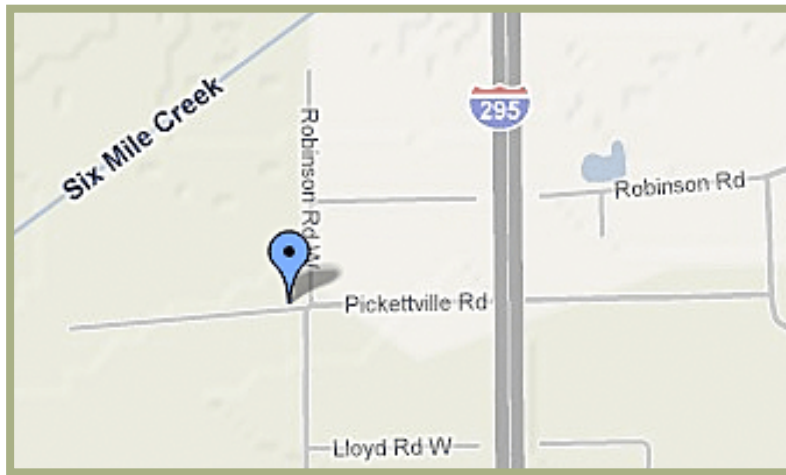


# Allen Land Group, Inc.

Land Development | Commercial Brokerage | Wetland Mitigation

## Industrial Site / Storage Yard or Trailer Parking

Pickettville Road, Jacksonville, Florida



## Location

North side of Pickettville Road at intersection with Robinson Road

## Sales Information

**Sales Price:** \$765,000

**Terms:** Cash at closing

## Learn More About Property

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

Or view more details about this property online at:  
<http://tinyurl.com/industrialsite>

## Overview

Pickettville Road industrial site and storage yard or trailer parking located on the westside of Jacksonville near CSX intermodal facility.

