

LAND FOR SALE AND LEASE

SOUTEL TRUCK TERMINAL

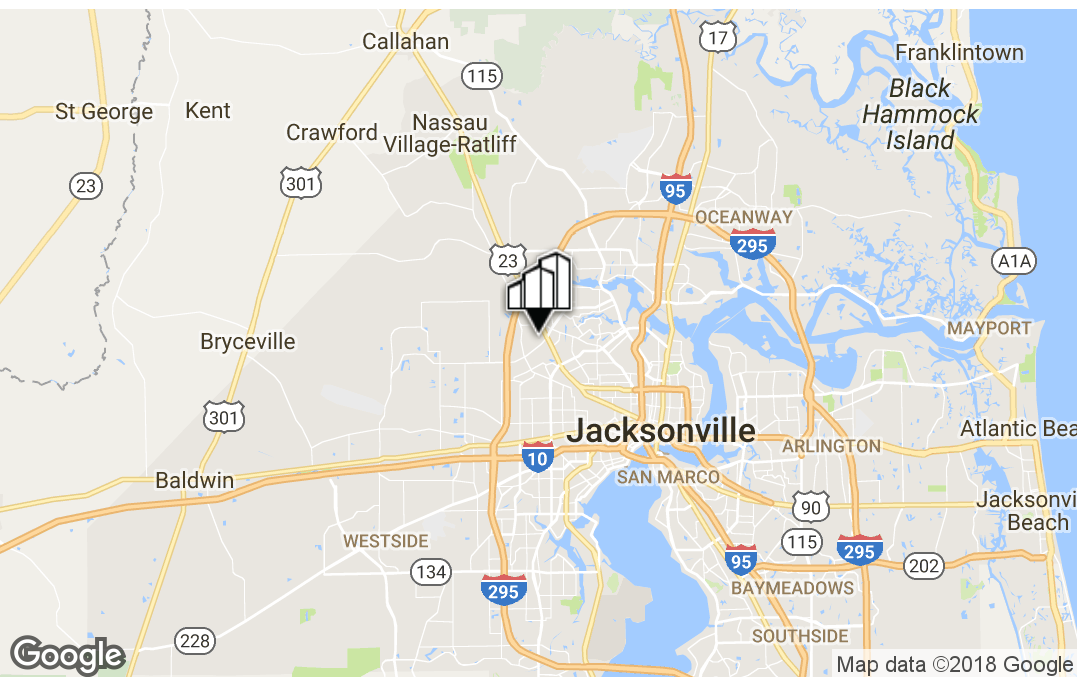
0 SOUTEL DR, JACKSONVILLE, FL 32219



PRIMEREALTY



Soutel Dr.
Jacksonville, FL 32219
5.94 Acre Truck Storage Yard



For More Information:

Eric Bumgarner

Vice President
904.647.2355

Ebumgarner@primerealtyinc.com

Joseph M. Turri

Associate Vice President
904.239.5250

jturri@primerealtyinc.com

0 Soutel Dr, Jacksonville, FL 32219



OFFERING SUMMARY

Sale Price:	\$975,000
Lease Rate	\$8,000/mo
Lot Size:	258,746 SF
Zoning:	IL
Market	Jacksonville

PROPERTY OVERVIEW

Prime Realty is pleased to present 5.94 acres of land zoned light industrial with curb cuts for ingress and egress off of Soutel Drive. There is a six foot fence surrounding the entire property with perimeter lighting and 134 tractor trailer parking spaces 12'x53'. The landlord will install office trailer for additional monthly fee or the tenant may install one at their own cost and Landlord will provide the necessary utility connection points. Owner may consider a build-to-suit with a long term lease for credit tenants.

PROPERTY HIGHLIGHTS

- Brand new development perfect for the trucking industry
- Completely fenced with perimeter lighting
- Less than 1 mile from I-295 off of the Pritchard Rd exit
- Located in Jacksonville's largest trucking corridor
- Excellent ingress and egress off Soutel Dr. with superior visibility

