

INDUSTRIAL LAND FOR SALE

4459 STATE ROAD 16 & 17,
GREEN COVE SPRINGS, FL 32043
96.08 ACRES FOR SALE



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OF THE SOUTHEAST

Property Features

- ▶ 96.08± acres of industrial use land available for sale in Green Cove Springs just south of Jacksonville
- ▶ Located near new outer beltway (First Coast Expressway) connecting I-95 to I-10
- ▶ Zoned CH2, Commercial High Intensity, Located within Green Cove Springs city limits.
- ▶ Utilities available on site
- ▶ CSX availability
- ▶ Middle 15± acres & building available with 69,367± SF
- ▶ Parcel ID: 38-06-26-016451-003-00

CALL FOR PRICING



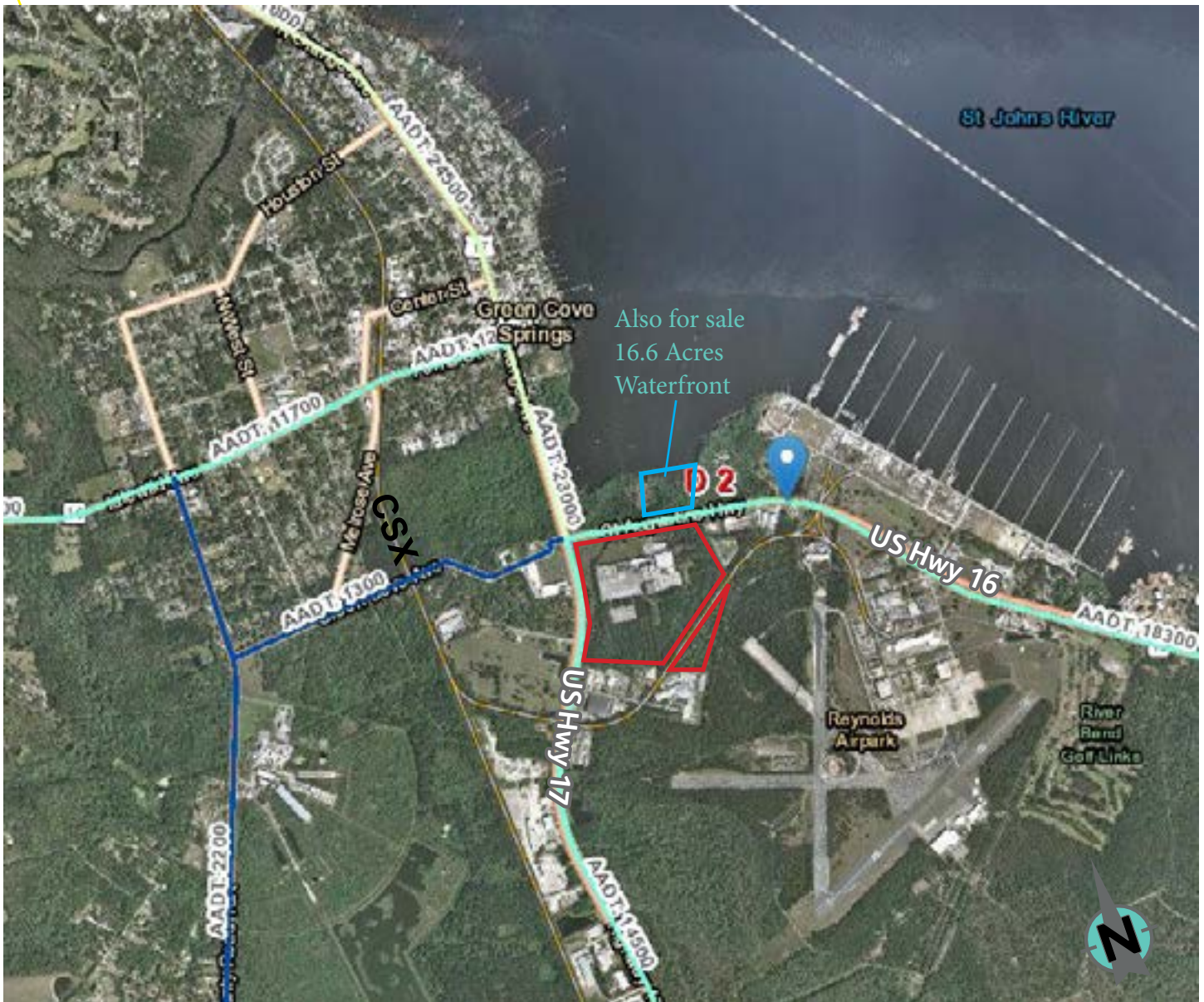
INDUSTRIAL LAND FOR SALE

ARIEL VIEW



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FLORIDA D.O.T. TRAFFIC COUNT
SR-16 AND SR-17, GREEN COVE SPRINGS, FL



