

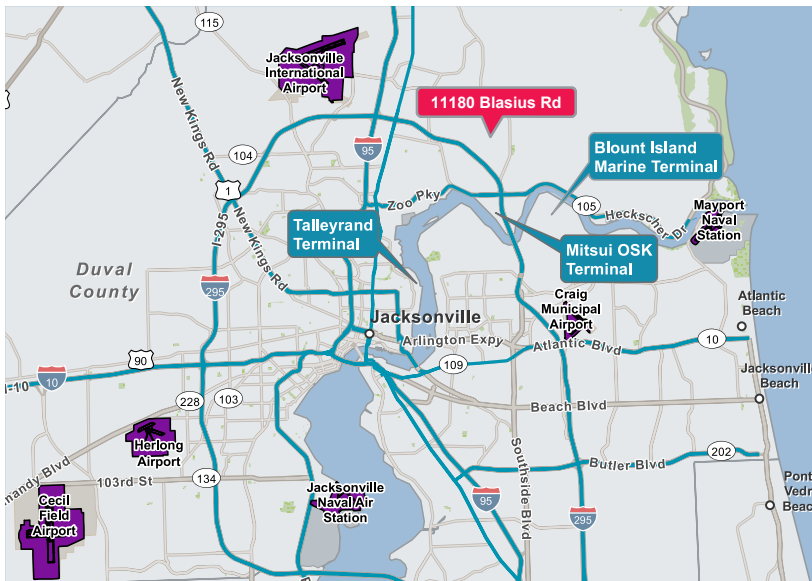
11180 Blasius Rd

Jacksonville, FL | 32226



±6.31 AC Site with Improvements For Sale

As exclusive agents, we are pleased to offer the following property for sale:



- ♦ ±6.31 AC for sale - Pad Ready
- ♦ Existing Profitable Business (can stay or go)
- ♦ Infrastructure in place to go vertical
- ♦ ±120 total container/trailer spaces
- ♦ Reefer plugs in place
- ♦ On-site retention pond
- ♦ Diesel fueling station on-site
- ♦ Stabilized & fenced with an electronic security gate
- ♦ Zoning: IH (Industrial Heavy)
- ♦ Minutes from JAXPORT Blount Island Marine Terminals, Mitsui OSK, Dames Point, Talleyrand and the Jacksonville International Airport.
- ♦ Located at Blasius Rd & Faye Rd, 1 mile from I-295
- ♦ **SALE PRICE: \$2,400,000**

For further information, please contact our exclusive agents:

Dan Stover Senior Vice President dstover@phoenixrealty.net

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Newmark Phoenix Realty Group, Inc.

