

# NORTH JACKSONVILLE INDUSTRIAL SITE

## PECAN PARK AND KITE RD - JACKSONVILLE, FL



## INDUSTRIAL DEVELOPMENT OPPORTUNITY



Zoned: PUD/  
Light Industrial



CLASS A  
Master Planned Park



±256 Gross AC  
±143 Usable AC

For further information, please contact our exclusive agents:

**Bryan Bartlett SIOR**  
Senior VP / Principal  
[bbartlett@phoenixrealty.net](mailto:bbartlett@phoenixrealty.net)

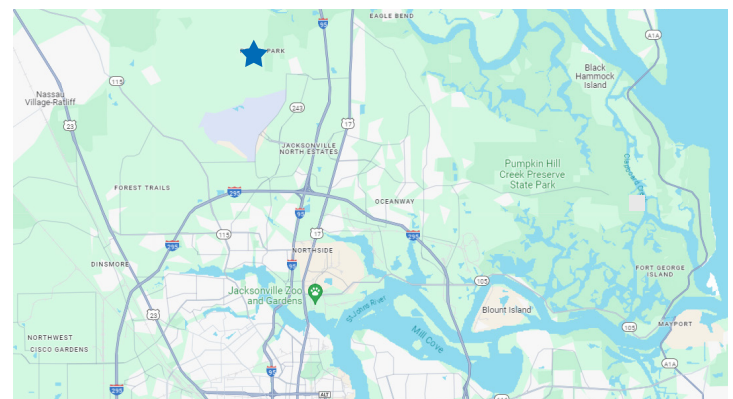
**John Richardson SIOR**  
President/Principal  
[jrichardson@phoenixrealty.net](mailto:jrichardson@phoenixrealty.net)

Newmark Phoenix Realty Group  
10739 Deerwood Park Blvd. #310  
Jacksonville, FL 32256

904.399.5222

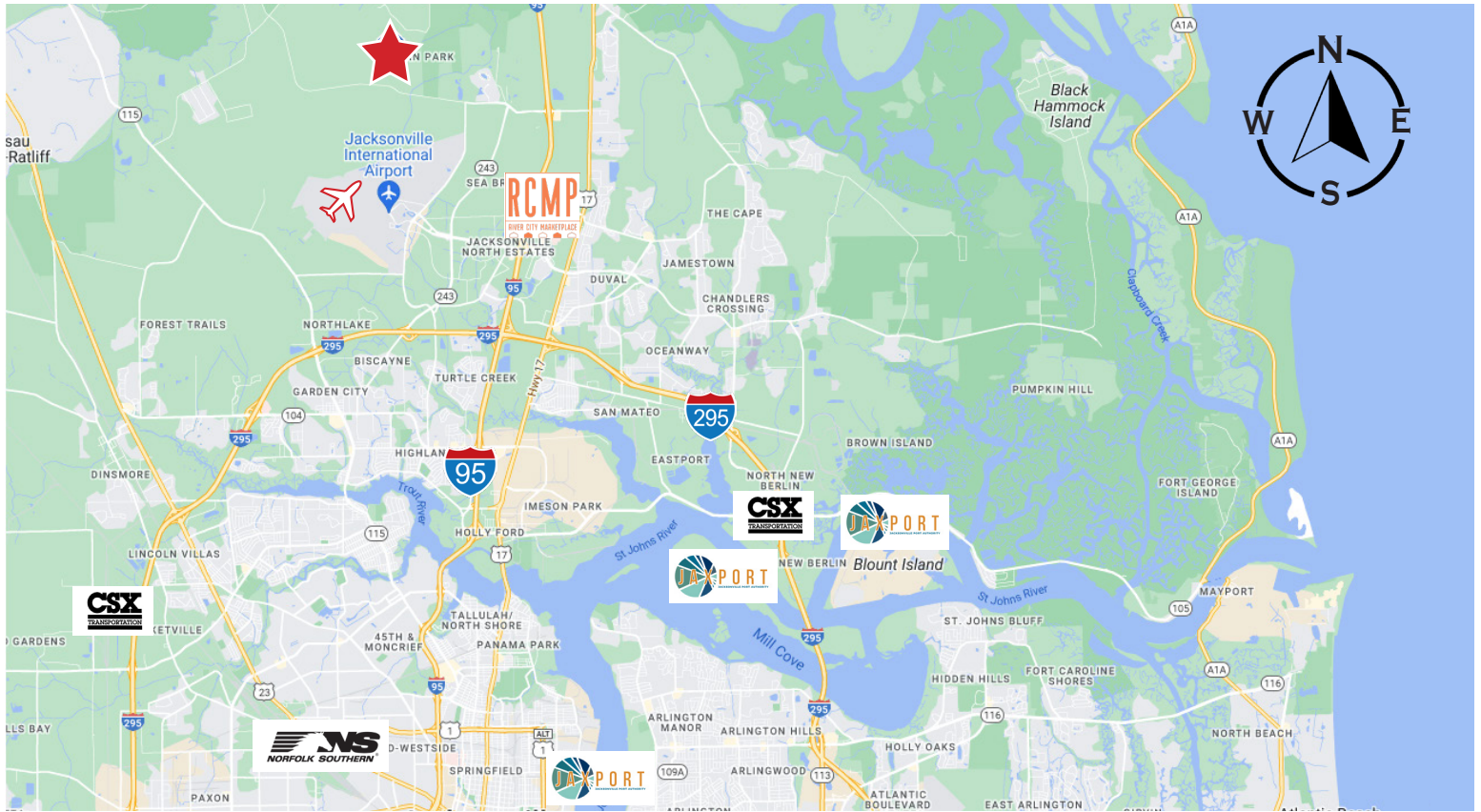
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# LOCAL AREA



