

FOR SALE > LAND

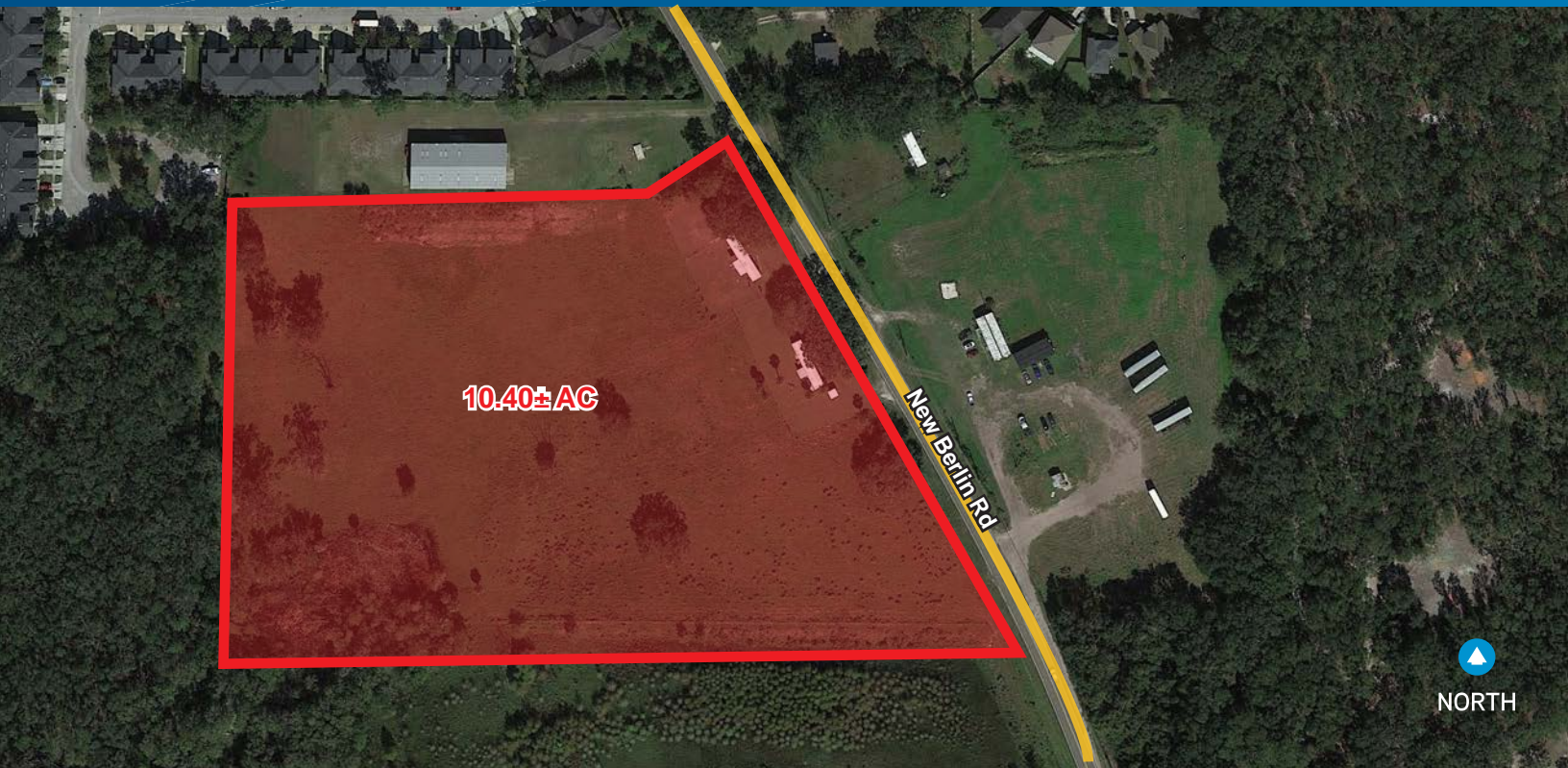


Northeast Florida

# Prime Northside Industrial Location

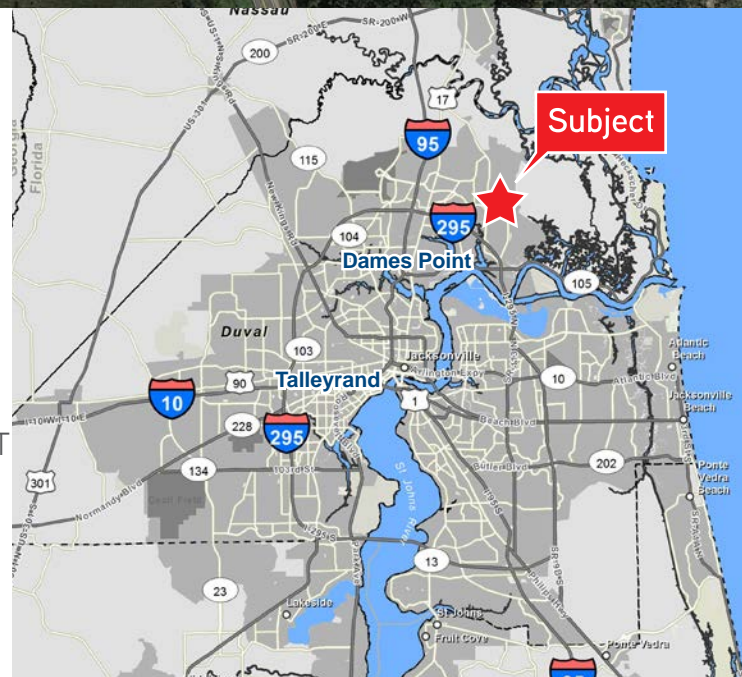
12210 NEW BERLIN RD., JACKSONVILLE, FL 32226

10.40± ACRES AVAILABLE



## Property Features

- > Great industrial use site, close to JAXPORT Marine Terminals and I-295, Jacksonville's outer beltway, offering access to all parts of the city
- > 9.72± Upland Acres
- > Adjacent to NorthPoint Industrial Park
- > Close to several other Industrial Parks
- > Located in the Northside Industrial submarket, an increasingly popular submarket due to recent activity surrounding JAXPORT, and in close proximity to JAXPORT - Dames Point and Blount Island Marine terminals
- > Zoned IL (Industrial Light)
- > 422+ feet of frontage along New Berlin Road
- > **Sale Price: \$874,800 (\$90,000/upland acre)**



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# Aerial

This aerial map shows the Jaxport area, including the following locations and features:

- Subject:** Marked with a red star in the upper right quadrant.
- 500 New Homes DR Horton:** Indicated by a white arrow pointing to a blue rectangular area.
- Patillo North Industrial Park:** Located to the east of the 500 New Homes area.
- Imerson Industrial Park:** Located in the lower left quadrant.
- Hechscher Drive:** A road running through the lower left quadrant.
- Port Jax Trade:** Located in the lower center, near the water.
- Jaxport Dames:** Located in the lower right, near the water.
- Jaxport Blout Island:** Located in the lower right, near the water.
- Highways:**
  - 95:** A major highway running vertically on the left side.
  - 295:** A major highway running horizontally in the center.
  - 102:** A highway in the upper left.
  - 210:** A highway in the lower left.
  - 117:** A highway in the lower left.
  - 122:** A highway in the lower left.
- Other Roads:** Main Street, Tallulah Ave, and Ave W are labeled.

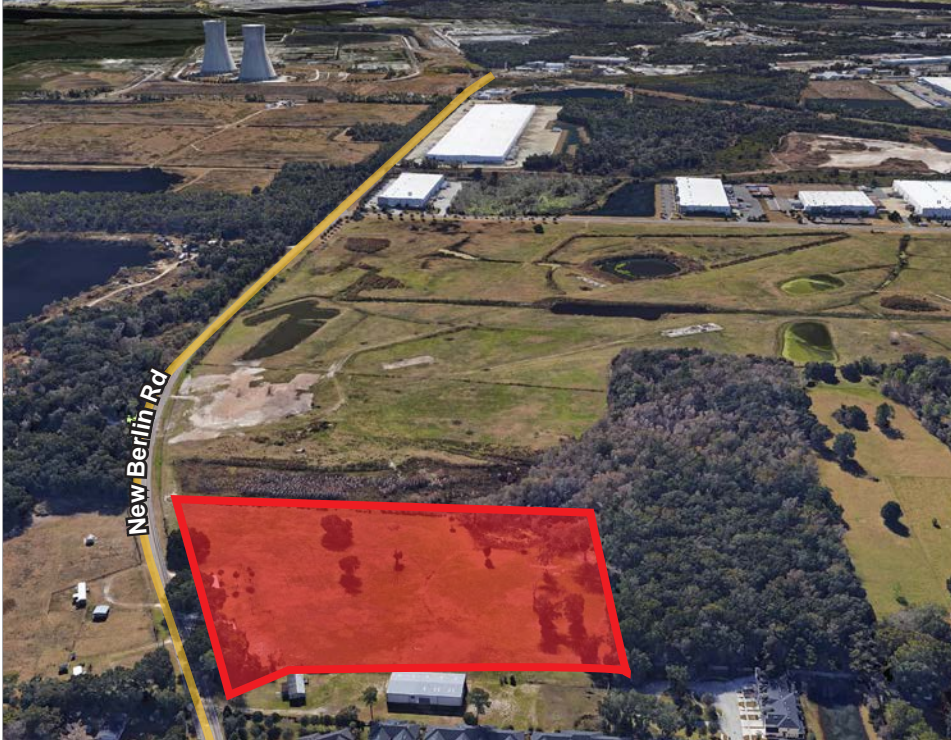
|                            |           |                                  |           |
|----------------------------|-----------|----------------------------------|-----------|
| I-295                      | 2.9± mi.  | JAXPORT - Talleyrand Terminal    | 17.0± mi. |
| I-95                       | 6.0± mi.  | JAXPORT - Dames Point Terminal   | 4.2± mi.  |
| I-10                       | 17.9± mi. | JAXPORT - Blount Island Terminal | 5.3± mi.  |
| Jacksonville Int'l Airport | 9.4± mi.  |                                  |           |

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# 10.40± Acres Available

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## Contact Us

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