

St. Johns River

Green Cove
Springs

US Hwy 17

CSX
Transportation
Railroad

Former Johns
Manville Plant

Subject

24.17 AC

Reynolds Industrial Park

Leonard C Taylor Pkwy

Reynolds
Airpark

FOR SALE > LAND

US HWY 17 S.
GREEN COVE SPRINGS, FL
24.17 ACRES

HOBART JOOST JR., SIOR
EXECUTIVE VICE PRESIDENT
+1 904 861 1124
hobart.joost@colliers.com

COLLIERS INTERNATIONAL
50 N Laura St
Jacksonville, FL
+ 1 904 358 12006
Colliers.com/Jacksonville



NORTH

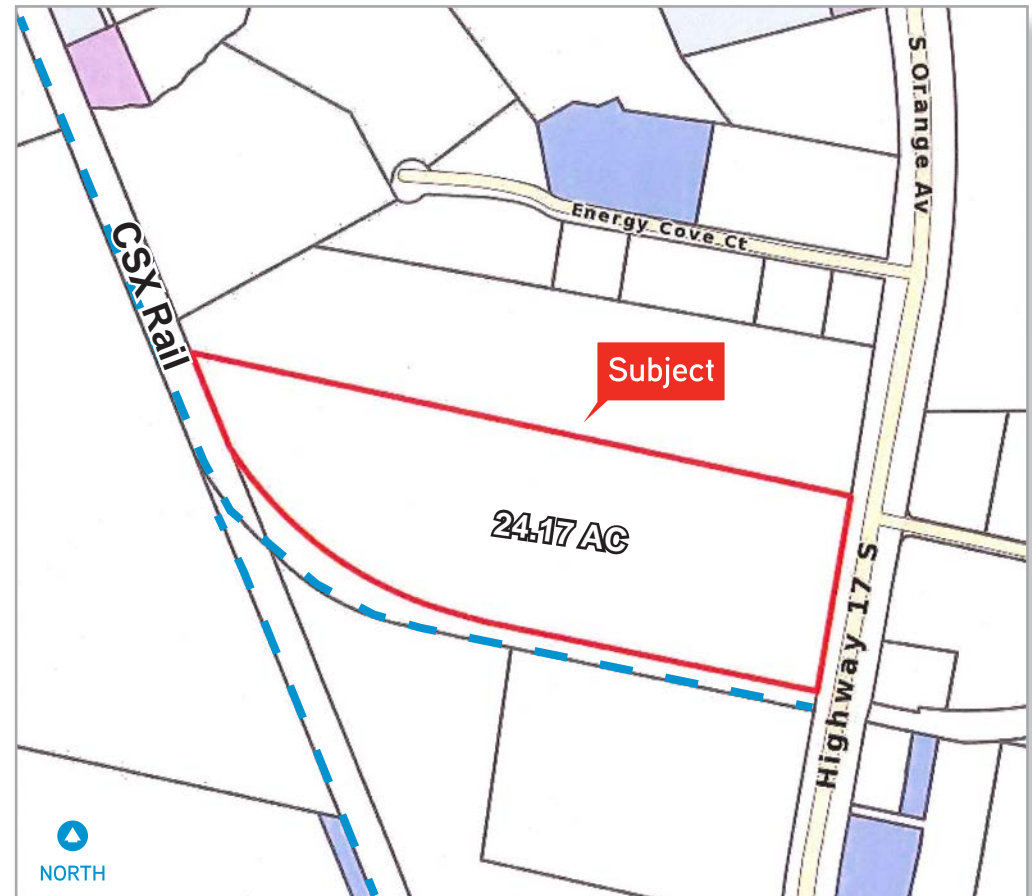
PARCEL CLOSE-UP VIEW



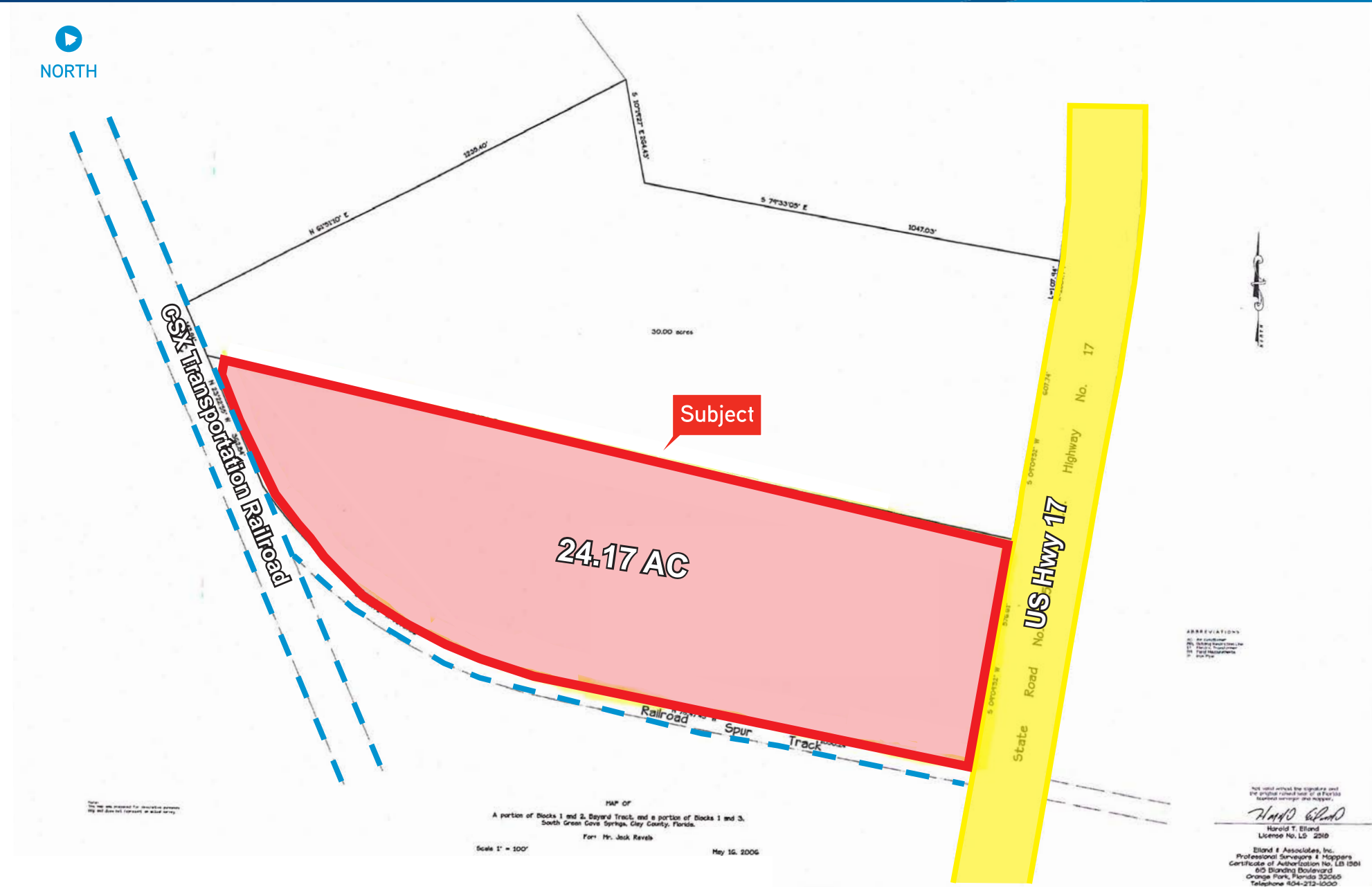
PROPERTY OVERVIEW & PLAT MAP

Property Details

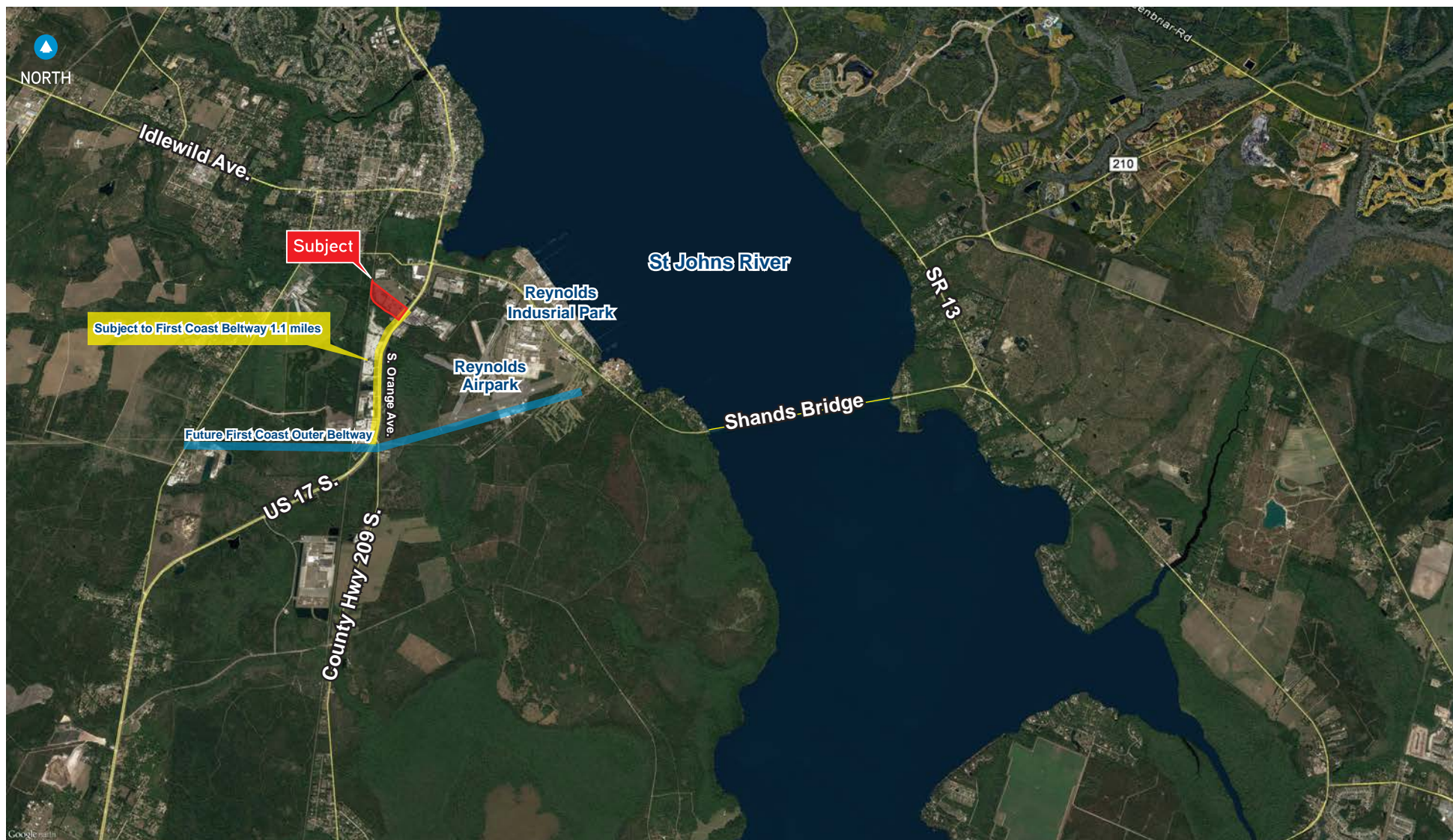
Address	US Highway 17 S. Green Cove Springs, FL
Size	24.17 acres
Property Type	Unimproved Industrial land
Rail Access	CSX
Location Details	Adjacent to the Reynolds Regional Airport; Close to Reynolds Industrial Park. Neighboring the site is a CSX active rail line that runs east across US-17 into Reynolds Airpark
Usage	Warehouse, Distribution, Manufacturing and similar Industrial uses
Frontage	576.61 ft
Parcel ID	38-06-26-016579-000-00
County	Clay
Asking Price	\$2,200,000.00



SITE MAP



FUTURE AERIAL OVERVIEW



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.