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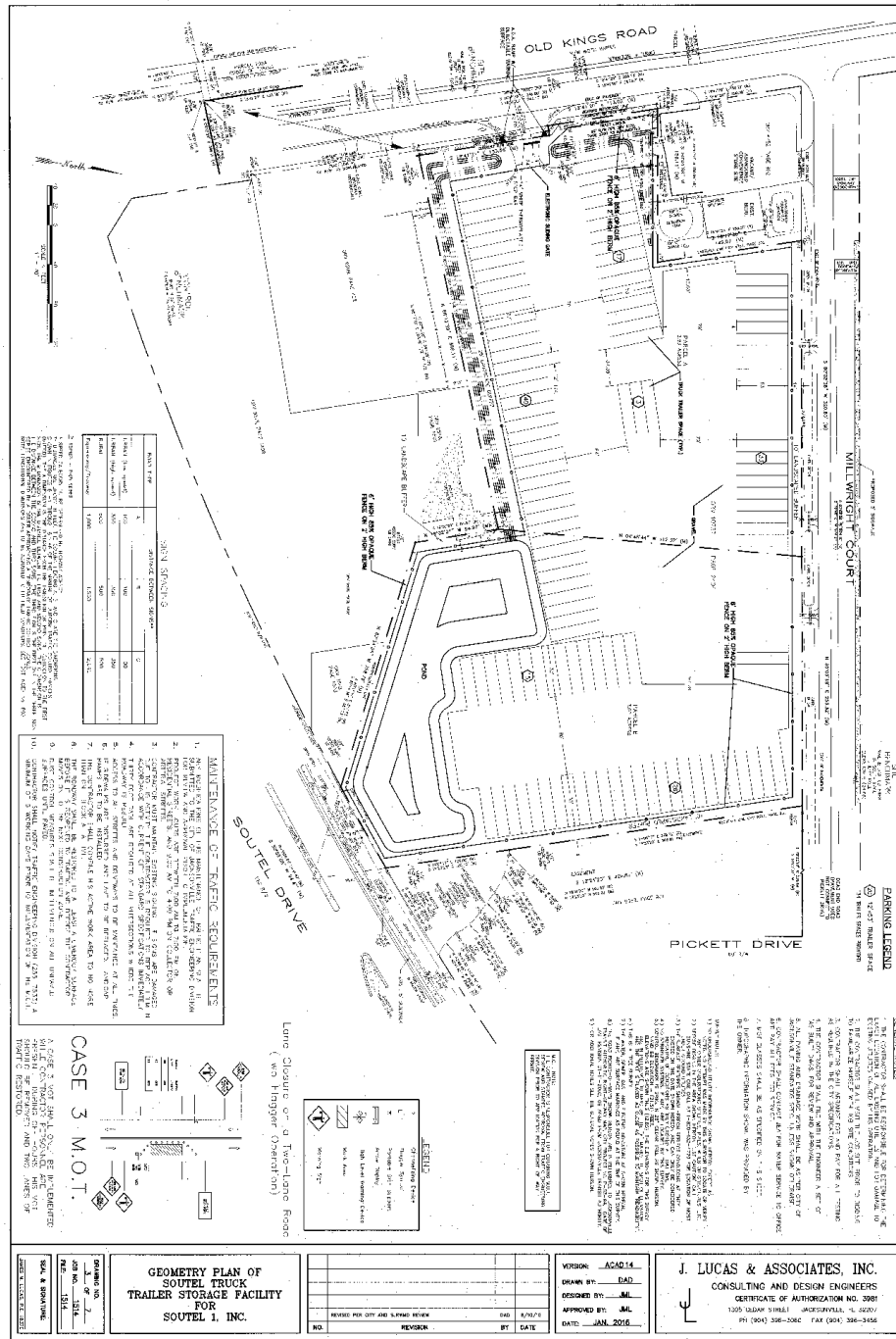
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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400
Office | Industrial | Retail | Multi-Family | StudentHousing | Hotels



