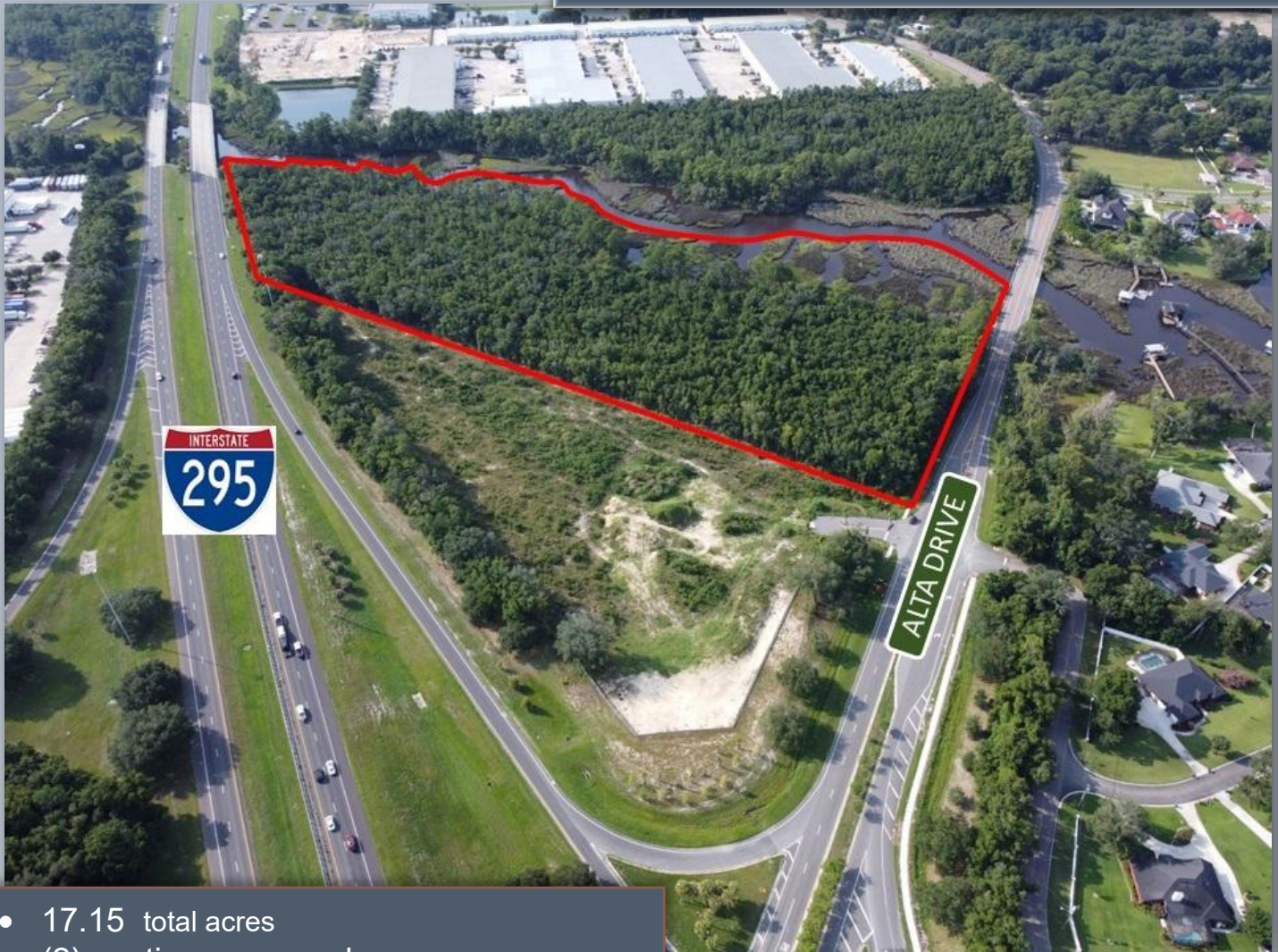


FOR SALE

0 ALTA DRIVE - LAND

Jacksonville, Florida 32226

Heavy Industrial Zoning - Northside Port area



- 17.15 total acres
- (2) contiguous parcels
RE #s: 109098-0050 & 109099-0010
- Zoned – IH (industrial Heavy)
- (10.53) upland acres (wetlands survey)
- Near Blount Island Port
- Frontage – I-295 & Alta Drive
- Alta Dr. on-ramp to I-295
- Traffic Count(s)
Alta Drive – 3,600 AADT
I-295 – 75,000 AADT

Sale Price: \$4,400,000.

