

PECAN PARK AREA

93.7± AC Land Development on Main Street North

The site is along one of North Jacksonville's main thoroughfares, and is zoned Industrial Light supporting several uses including warehousing, light manufacturing, offices, residential, service establishments, medical clinics and restaurants

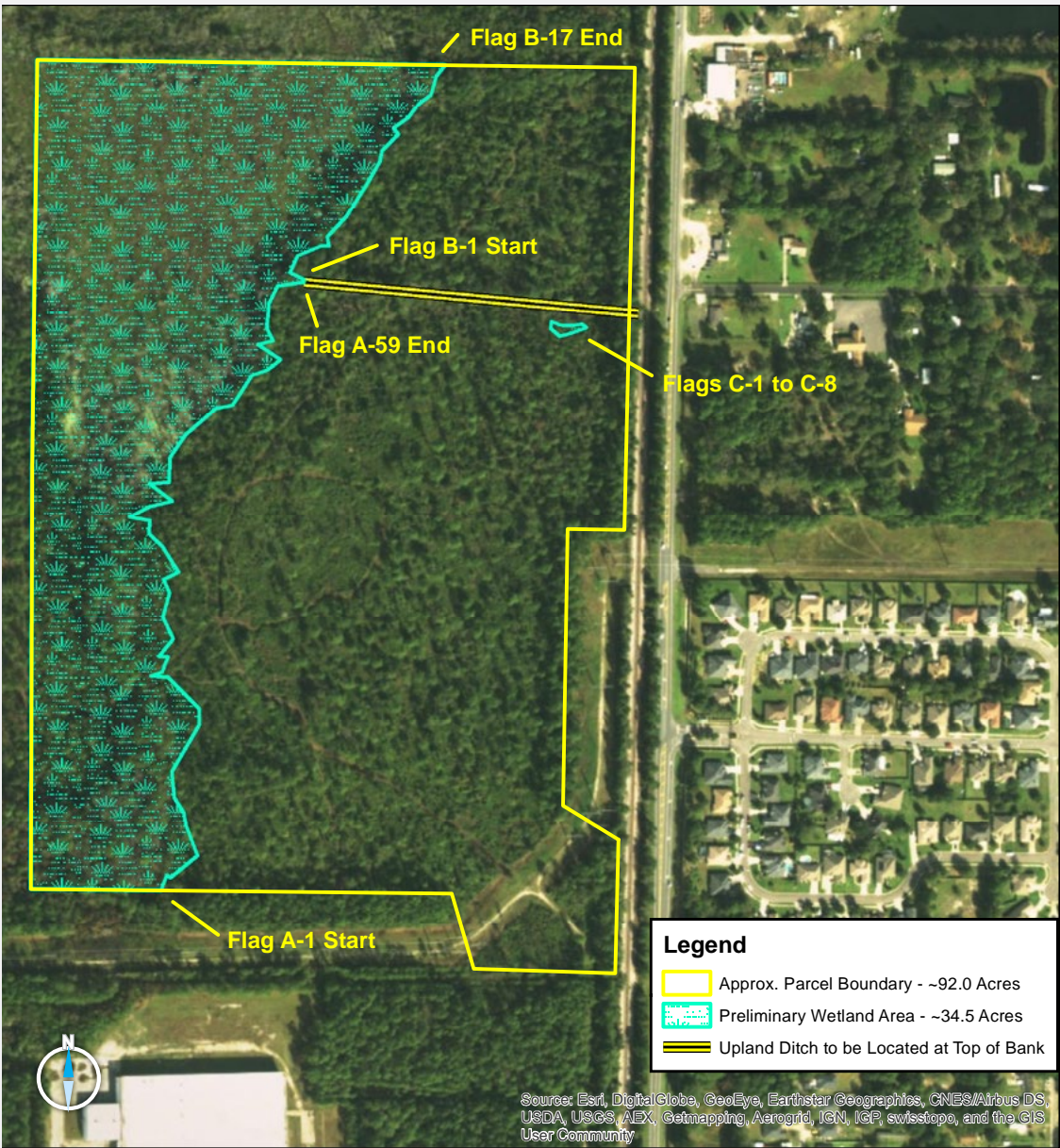
\$3,795,000
SALE PRICE

Robert W. Selton, III
Senior Executive Director
+1 904 861 1111
robert.selton@colliers.com

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





PROPERTY SPECIFICATIONS

Address	14790 Main Street North Jacksonville, FL 32218
Size	93.7± acres
RE#	108137-0000
Zoning	Industrial Light
Frontage	1,690'± on Main Street N
Proposed Uses	Warehousing, light manufacturing, offices, service establishments, medical, restaurant, multifamily development

\$3,795,000
SALE PRICE

SITE HIGHLIGHTS

- 93.7± acres
- Land Use/Zoning - Light Industrial
- Strategically located in the path of growth
- Close to a lot of retail, medical and service amenities at Rivercity Marketplace
- Great access to I-95 and I-295
- Could be a perfect residential play as well, based on the residential growth in the area
- Close proximity to JAXPort Blount Island and Dames Point terminals, also Jacksonville International Airport

*NOTE: THIS IS NOT A SURVEY. BOUNDARIES ARE ESTIMATED. FOR PRELIMINARY PLANNING PURPOSES ONLY.
WETLAND LINE AND DITCH LOCATION ESTIMATED. SUBJECT TO AGENCY VERIFICATION.
NO REVIEW WITH AGENCY PERSONNEL HAS OCCURRED. FLAGS MUST BE SURVEYED.



MULTIFAMILY CONCEPTUAL SITE PLAN

*not to scale



WAREHOUSE CONCEPTUAL SITE PLAN

*not to scale



Strategic Location

8 Hour Drive Time
61+ Million people

Consisting of approximately 135 million square feet, the Jacksonville industrial market closed the third quarter of 2019 with a vacancy rate of 4%, up from the 2.6% in third quarter 2018. Jacksonville's two deep-water ports, three major interstates – I-95, I-10 and I-75 three major railroads and international airport system help Jacksonville rank as one of the best cities for logistics infrastructure according to Global Trade. Jacksonville's industrial market conditions are attractive to both users and investors due to the metropolitan area's growing, well-diversified economy and prime location in the Southeast.