## Physical Features / Adjacent Uses

**Size:** 8.07 usable acres

**Frontage:** Approximately 635 feet

**Depth:** Approximately 1326 feet

## 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 Users:** Predominantly industrial

## Roadway Information

**Access:** Direct access from Pickettville Road

**Level of Service:** C

**Major Intersection:** Commonwealth Avenue and I-295

## Entitlements

**Civil:** In design for outdoor storage yard / trailer parking

**Concurrency:** Approved CCAS with no fair share required

**Access:** In design / permitting

**SJRWMD:** No impacts proposed

**ACOE:** No impacts proposed

## Utilities

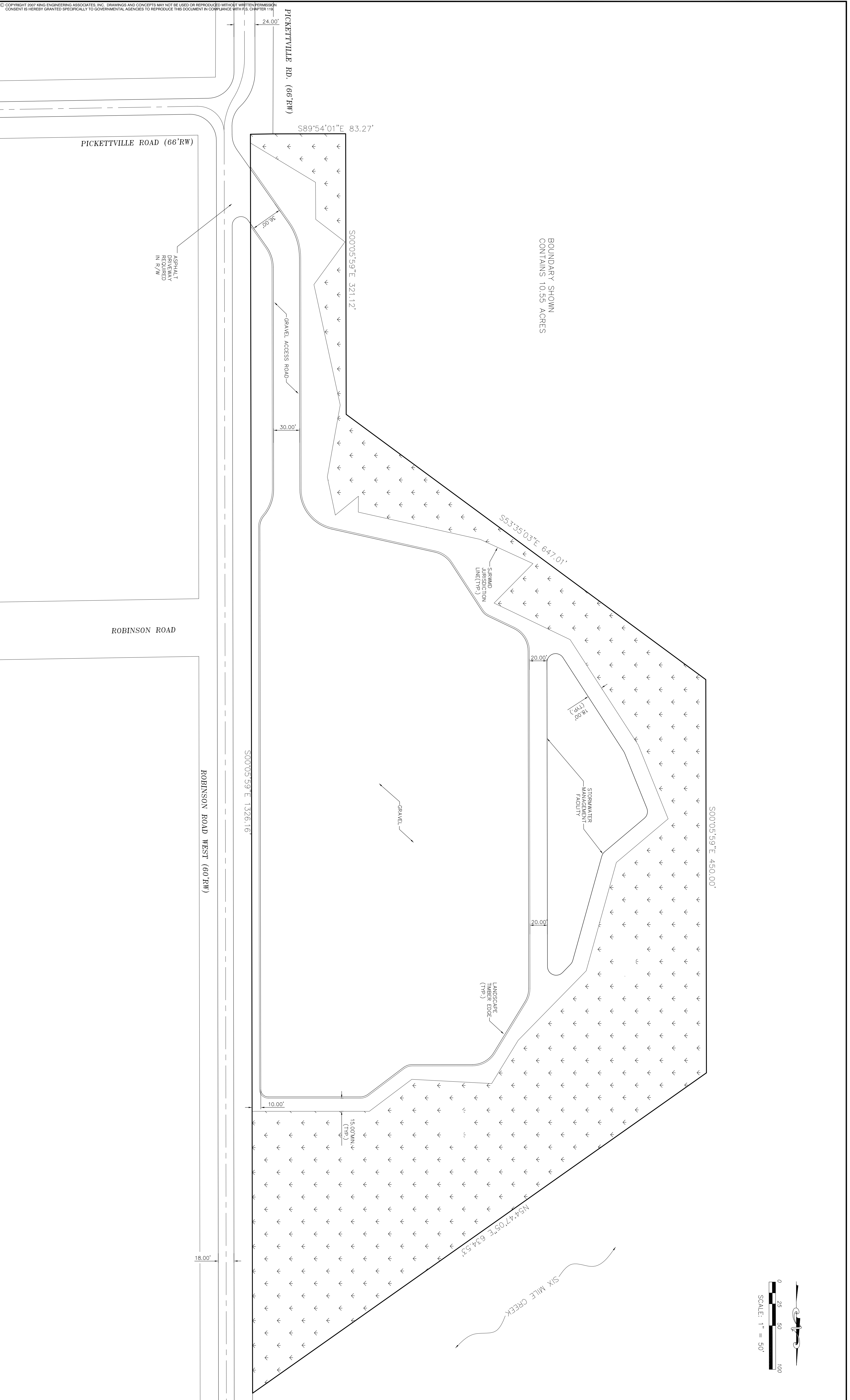
**Water:** JEA

**Sewer:** JEA

**Electric:** JEA

**Telephone:** Southern Bell

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.



THE QUALITY OF THE QUALITY OF THE WORK IS THE RESPONSIBILITY OF THE ENGINEER. THE ENGINEER HAS REVIEWED THE DRAWINGS AND CONCEPTS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS. THE ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ENGINEER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS OR CONCEPTS THAT MAY BE CAUSED BY THE CLIENT OR ANY OTHER PARTY.

**King**  
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Jacksonville, FL 32216  
Phone 904 636-6755  
Fax 904 636-9533  
www.kingengineering.com  
Engineering License #2610

**ROBINSON ROAD STORAGE FACILITY**

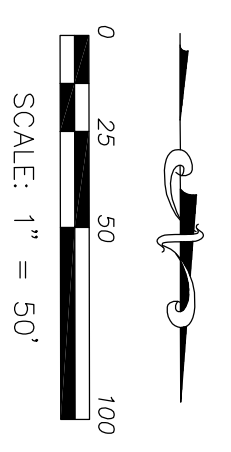
FOR:  
**PICKETTVILLE PARTNERS, LTD.**  
7220 FINANCIAL WAY SUITE 400  
JACKSONVILLE, FL 32256