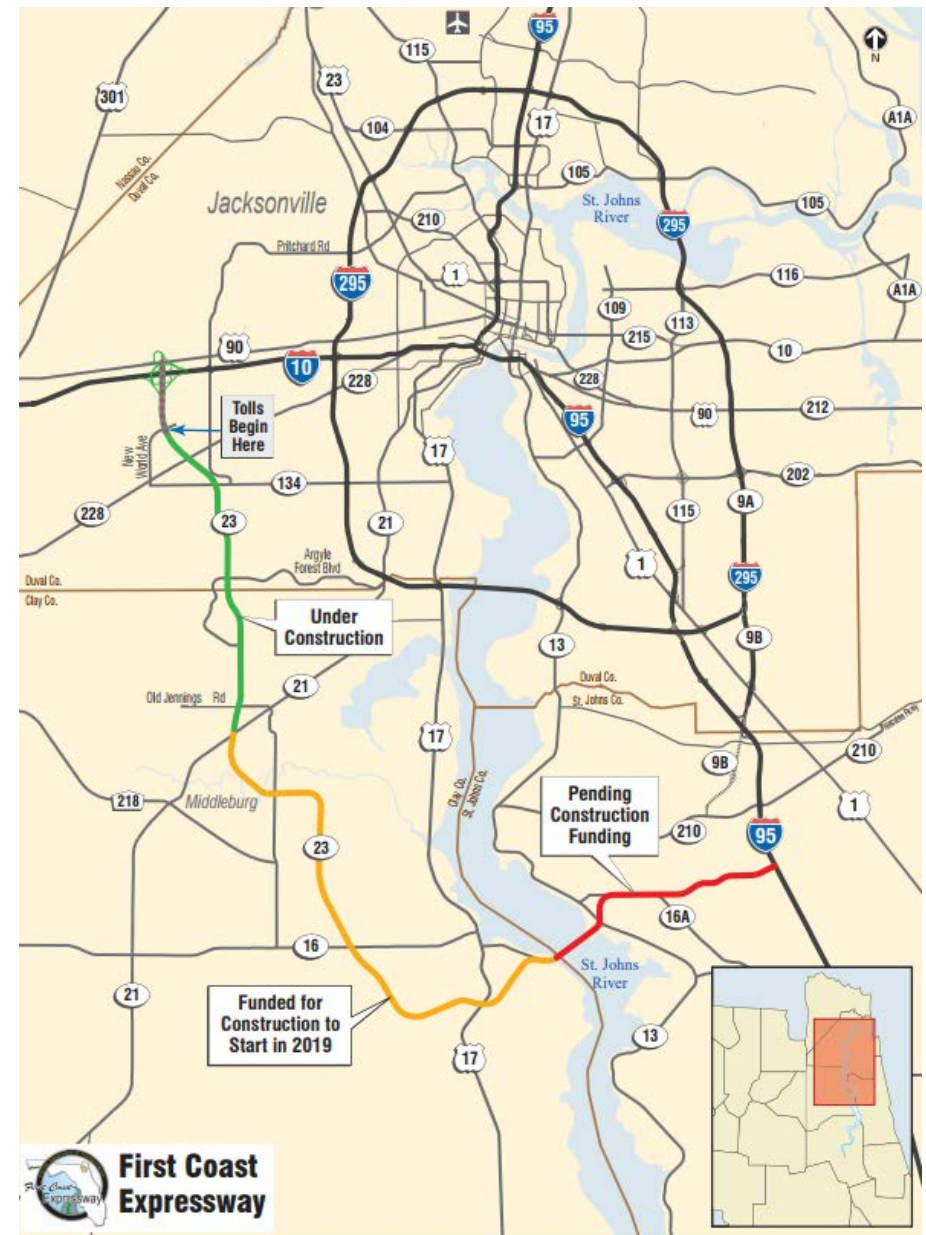
