

DENNARD INDUSTRIAL LAND

Dennard Ave, Jacksonville, FL 32254 ±1.32 Acres

IOS Investment Opportunity

Offering Memorandum



MATTHEWS™

INVESTMENT HIGHLIGHTS

A high-utility IOS site with immediate functionality, strong yield potential, and scalable upside in one of Florida's fastest-growing industrial markets.

Rare, Small-Bay, IOS Site

- ±1.32-acre industrial parcel in supply-constrained Jacksonville infill market
- Highly functional size for contractor yard, fleet storage, and IOS users
- Strong demand for sub-2-acre yard sites with limited availability
- Conceptual layout supports 25–35 trailer positions

Immediate Path To Income

- Minimal capex required to activate as IOS yard
- No vertical development needed
- Ideal for: Truck parking, Contractor storage, Equipment laydown. or Trailer storage

IOS-Ready With Entitlement Upside

- Zoned Light Industrial (IL) allowing multiple industrial uses
- Recent right-of-way abandonment approval enhances site usability
- Ready for fencing + gating, Yard stabilization (millings/crushed asphalt)
- Dual access for truck circulation on Dennard Ave and Hammond Blvd.

Infill Industrial Location

- Located within Jacksonville's Northwest industrial corridor
- Proximity to: I295 and I10 are major trucking routes with large industrial user base
- Located in Flood Zone X

0 Dennard Ave
Jacksonville, FL 32254

±1.32 AC

Acres

\$649,990

List Price

26 Trucks

Target Stabilized Count

\$250/Truck

Rent/Month

\$68,000/Year

NOI (Base Case)





amazon

Distributors



GRAINGER



KraftHeinz



Pritchard Rd ± 32,000 VPD



Distribution Center



Distribution Center



Distribution Center



Distribution Center



Distribution Center



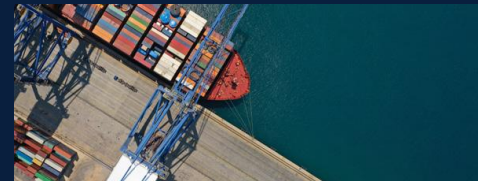
± 115,000 VPD



Google Earth

TRANSPORTATION

Jacksonville boasts a vital transportation infrastructure that underpins its role as a regional logistics and economic hub. In 2023, Jacksonville International Airport saw a record 7.45 million passengers—a 13% increase from 2022—while home to largest port in Florida JAXPORT handled over 12.5 million tons of cargo, up 10% year over- year. The city’s public transit is supported by the Jacksonville Transportation Authority, offering bus services and the downtown Skyway system. Major companies like Amazon continue to invest in the expanding logistics sector, drawn by Jacksonville’s strong connectivity across highways, air, sea, and public transport pushing sustained economic growth.



Port Cargo Volume
12.5 Million Tons



Airport Economic Impact
\$3.2 Billion Annually



Logistics Employment
72,000 Workers in Transport
& Warehousing



**Annual Ridership for Public
Transportation**
4.2 Million (Bus, Trolley, Skyway)

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MATTHEWS™

EXCLUSIVELY LISTED BY



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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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