

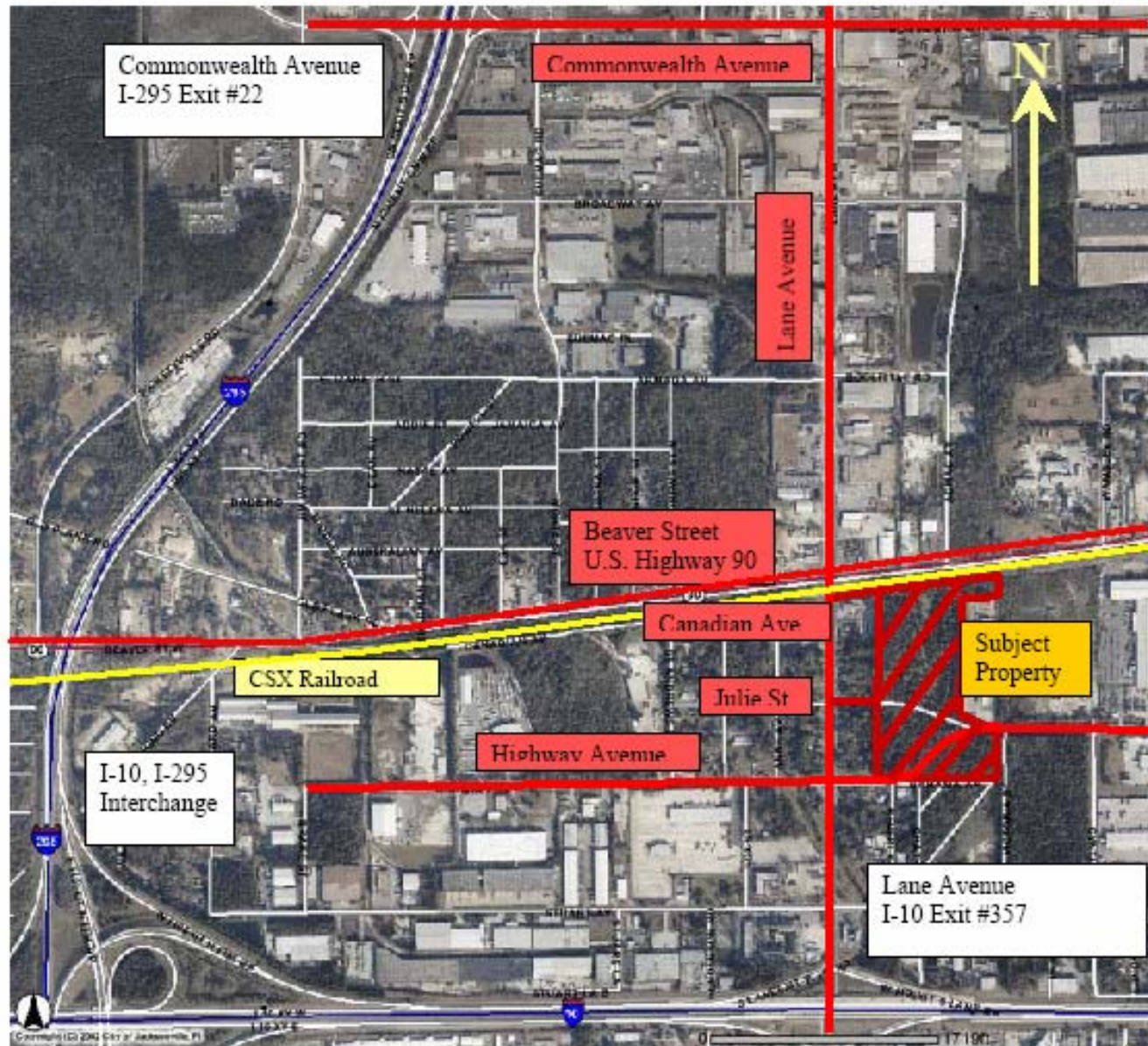
# Lane Avenue Industrial Park

- **Outstanding 20 acre Industrial Site**
- **Can support over 300,000 ft.<sup>2</sup> of distribution and warehousing**
- **Easy access to Interstates 10 & 295**
- **I-H Zoning in place**
- **Entire site is usable**