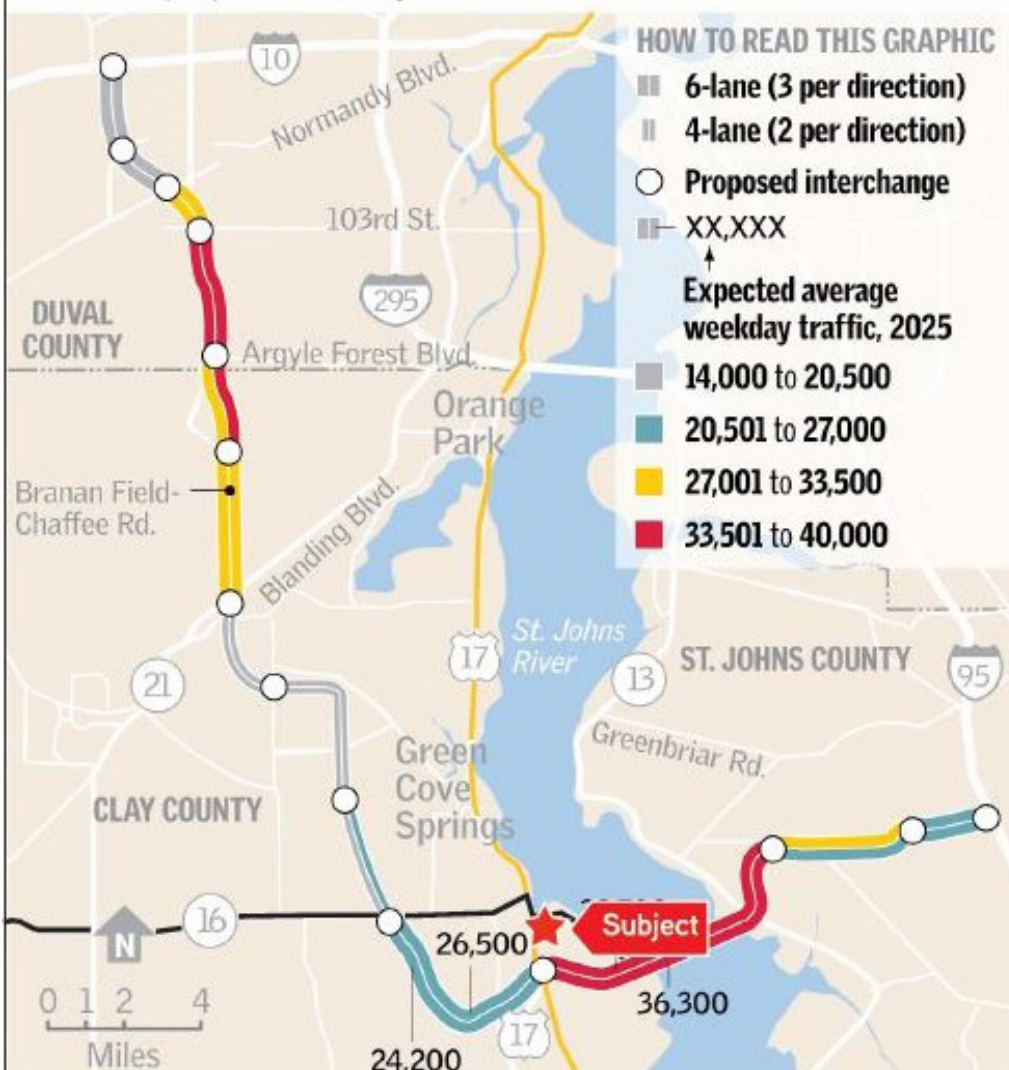