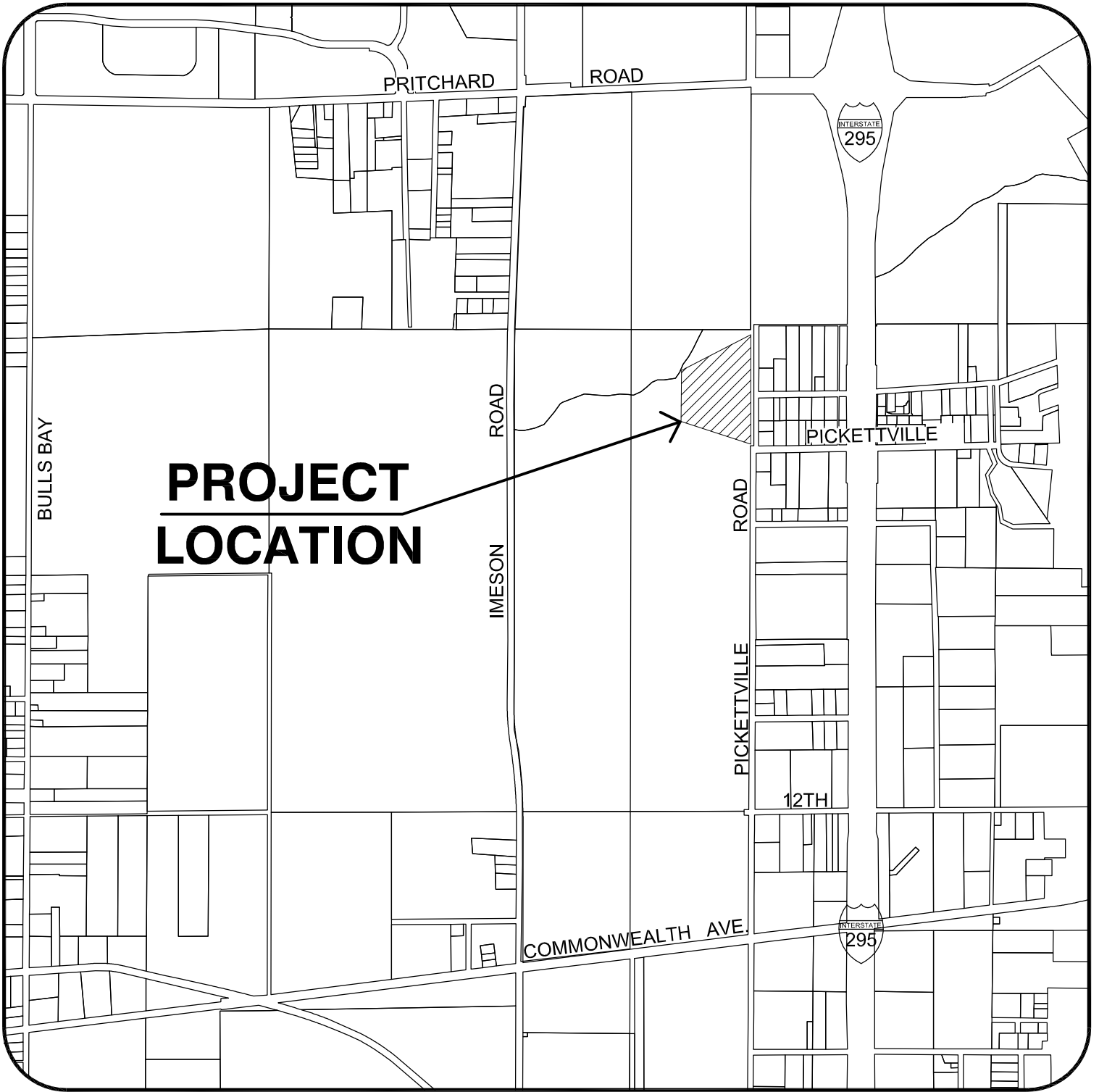
**PRELIMINARY SITE PLAN**

NO.	DATE	DESCRIPTION	APP'D BY

JOB NO. 7535-080-139  
DATE 12/02/08  
SCALE 1" = 50'

SHEET NO. **C2.51**





VICINITY MAP

NOT TO SCALE

# ROBINSON ROAD STORAGE FACILITY