

# Allen Land Group, Inc.

Land Development | Commercial Brokerage | Wetland Mitigation

## Industrial Land with I-10 Frontage

Addor Lane, Jacksonville, Florida



### Overview

This light industrial land has more than 1400 feet of frontage on I-10, providing visibility to a significant number of vehicles each day. The site is in close proximity to the forthcoming Hammond Overpass improvements which provides more direct access from I-10. The site currently has easy access from Beaver Street, I-10, and I-295. The property has many entitlements including development rights without a fair share payment requirement and environmental / wetland permits with on-site mitigation. Boundary, wetland, tree, and topographic surveys have been performed as well as preliminary geotechnical exploration and Phase I environmental site assessment.

### Physical Features / Adjacent Uses

**Size:** Approximately 23.5 acres; approximately 13.3 usable / permitted acres

**Frontage:** More than 1400 feet on I-10

**Depth:** Approximately 800 feet

**Topography:** Generally flat

**Drainage Outfall:** Dependent on development plan

### Zoning Information

**Land Use Category:** Light Industrial

**Zoning District:** Industrial Light

**Permitted Uses:** Light industrial, outdoor storage, warehouse, distribution

**Maximum Intensity:** Dependent on development plan

**Adjacent Uses:** Industrial, residential

### Location

Addor Lane, south of Beaver Street with I-10 frontage

### Sales Information

**Sales Price:** \$1,596,000

**Terms:** Cash at closing

### To Learn More About This Property

Please call Jack Allen at (904) 296-8006, ext. 206

Or view more details about this property online at:

<http://tinyurl.com/industrial-i-10>

### Roadway Information

**Access:** Addor Lane off of Beaver Street West

**Average Daily Traffic Count:** I-10 76,500 AADT;

Beaver Street West 8,800 AADT

**Major Intersection:** I-10 and I-295; Beaver Street and I-10; Beaver Street and Chaffee Road

**Roadway Maintenance:** City of Jacksonville

### Entitlements

**Civil:** City permit to be obtained by user

**Concurrency:** Approved Development Agreement for up to 150,000 square feet of General Light Industrial use with no fair share or mobility fee

**Access:** Permits to be obtained by user

**Utilities:** Existing JEA lift station and water line at site; utility permits to be obtained by user

**SJRWMD:** Permit obtained

**ACOE:** Permit obtained

### Utilities

**Water:** JEA

**Sewer:** JEA

**Electric:** JEA

Details contained herein have been obtained from individuals and sources that are believed to be correct. However, anyone interested in this property should perform their own due diligence to determine the suitability of the property for their intended use. Neither Broker nor its representatives make any representations or warranties regarding the condition or potential use of this property.

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# Addor Lane Industrial Site – Jacksonville, FL