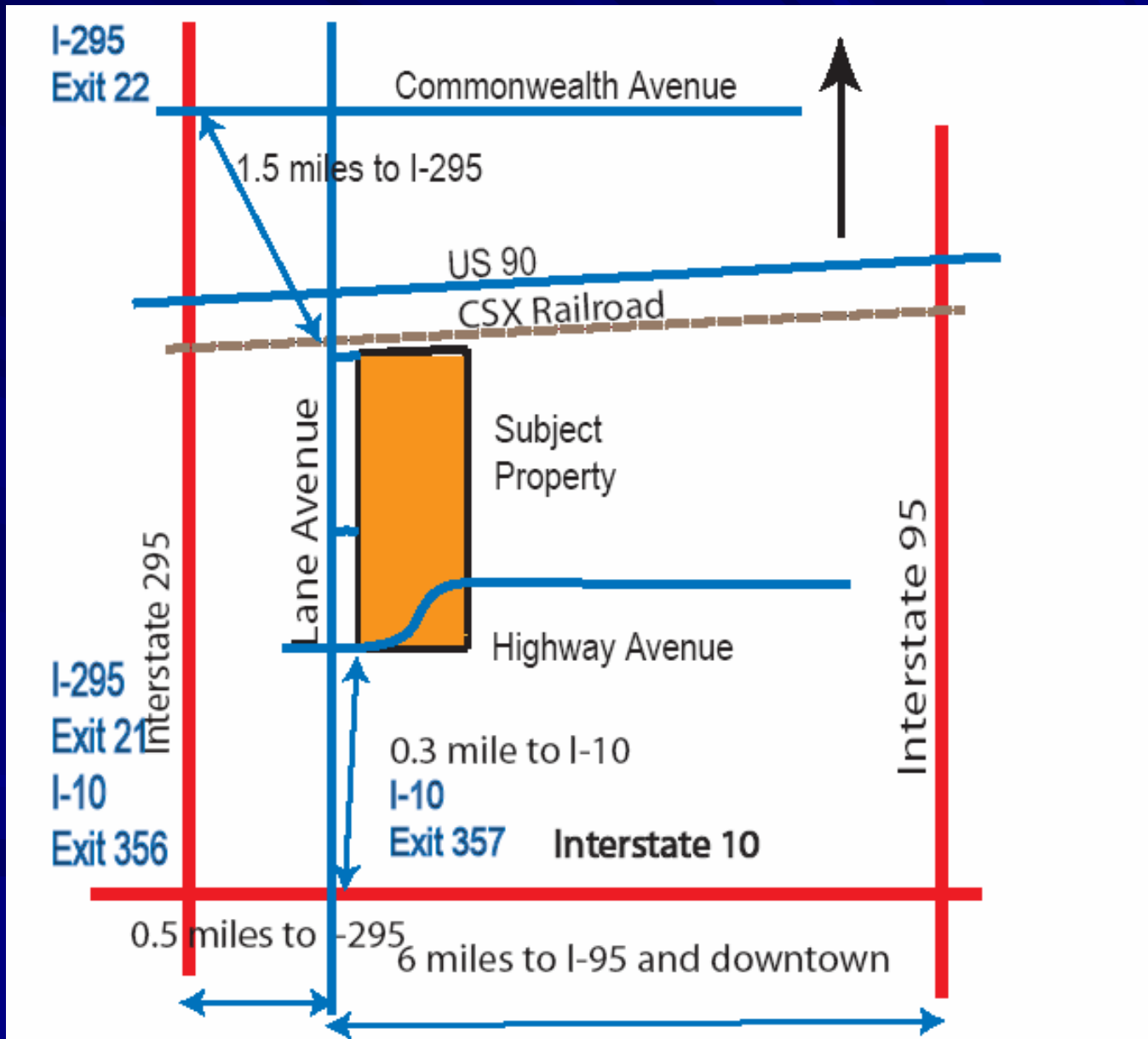
(Page down for more information)

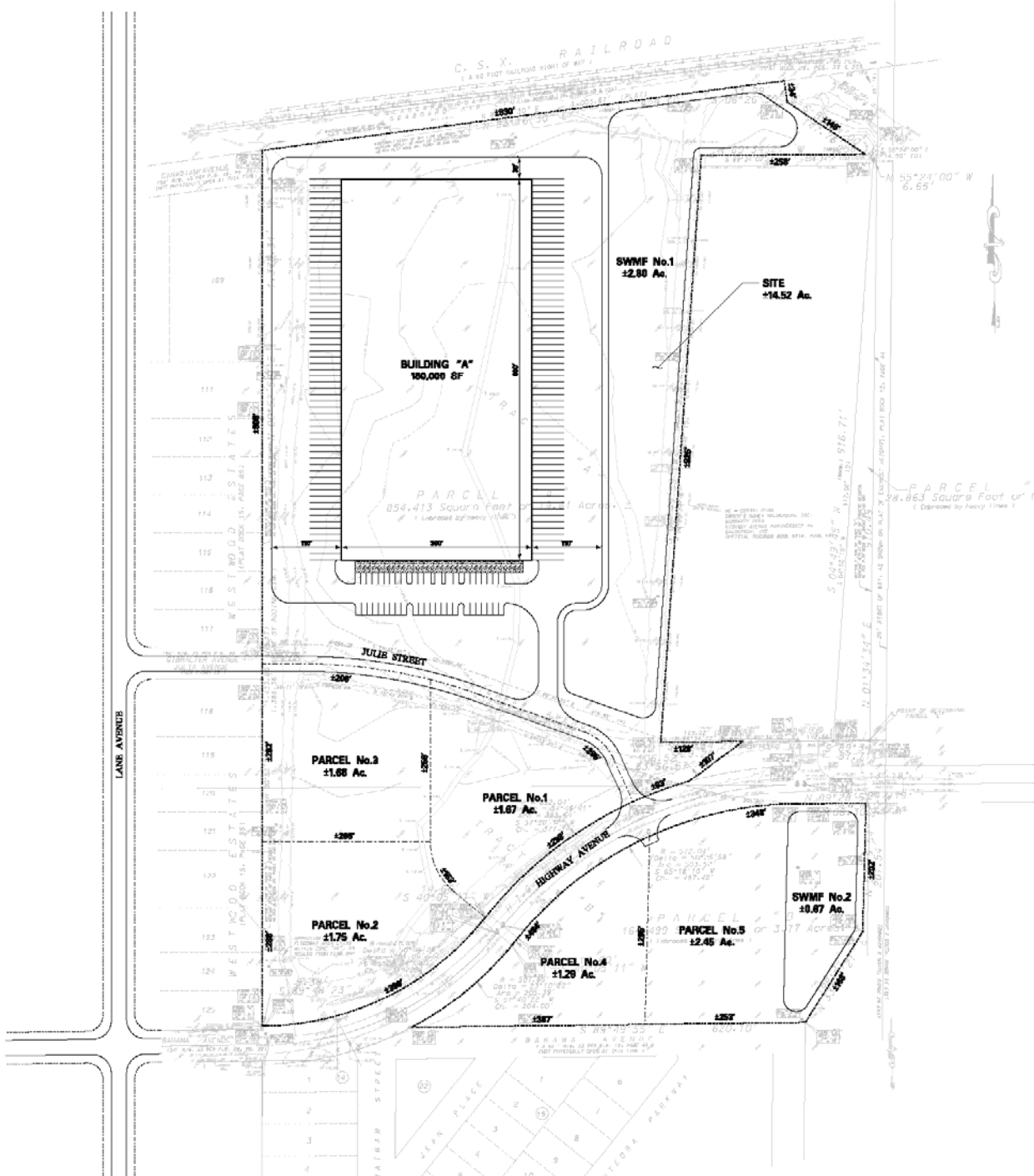


# Easy access to interstates I-10 and I-295

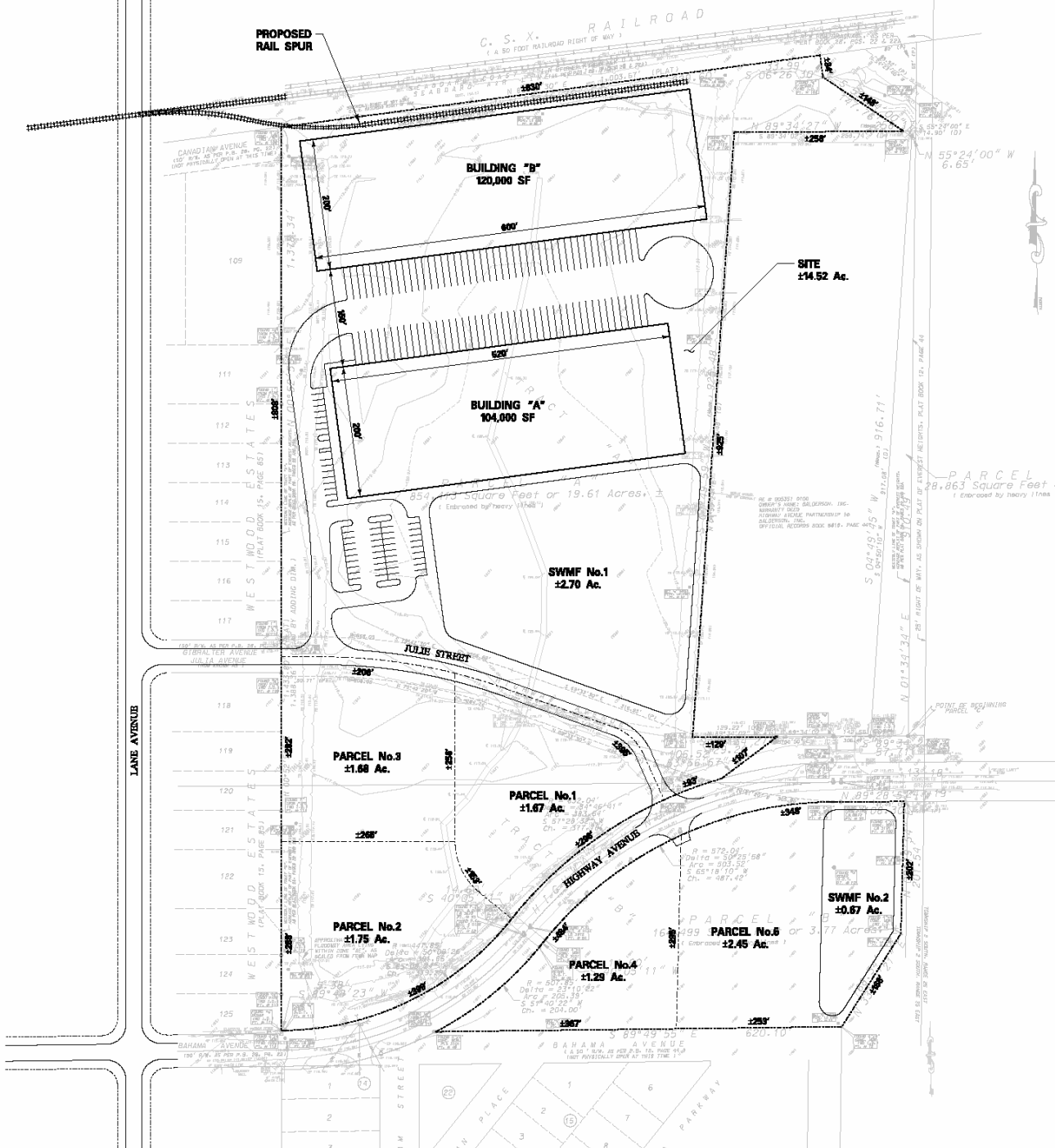


# Close to transportation network





Conceptual Plan  
for 180,000 ft.<sup>2</sup>  
distribution  
center and three  
out parcels  
totaling 5.1  
acres



Conceptual  
Plan for 2  
distribution  
centers, one  
on rail,  
totaling  
224,000 ft.<sup>2</sup>  
and three out  
parcels  
totaling 5.1  
acres

# Amenities

- **20 acres Zoned IH with concurrency**
- **830 feet by 1380 feet**
- **Great Interstate access**
- **Abundant city water and sewer**
- **Fiber Optic**
- **High and Dry – Entire site is usable**
- **850 Feet on Highway Avenue**
- **Additional Access off Lane Avenue**
- **Flood Zone X, 500-year flood plain**
- **Additional 3.74 acres south of Highway Avenue**

# Offered by:



INSIGHT REALTY GROUP, INC.

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Jacksonville, FL 32207

904-634-8800

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