Contact:

Brian Pate

(904) 631-0461 (m)

(904) 356-2228 (o)

bpate@escresults.com

Easton, Sanderson & Company

Industrial - Commercial R.E. Sales, Leasing & Management
300 E. State Street (Suite G) Jacksonville, FL. 32202

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LAND USES

0 ALTA DRIVE - LAND Jacksonville, Florida 32226 Heavy Industrial Zoning - Northside Port area

Uses Allowed in Industrial

Heavy (IH) That Are Prohibited or Restricted in IL

In Jacksonville, **IH zoning** permits high-impact and heavy industrial operations that are strictly prohibited in IL or require a lengthy Rezoning / Exception process:

- **Unrestricted Outdoor Storage Yards & IOS:** Large-scale container yards, drayage staging, chassis storage, heavy machinery, and bulk material storage yards.
- **Heavy Manufacturing & Fabrication:** Steel/metal fabrication plants, asphalt and concrete batch plants, pipe yards, precast concrete manufacturing, and vessel/boat building.
- **Recycling & Waste Processing:** Auto salvage/junkyards, scrap metal recycling, crushers, construction debris processing, and waste transfer stations.
- **Chemical & Raw Material Handling:** Bulk fuel/petroleum distribution terminals, chemical mixing or storage facilities, fertilizer blending, and industrial gas manufacturing.
- **Freight & Heavy Logistics Infrastructure:** Intermodal rail yards, heavy equipment repair shops, and major fleet maintenance hubs.

Why IH Land Holds Superior Value at Alta Drive / I-295

Because IH land is vastly more scarce along the I-295 and JAXPORT corridors than IL land, preserving an IH zoning classification on a 10.5-upland-acre site provides maximum flexibility:

Higher Barriers to Entry: Getting land rezoned to Heavy Industrial is exceptionally difficult due to public notice requirements and buffer rules. Existing IH land holds a premium for heavy operators.

Unrestricted Port Staging: Port-adjacent users (container drop yards, chassis staging, breakbulk logistics) require outdoor storage, which is a native permitted use under Jacksonville's IH classification.

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Location Map

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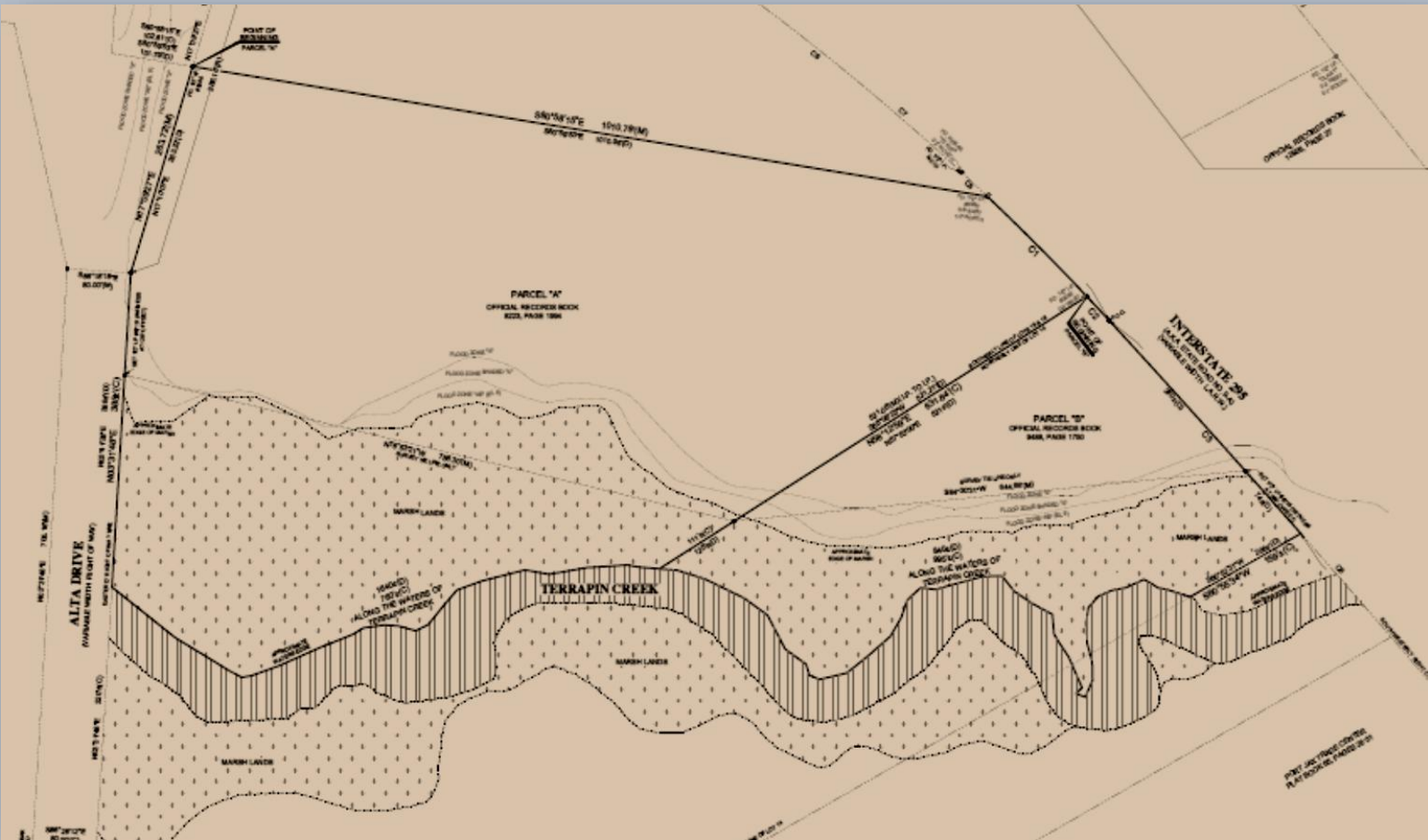
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Survey

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