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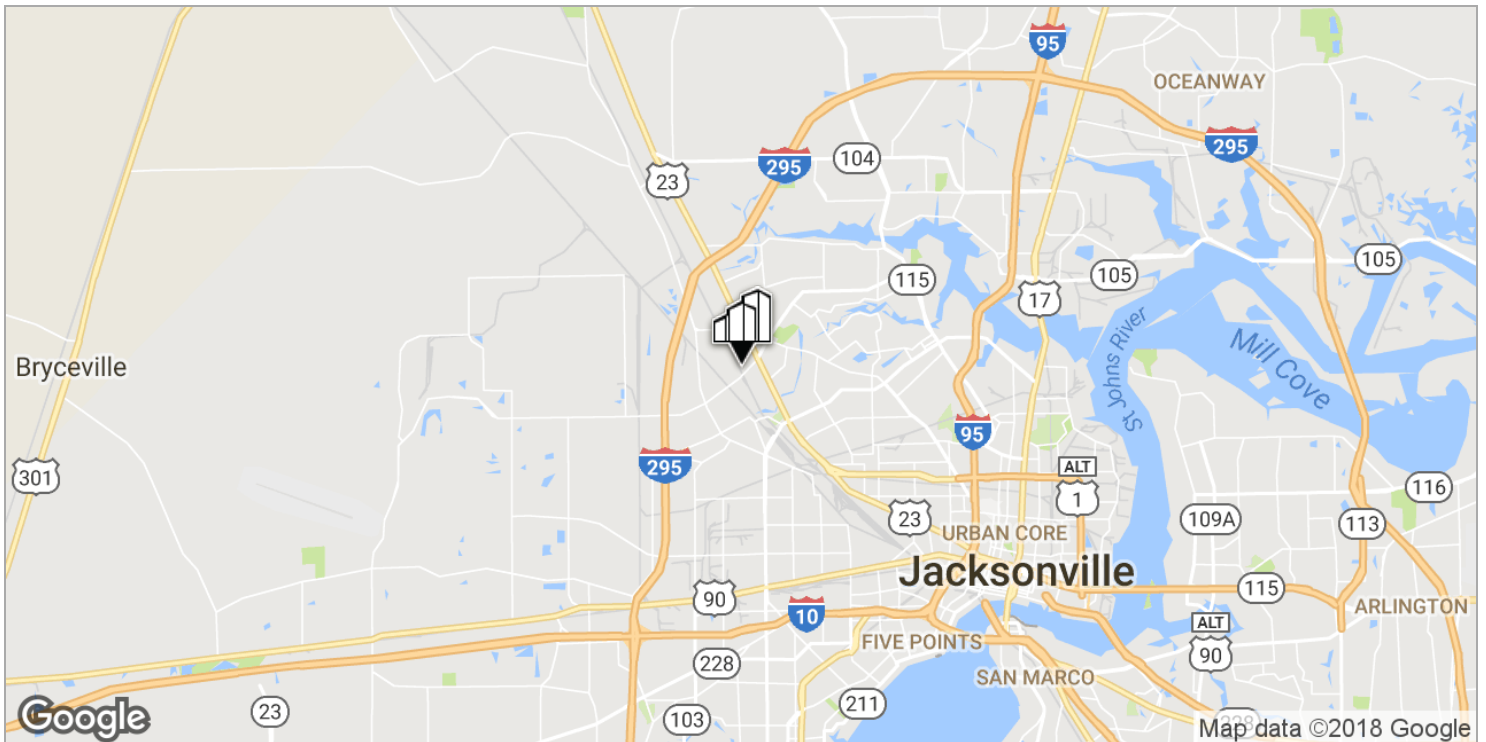
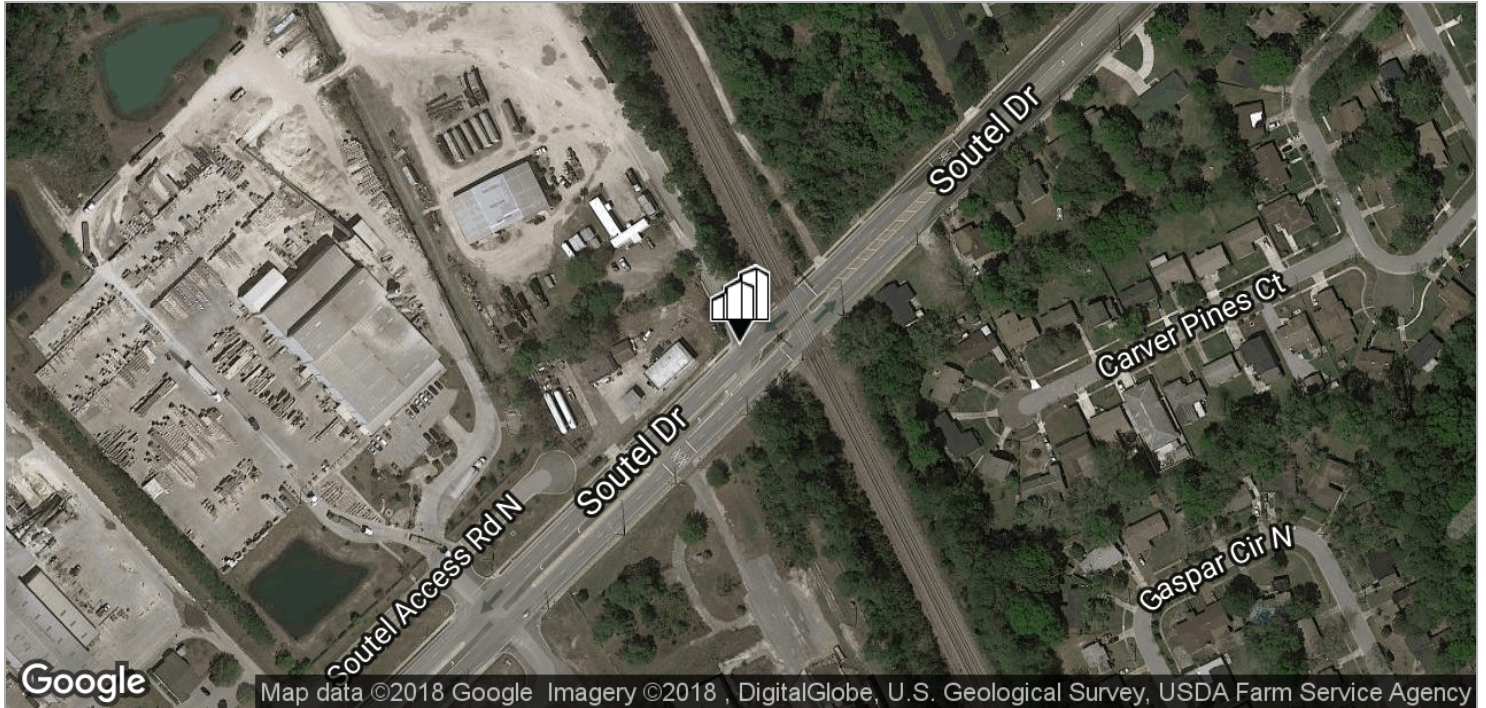
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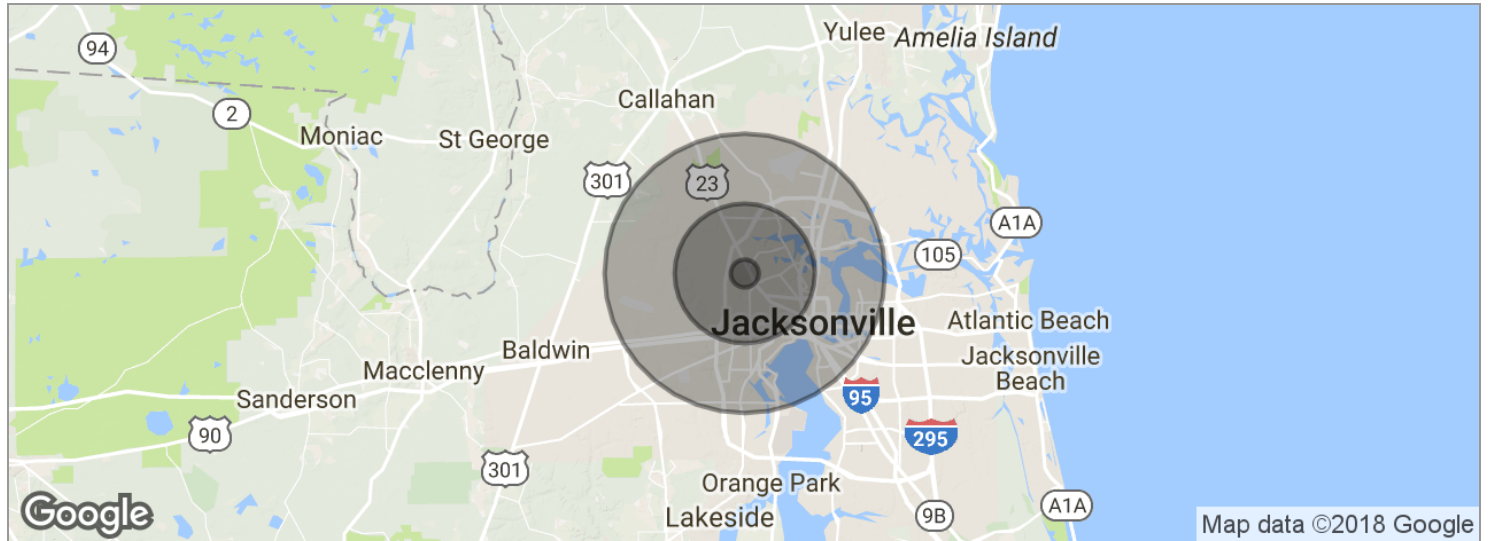
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,088	106,566	375,059
Median age	44.6	36.1	35.9
Median age (male)	42.6	34.0	34.4
Median age (Female)	46.1	38.1	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,254	40,021	145,391
# of persons per HH	2.5	2.7	2.6
Average HH income	\$44,523	\$41,137	\$52,088
Average house value	\$149,233	\$123,173	\$203,748

* Demographic data derived from 2010 US Census

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