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1890 Kingsley Ave, Suite 102
Orange Park, FL 32073
www.marketmastersse.com

Phillip Parsons, Broker
904-272-0435
pparsons@mmsejax.com

Property Info
County: Clay
ID: #874-CLAY

INDUSTRIAL LAND FOR SALES

First Coast Expressway



MAP SHOWING FIRST COAST EXPRESSWAY
CONNECTING I-10 & I-95

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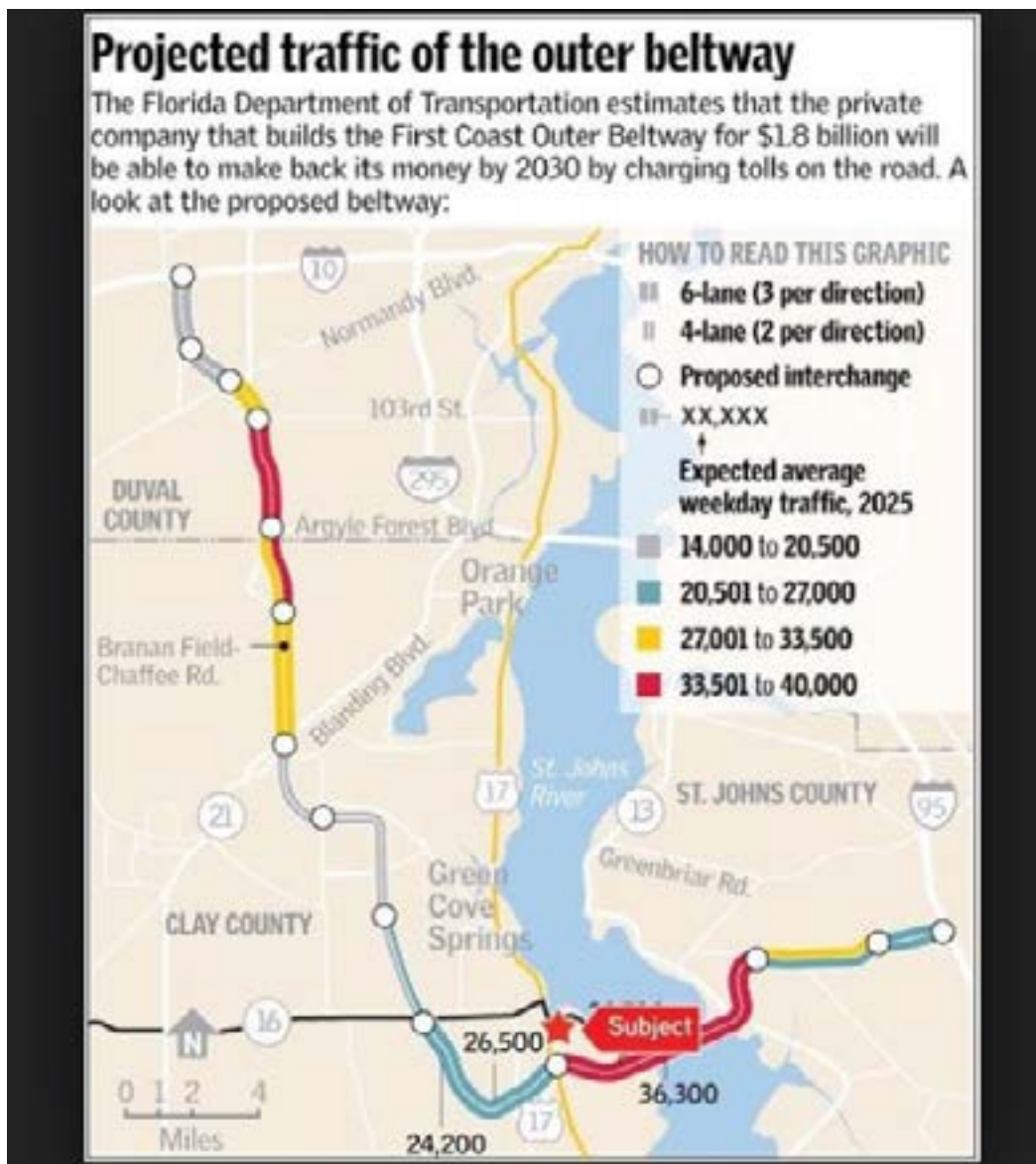
INDUSTRIAL LAND FOR SALE