904.399.5222

10739 Deerwood Park Blvd. #310

Jacksonville, FL 32256

Newmark

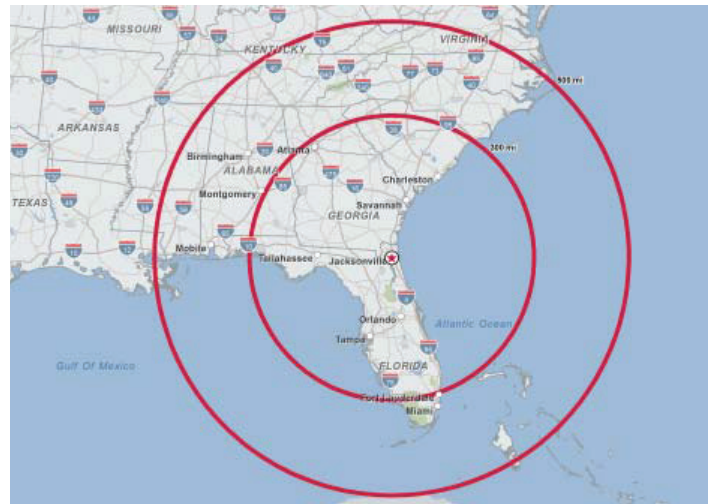
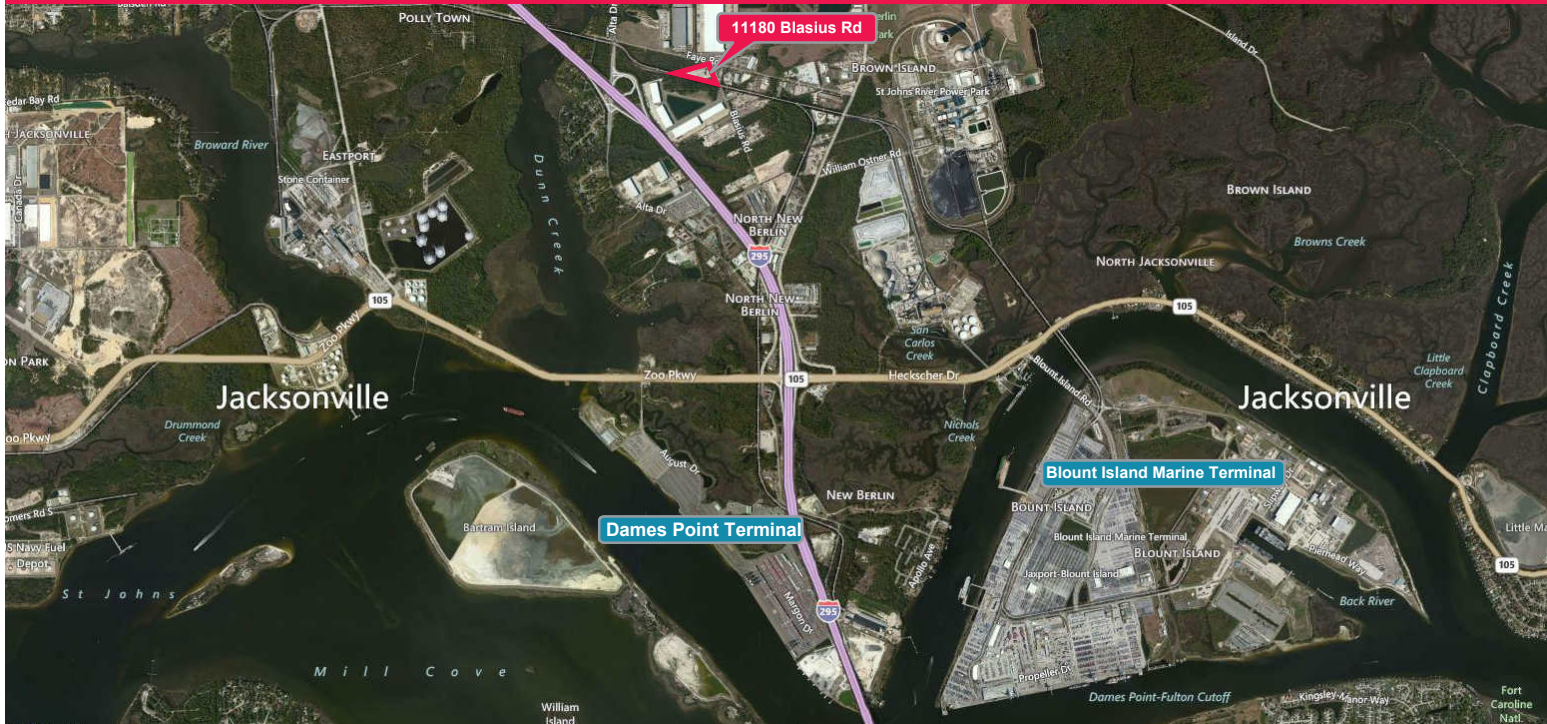
Phoenix Realty Group

www.phoenixrealty.net

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Aerial & Truck Transit Map

111180 Blasius Rd | Jacksonville, FL



- ◆ A Key Factor to many operators is truck transit time. From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S.
- ◆ Proximity from Jacksonville to the following U.S. cities:
 - Atlanta: 296 miles
 - New Orleans: 507 miles
 - Miami: 317 miles
 - Charlotte: 350 miles
 - Birmingham: 375 miles
 - Chattanooga: 397 miles
 - Charleston: 210 miles

- ◆ Site Improvements:
 - Cleared / Stabilized
 - Drainage System, Plumbing, Irrigation, Lift Station, Fire Main, Meters, Electrical Systems, Lighting, Transformer, Conduit, Crushcrete, Concrete Driveway, Sidewalks, Curbing, Security, Electronic Gate, and Landscaping

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