## PROPERTY SPECIFICS

<b>Location:</b>	Pecan Park Road, located approximately 3 miles west of I-95
<b>Parcel Numbers:</b>	019619-1210 and 019608-0050
<b>Total Size:</b>	±256 Gross Acres
<b>Net Useable:</b>	±143 Acres
<b>Wetlands:</b>	Wetland survey complete with an approved St Johns River Water Management JD line on the property
<b>Topographic Report:</b>	Completed in 2024
<b>Zoning:</b>	PUD/IL (Industrial Light Zoning) with a current agricultural exemption on the property.
<b>Owner Due Diligence:</b>	In the owners proposed site plan, they have conducted internal pricing for the costs of the interior spine road. The first estimates were ±\$1.5 Million. The owners have also conducted soil borings for pads, ponds and spine road as well as a traffic analysis. Additional Due Diligence can be provided upon signed NDA.
<b>Price:</b>	\$21,450,000 (\$150,000 per usable acre)

# LOCAL AREA

1. Saxum Development  
(±3.8 M SF)

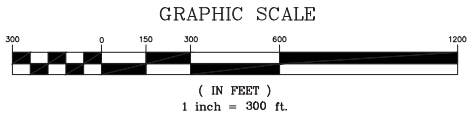
2. Benderson Development  
(±2 M SF)