PROJECTED TRAFFIC COUNT FOR FIRST COAST EXPRESSWAY CONNECTING I-10 & I-95

4459 US HWY 17, GREEN COVE SPRINGS, FL 32003
PROJECTED TRAFFIC COUNT OF BELTWAY



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INDUSTRIAL LAND FOR SALE

COMMERCIAL HIGH INTENSIVE LAND USE (CH1), C-2 GENERAL COMMERCIAL ZONING CATEGORIES

4459 US HWY 17, GREEN COVE SPRINGS, FL 32003
ZONED C-2 COMMERCIAL



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Sec. 117-253. - Permitted uses.

The following are permitted uses in the commercial high intensive (CHI), C-2 general commercial zoning category:

(1) Any use permitted in the C-1 zoning category district;

(2) The following retail and service establishments and any determined similarly like or type uses not specifically described below: appliance and automobile sales, service, repair and rentals, automobile parts store, bait and tackle shops, bakeries, bicycle sales and service, billiards, boat and motor sales and service, bowling alleys, building supplies and materials, cabinet shops, carpet outlets, ceramic sales and studios, clothing shops, curio shops, dance, music, gymnastic studios, decorating studios and shops, department stores, drug sales including medical marijuana treatment center dispensing facilities, dry cleaners, electrical shops, financial institutions (including drive-through facilities), fruit and vegetable sales (retail, no packing), furniture stores, game rooms, grocery store, hardware stores, health spas, licensed masseurs, heating and air conditioning sales and service, hotels, motels, janitorial supplies, laundries and laundromats, meat markets, medical supplies, mobile home sales and service, motorcycle sales and service, nurseries, optical shops, pawn shops, pet shops, pet grooming, pool supplies, printing shops, rentals, restaurants, shoe stores, shopping centers, skating rinks, sporting goods stores, sundries and notions shops, television and radio sales and service, television and radio studios (excluding transmission equipment), theaters, tire sales and service, toy stores, upholstery shops, utility building sales, veterinarian clinics (within enclosed building), wearing apparel shops, well drilling and pump services;

(3) Parking lots and commercial parking garages.



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ZONED C-2 COMMERCIAL



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Sec. 117-254. - Special exceptions.

The following are special exceptions in the commercial high intensive (CHI), C-2 general commercial zoning category:

- (1) Establishments or facilities for the retail sale and service of all alcoholic beverages for on-premises consumption;
- (2) Adult day care in compliance with requirements of the state, as per F.S. ch. 400, part V, as amended, and child care, in compliance with the requirements of the state, as per F.S. § 402.302, as amended;
- (3) Churches, with their attendant education and recreational buildings and off-street parking areas;
- (4) Hospital, sanitarium, nursing home, and similar uses;
- (5) Wholesale, warehouse or storage uses, to include mini-warehouse;
- (6) Building trades contractor with outside storage yard and heavy construction equipment;
- (7) Boatyards;
- (8) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating;
- (9) Bulk storage yards, not including bulk storage of flammable liquids;
- (10) Race tracks for animals or vehicles;
- (11) Go-cart tracks and athletic complexes;
- (12) Bus passages, parcel pick-ups and terminals;
- (13) Fabricators (plumbing, electrical, mechanical and sheet metal);
- (14) Welding shops;
- (15) Residences connected to a business use permitted in this district, provided the dwelling has an attached or detached garage of at least ten feet by 20 feet;
- (16) Adult arcade amusement centers or electronic game promotion centers;
- (17) Palmist and psychic businesses.

Sec. 117-255. - Density controls.

Density controls in the commercial high intensive (CHI), C-2 general commercial zoning category shall be as follows:

- (1) Minimum required lot area: None;
- (2) Minimum required lot width: None;
- (3) Minimum required front yard: 25 feet;
- (4) Minimum required rear yard: Ten feet; if abutting a dedicated alley, only five feet are required;
- (5) Minimum required side yard: None, except 15 feet on corner lots and 15 feet on interior lots when abutting a residential zone;
- (6) Maximum floor area ratio (FAR): 0.35;
- (7) Maximum structure height: 35 feet.



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