



## FOR SALE

### Exceptional Industrial Waterfront Opportunity

1611 TALLEYRAND AVENUE, JACKSONVILLE, FL 32206

- 31± Acres of Industrial Waterfront Property Adjacent to JAXPORT
- 750± Feet of Shoreline on St. Johns River
- 870± Feet of Frontage on Talleyrand Avenue
- Potential for Direct Rail Access
- Opportunity for Marine Bulkhead or Bulk Cargo/Barge Docking
- Ideal for Maritime Shipping and Storage/Transshipment of Bulk Cargo, Aggregate Materials and/or Auto Processing

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# FOR SALE: Exceptional Industrial Waterfront Opportunity

## 1611 TALLEYRAND AVENUE, JACKSONVILLE, FL 32206

### Property Overview

31± acres of vacant, developable Industrial Waterfront (IW)-zoned land. Ideal for maritime shipping and storage/transshipment of bulk cargo, aggregate materials and/or auto processing.

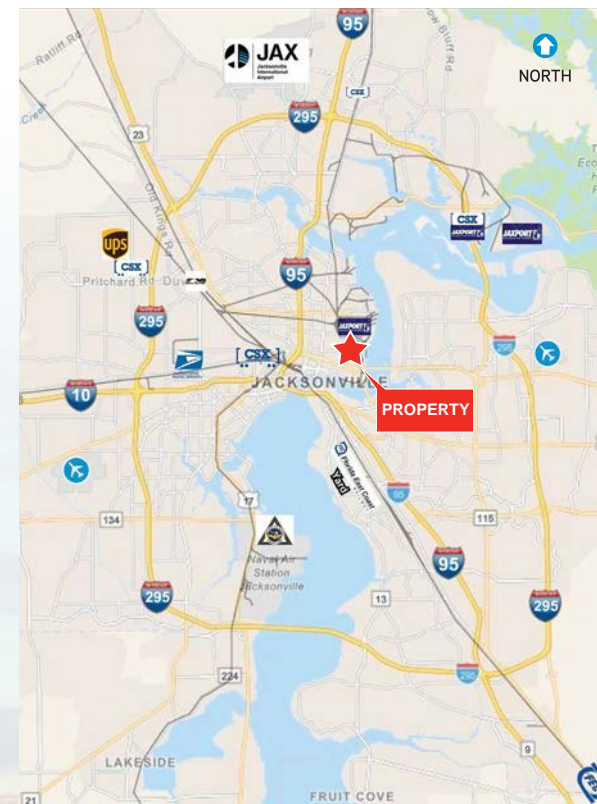
### Property Features

- **Maritime Access:**
  - ▶ 750± linear feet of shoreline on St. Johns River
  - ▶ 190± feet west of federal shipping channel (depth 34± feet)
  - ▶ 21± nautical miles from Atlantic Ocean
- **Highway Access:**
  - ▶ 0.5± miles to MLK Jr. Parkway
  - ▶ 6± miles to I-10
  - ▶ 9± miles to U.S. Hwy. 17 (Main Street)
  - ▶ 3± miles to I-95
  - ▶ 7± miles to I-295
- **Truck/Vehicular Access:**
  - ▶ 870± linear feet of frontage on four-lane Talleyrand Avenue
  - ▶ Three curb cuts along Talleyrand Avenue
- **Potential for Direct Rail Access:**
  - ▶ CSX Transportation (Class I)
  - ▶ Florida East Coast Railway (Class II)
  - ▶ Norfolk Southern (Class I)
- **Flood Zone:** AE X
- **Utilities:** Access to electrical, natural gas, water and sewer

### Jacksonville Highlights

- Home to three Fortune 500 companies and more than 80 national or divisional headquarters.
- State and local governments offer competitive tax incentives for businesses that relocate to or expand in Northeast Florida.
- The region's large, skilled workforce includes 85,000 military veterans.
- The region offers all four pillars of logistics: maritime, highway, rail, and air.
- Three major interstate highways provide access to 50 million+ consumers within an eight-hour drive.
- The Port of Jacksonville is the fourth fastest-growing port in the nation and ranked second on the East Coast for automobile imports.
- With multiple cargo terminals capable of handling container, automobile, bulk, breakbulk and refrigerated cargoes, the Port of Jacksonville is a premier diversified port with connections to major trade lanes throughout the world.

*Source: JaxUSA 2017*



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### Property History

From 1893 until 1978, several companies, including Kerr-McGee Chemical Corporation, operated a pesticide and herbicide formulation and packaging facility on the property. Except for several building foundations, all structures and equipment have been removed. Due to contamination resulting from manufacturing operations, the U.S. Environmental Protection Agency (EPA) added the property to the National Priorities List of federal Superfund sites. Kerr-McGee and its successor, Tronox, began investigating site contamination until Tronox filed for bankruptcy in 2009.

### Current Property Owner

In 2011, as part of the Tronox bankruptcy court settlement, the U.S. and 20 states established the Multistate Environmental Response Trust (the Multistate Trust) to take ownership of numerous Kerr-McGee/Tronox sites throughout the country, including the Jacksonville property at 1611 Talleyrand Avenue. The Multistate Trust is responsible for owning, remediating and selling the property, using the \$94 million earmarked for site cleanup under the oversight of EPA and for the benefit of EPA and the Florida Department of Environmental Protection. Greenfield Environmental Multistate Trust LLC is the court-appointed Trustee of the Multistate Trust.

### Property Cleanup and Redevelopment Planning

The Multistate Trust is moving forward with implementation of the EPA-selected cleanup plan, which includes a site-wide cap, stormwater management structures, groundwater remediation facilities, and construction of a bulkhead to contain contaminated sediments along the St. Johns River shoreline. The Multistate Trust is seeking a buyer for the property in order to design and construct the cap, groundwater treatment facility, and St. Johns River bulkhead to meet the specifications and requirements of the future user of the property.

### Institutional Controls

Future owners must comply with any land use controls (referred to as institutional controls) that will be required to ensure long-term protection of the site remedy.

### Additional Information

For additional information regarding property history, the Multistate Trust, and cleanup and redevelopment planning, please contact Peter Cornais, Multistate Trust Project Manager, at (850) 545-7457 or [pc@g-etg.com](mailto:pc@g-etg.com).

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