

FOR SALE

76 CHAFFEE RD N

JACKSONVILLE, FL 32220

12.12 ACRE INDUSTRIAL DEVELOPMENT SITE
ENTITLED AND ZONED FOR 176,580 SF WAREHOUSE

READY FOR DEVELOPMENT

Permitting, Zoning and Civil Engineering in Place

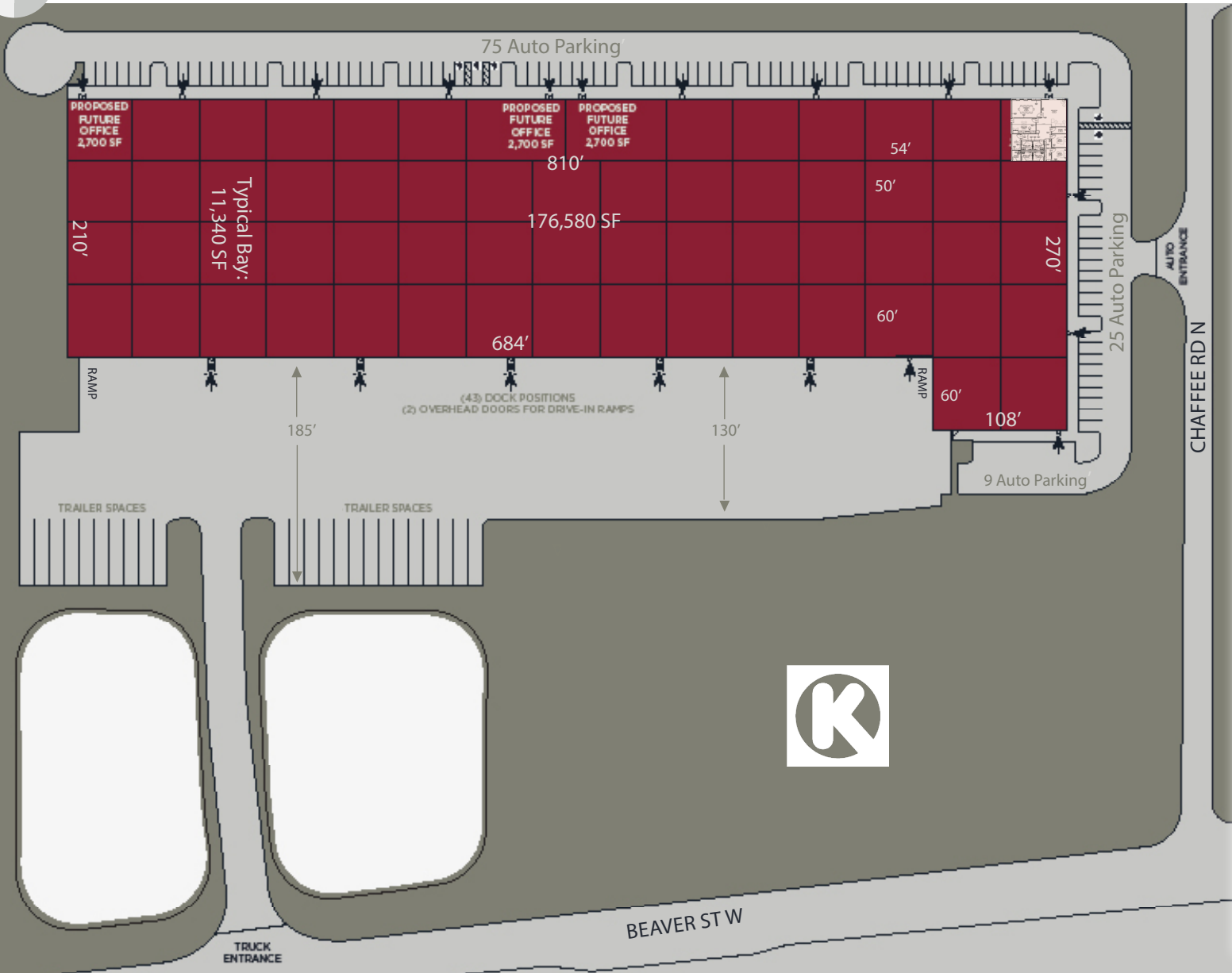
www.trulogicsjax.com



CUSHMAN &
WAKEFIELD



76 CHAFFEE RD N | PROPOSED PLAN



PROPERTY HIGHLIGHTS

12.12

Acres

109

Auto Parking

32'

Clear Height

176,580

Potential SF
Warehouse Space

23

Trailer Parking

43 / 2

Docks / Drive-ins

IBP/ IL

Zoning

130' - 185'