COLLIERS INTERNATIONAL |
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville

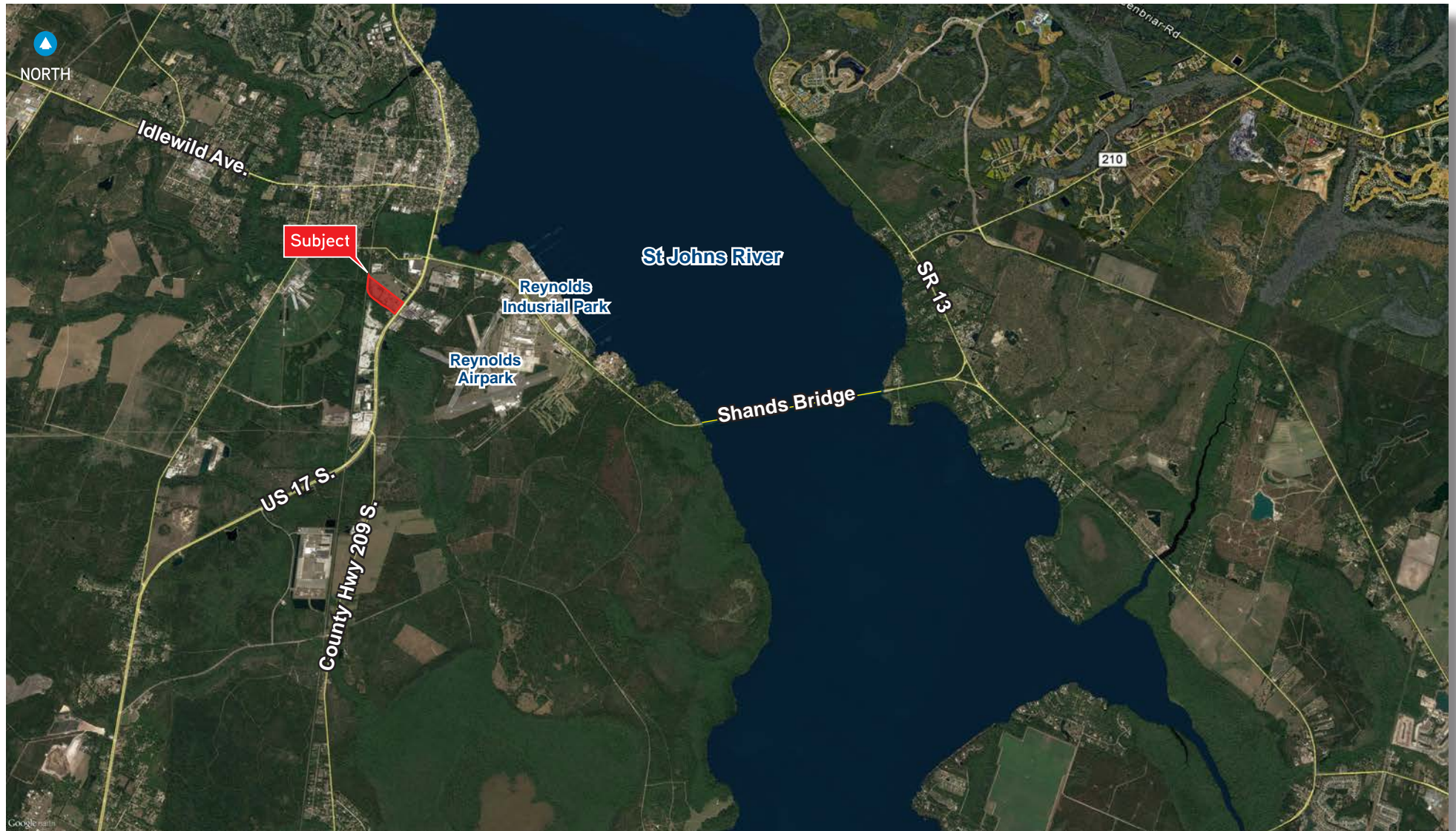
FIRST COAST EXPRESSWAY

Projected traffic of the outer beltway

The Florida Department of Transportation estimates that the private company that builds the First Coast Outer Beltway for \$1.8 billion will be able to make back its money by 2030 by charging tolls on the road. A look at the proposed beltway:



AERIAL OVERVIEW



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.



COLLIERS INTERNATIONAL |
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville