

EDGEWOOD INDUSTRIAL LAND

Jacksonville, FL 32254 ±8.05 Acres

IOS Investment Opportunity

Offering Memorandum



MATTHEWS™

INVESTMENT HIGHLIGHTS

±8.05-acre fully usable industrial IOS site located in Jacksonville's infill westside corridor. The assemblage delivers contiguous scale, control, and immediate yard functionality, positioning it as a rare opportunity for truck parking, trailer storage, and contractor yard users.

±8.05 AC Contiguous IOS Site

- Full assemblage including ROW closure Summner St and Fairchild St creates a true functional yard footprint not fragmented land.

No Jurisdictional Wetlands

- Entire site is usable, allowing full yard optimization, grading, and circulation.

IOS-Ready Configuration

- Ideal for: truck parking, trailer storage, container yard, contractor laydown yard.

Scale That Matters

- 8+ acres supports: Institutional IOS operators, Fleet-based logistics users, Multi-tenant yard configurations.

Truck/Trailer Capacity Analysis

Assumptions:

- 70% efficiency (circulation, setbacks, stormwater)
- IOS standard: ±2,500 – ±3,000 SF per trailer position

Total SF:

- ±350,658 SF (±8.05 AC)

Usable Yard SF (70%):

- ±245,000 SF

Estimated Capacity:

- Conservative Layout: ±80 trailers
- Optimized Layout: ±95 trailers
- Aggressive IOS Layout: 100+ trailer positions

Edgewood Industrial Land
Jacksonville, FL 32254

±8.05 AC

Acres

\$1,649,990

List Price

\$204K and \$4.70

Acre/PSF

80-100 Trailer/Trucks

Target Stabilized Count

\$173,000/Year

NOI (Base Case)



FINANCIAL (IOS YARD MODEL)

Yard Capacity

Total Site Area	±8.05 AC
Total SF	±350,658 SF
Usable SF (70%)	±245,000 SF
Trailer Capacity	80-100+ Units

Expense Assumptions

Minimal Operations	Low improvements (clear, stable base, fencing)
Estimated expense ratio	15%-25%
Price/AC Equivalent	\$250K-\$400K/AC (based on income, not land comps)
Trailer Capacity	80-100+ Units





amazon

Distributors



TOYOTA

GRAINGER



KraftHeinz



Pritchard Rd ± 32,000 VPD



Subject Property



Distribution Center



Distribution Center



Distribution Center



Distribution Center



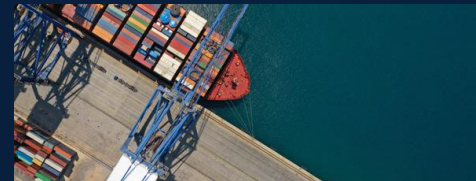
± 115,000 VPD



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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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.

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