Truck Court

001833-0000

001831-0000

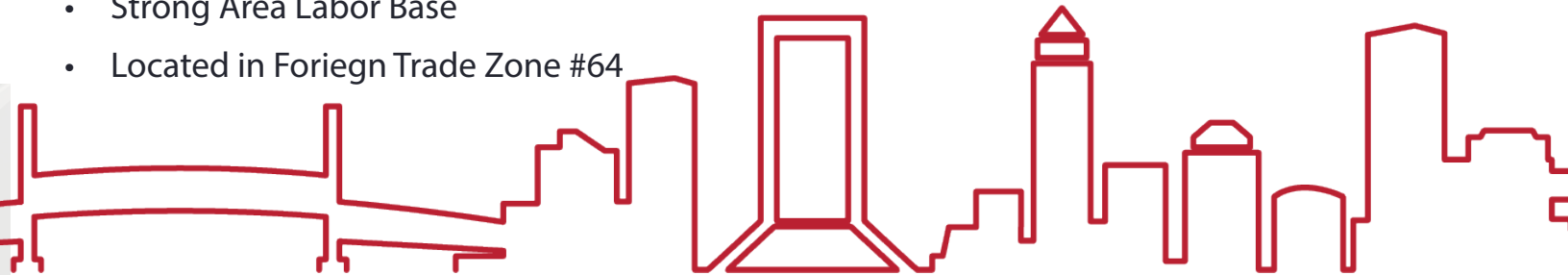
Parcels

Permitting, Zoning and Civil Engineering in Place



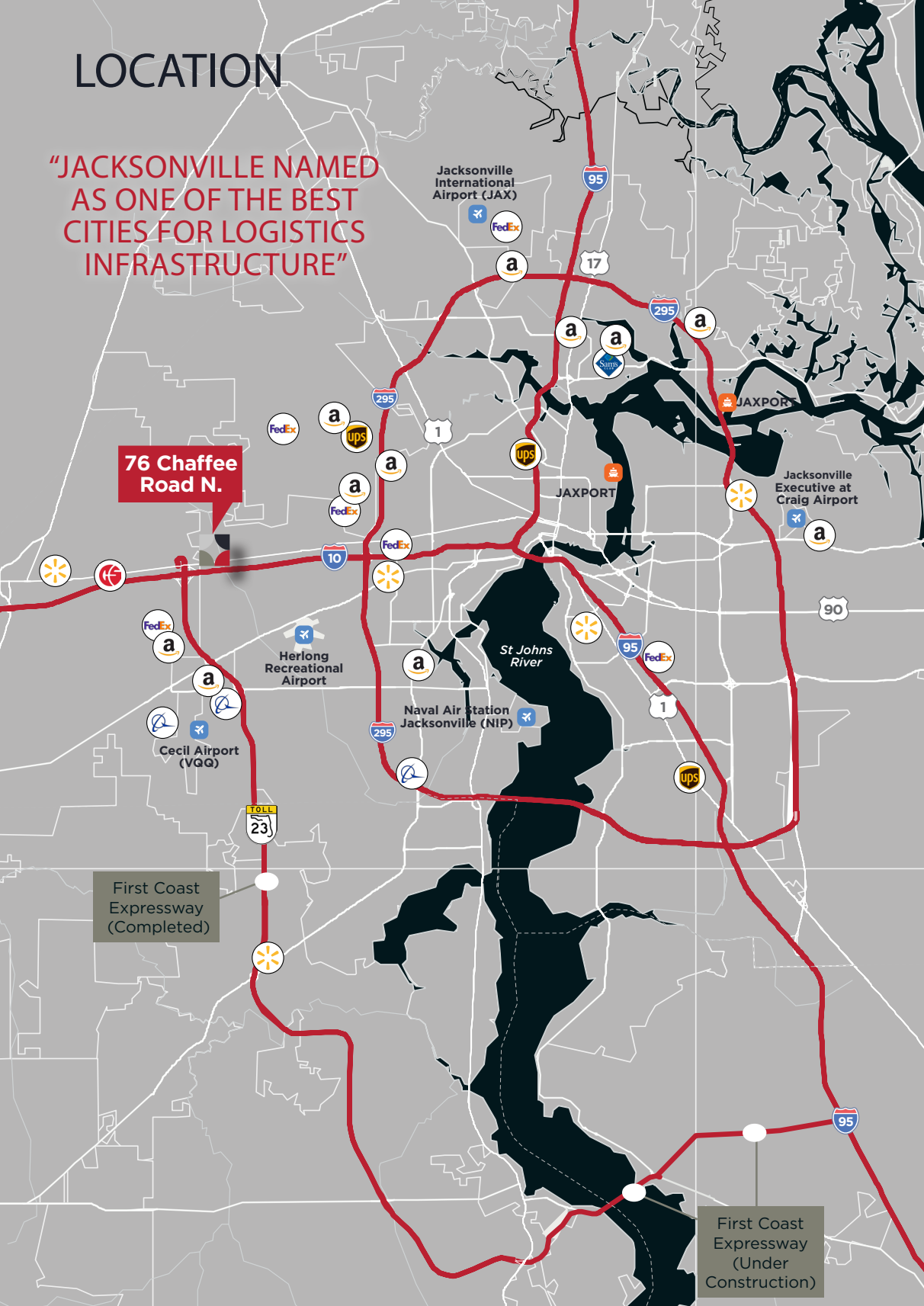
AREA HIGHLIGHTS

- Jacksonville is known as America's Logistics Center
- Great Westside Location
- Strong Market Dynamics
- No State or Local Personal Income Tax
- No Inventory Tax
- Strong Area Labor Base
- Located in Foreign Trade Zone #64
- Corporate users within the Jacksonville market include well-known names such as: Amazon, Boeing Company, Sam's Club, United Parcel Service, Walmart, Wayfair, Winn-Dixie, and many more



LOCATION

"JACKSONVILLE NAMED AS ONE OF THE BEST CITIES FOR LOGISTICS INFRASTRUCTURE"



DISTANCE TO:



0.4 MILES



1.7 MILES



5.2 MILES



10 MILES

DOWNTOWN JACKSONVILLE

11 MILES



16 MILES (TALLEYRAND)

25 MILES (BLOUNT ISLAND)



22 MILES

FOR MORE INFORMATION, PLEASE CONTACT:

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