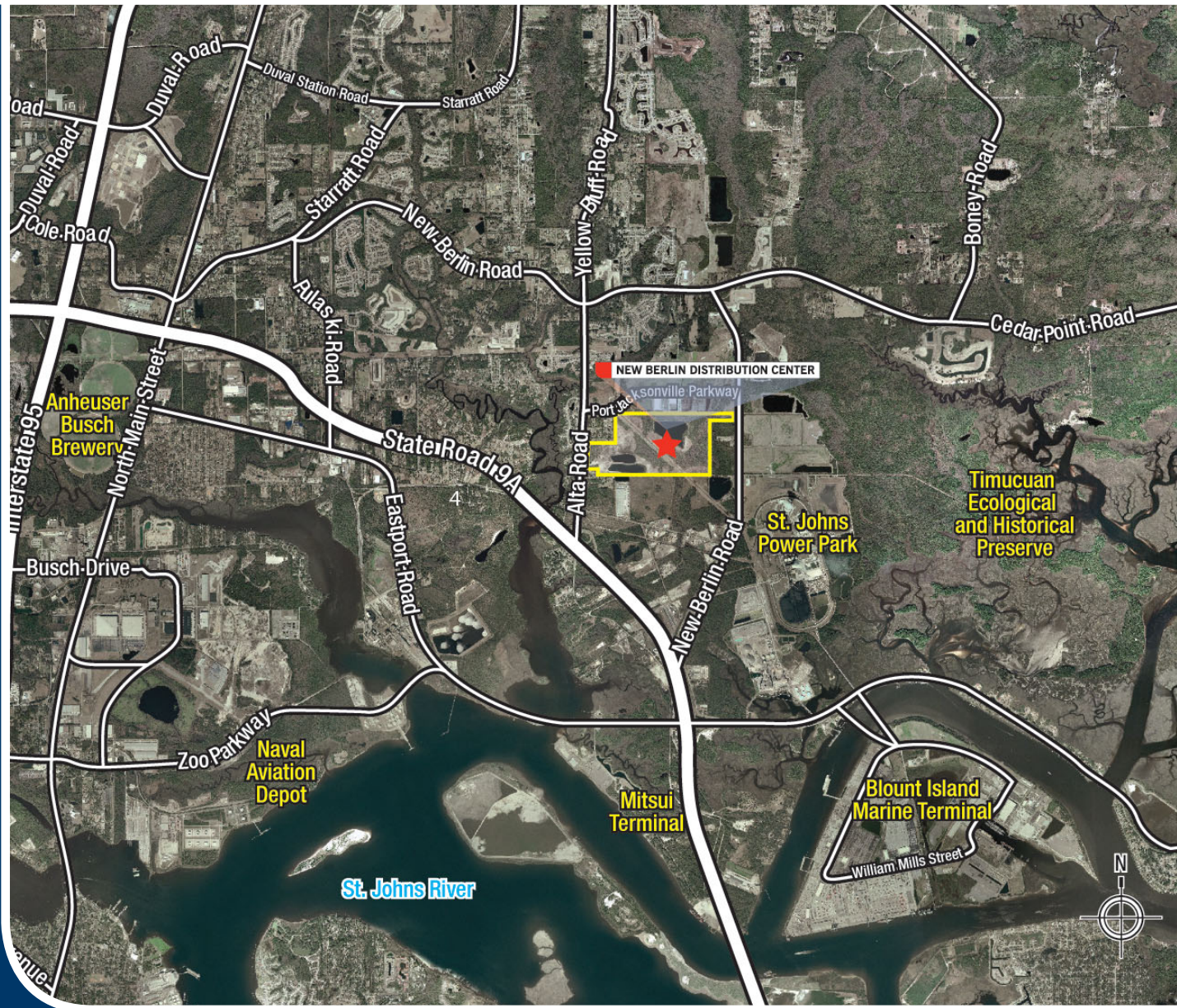


New Berlin Distribution Center

For Sale



**±287-Acre Shovel-Ready Distribution Center Site
Jacksonville, Florida**

- ±287 gross acres
±169 upland acres
- Strategically located three miles from Blount Island Marine Terminal, the Mitsui terminal, and the proposed Hanjin terminal
- Access off New Berlin Road
- *Light Industrial* land use
- PUD zoning for *Light Industrial*
- Engineered and permitted by the SJRWMD and ACOE
- *Fair Share Agreement* for 2.5 million square feet industrial space
- Utilities to site
- *FTZ* available, if applied for and JAXPORT agrees

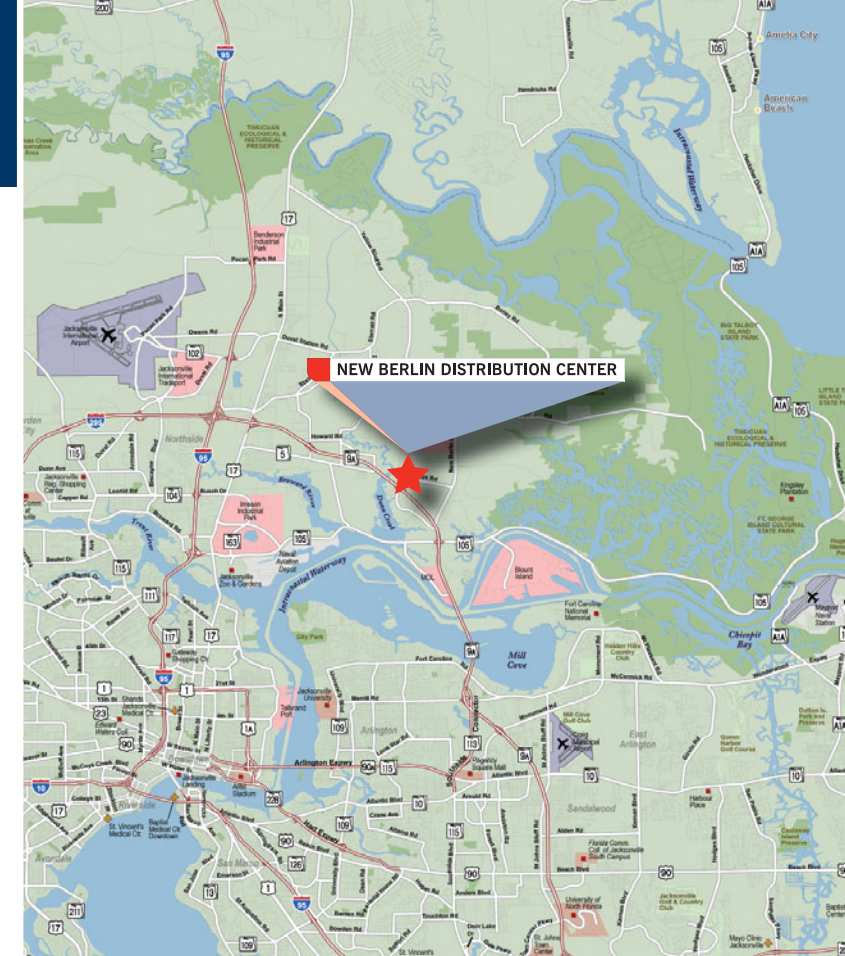
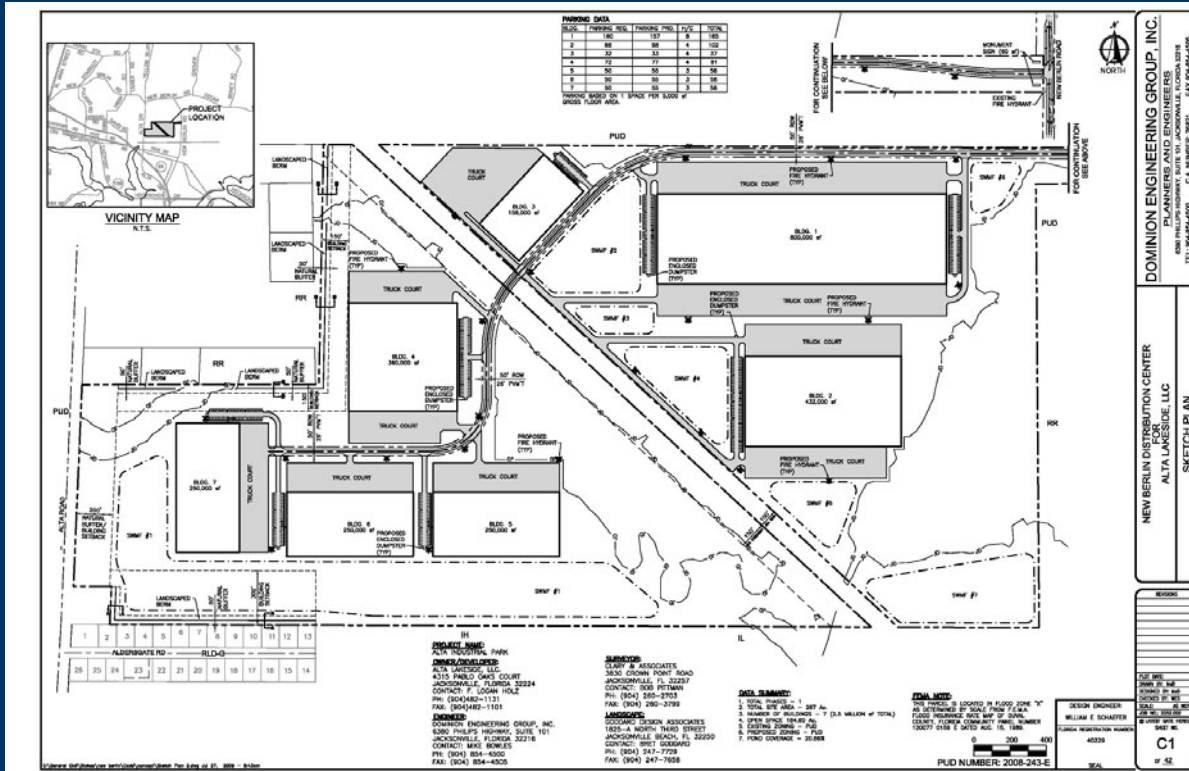
Developed by

STOKES
LAND GROUP

Marketed by

**CUSHMAN &
WAKEFIELD**

Site Plan



Approximate distance to:

- State Road 9-A.....2.0 miles
- JAXPORT (Blount Island Marine Terminal)2.5 miles
- Interstate 95.....5.0 miles
- Jacksonville International Airport6.0 miles

For more information, please contact:

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