3. Sefried Development  
(±525,000 SF)

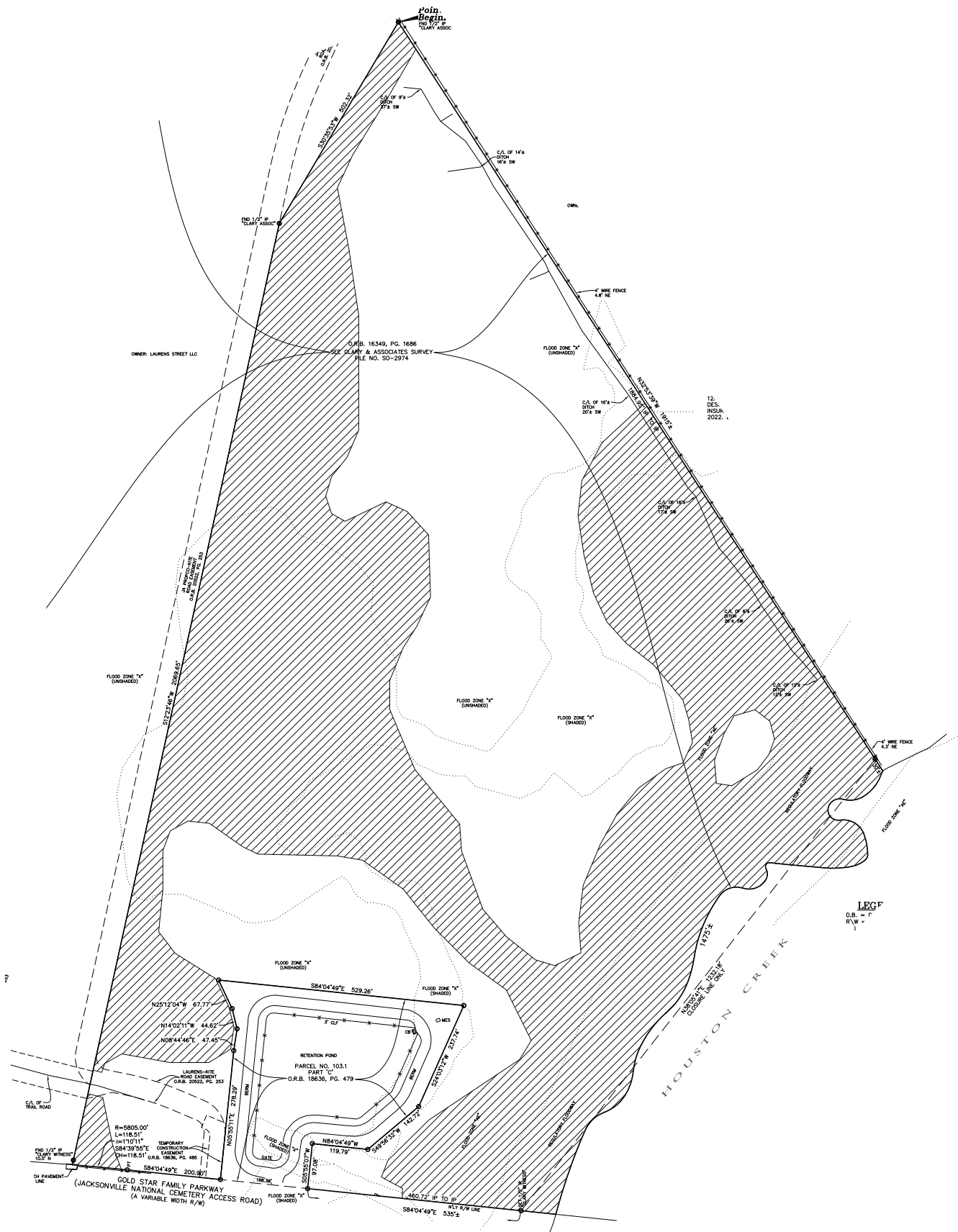




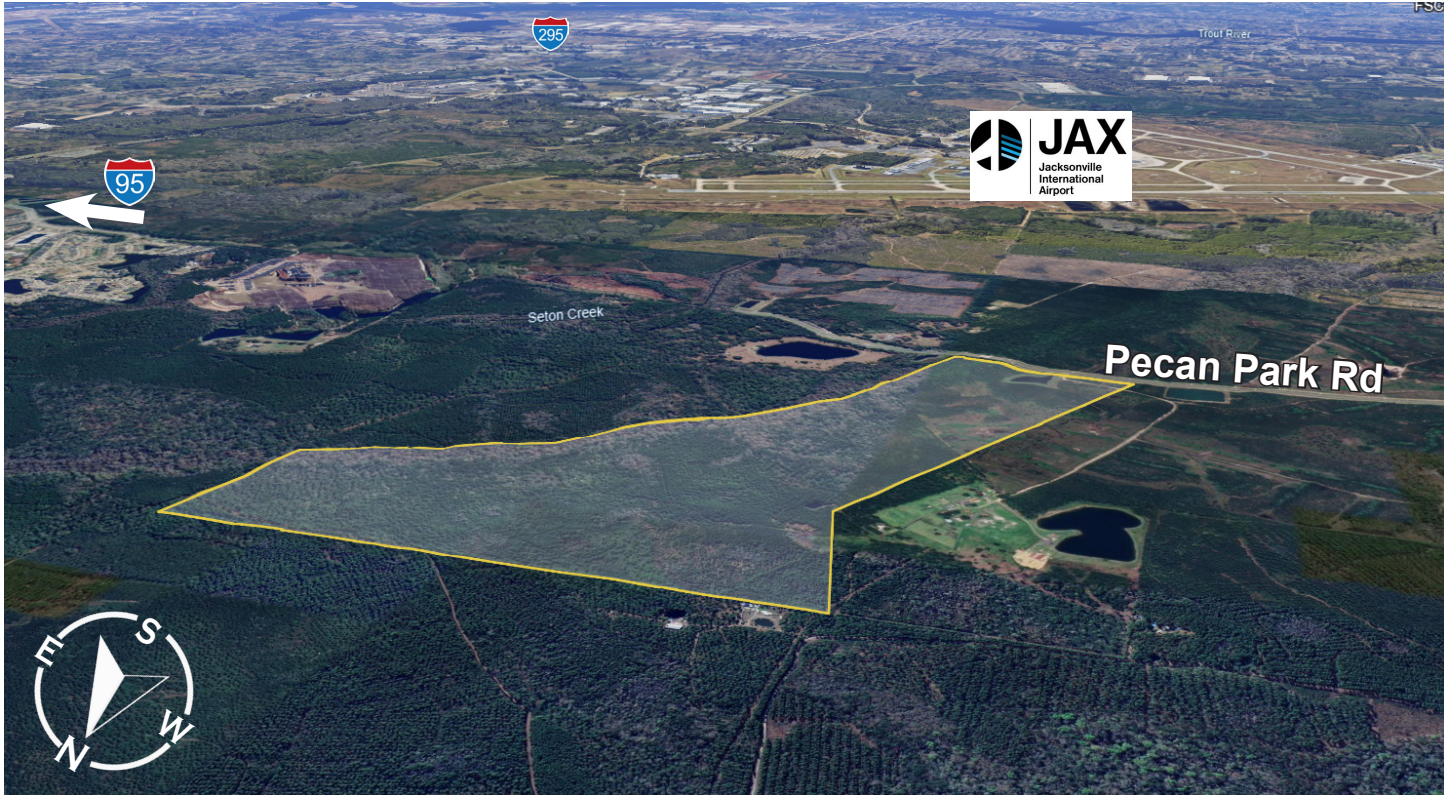
# WETLAND SURVEY



# SURVEY



# PROPERTY AERIAL



# DISTANCE CHART

- ±3.2 Miles  
I-95
- ±7.5 Miles  
I-295
- ±19.1 Miles  
I-10
- ±17.0 Miles  
CSX Intermodal Facility
- ±18.6 Miles  
Norfolk Southern Intermodal Facility
- ±2.6 Miles  
Jacksonville International Airport
- ±18.1 Miles  
Jaxport
- ±24.7 Miles  
FEC Intermodal Facility

# PROPERTY AERIAL



## JACKSONVILLE, FLORIDA

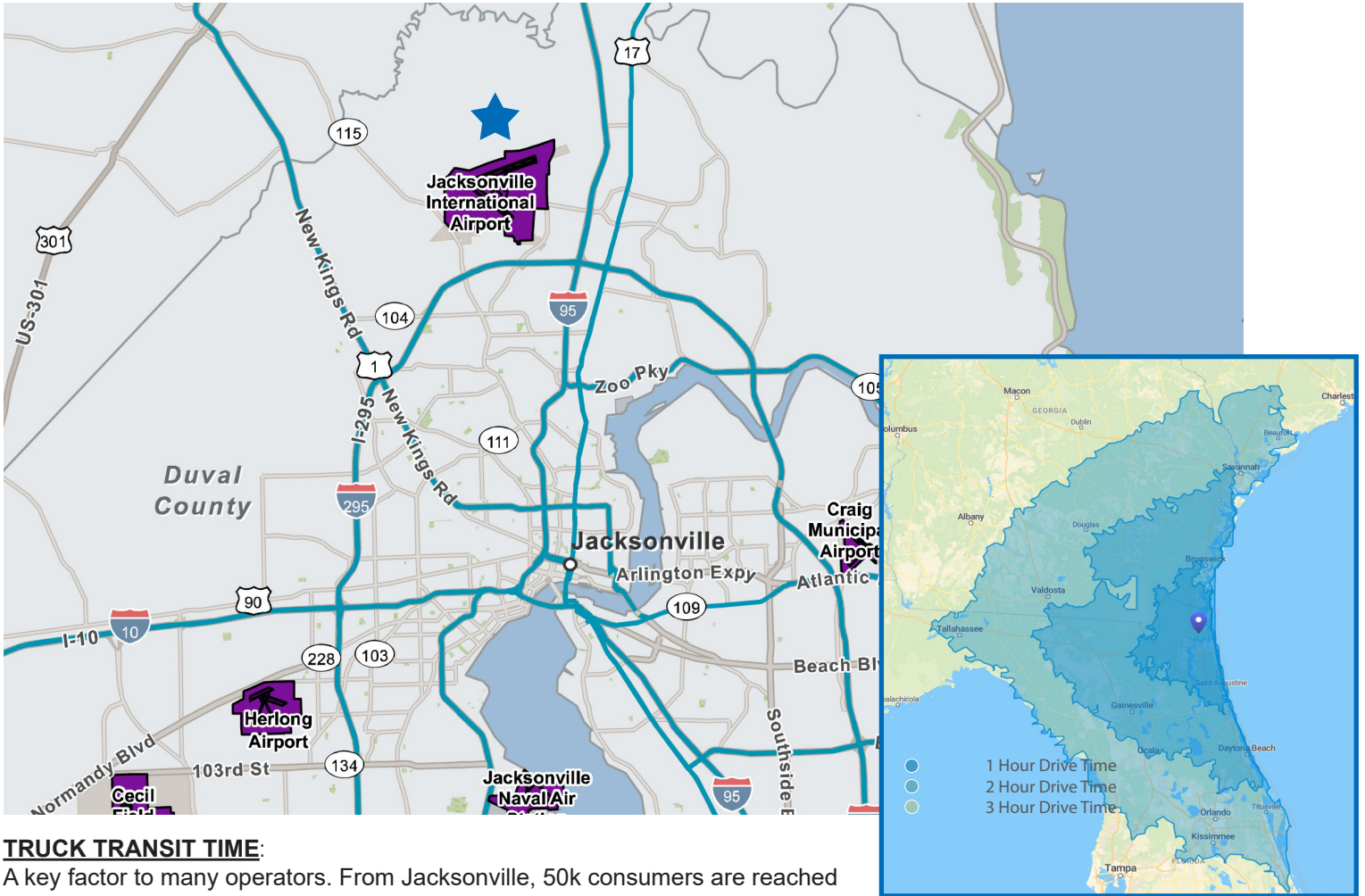
- Direct access to major transportation demand drivers, including road, air and marine
- Jacksonville provides an excellent source of labor that compliments a pro-business environment
- Excellent interstate network that connects the Southeast to Jacksonville via I-295, I-95, I-10, I-75
- Over 60 Million consumers with customers located within an 8 hour drive
- Home to four logistics sectors: Rail, Maritime, Air and Road
- 3 Ports including JAXPORT: Florida's No. 1 container port complex with a new 47' harbour and channel
- No state or local personal income tax
- No inventory tax

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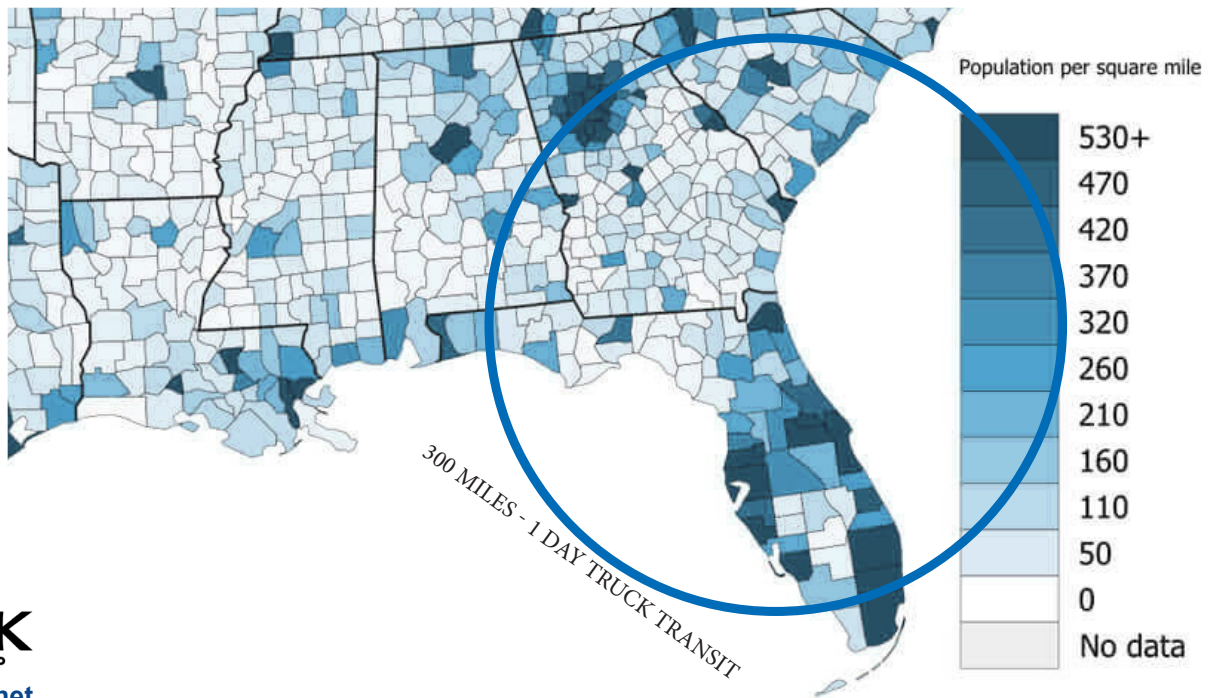
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# RADIUS MAPS



- ✓ **Premier location for regional and local operations**
- ✓ **Strategically located with easy access to Interstates I-295, I-95 & I-10**
- ✓ **Strong Local Labor Base**



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