

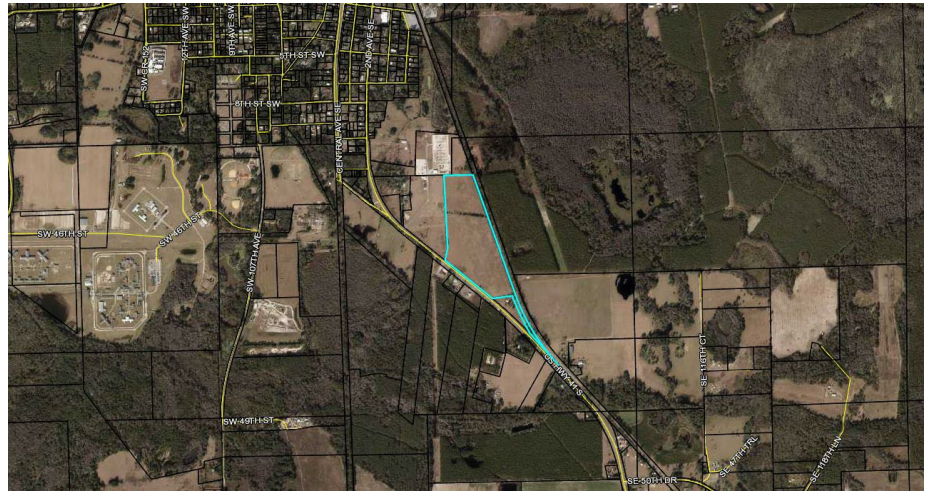


45-ACRE DUKE ENERGY SERVED INDUSTRIAL SITE

45-acre site approximately 3.5 miles from I-75 and 12.5 miles to I-10 with 1,082 feet of frontage on US 41; located in the Duke Energy territory with a substation to the rear of the site. The site offers the perfect combination of access, power and highway frontage in a low-cost location.

Property Details:

- Ownership: HCDA (public)
- Coordinates: 30.504466, -82.939646
- City: adjacent to the city limits of Jasper
- County: Hamilton, Florida
- Type of Space: Vacant Land
- Maximum Size: 45 acres
- Zoning: Commercial Highway Intensive



Overview:

- Previous Land Use: None, Greenfield
- This site has 1,082 feet of frontage on U.S. Highway 41 (2-lane highway).
- Nearest N-S Interstate: I-75; 3.5 road miles from site
- Nearest E-W Interstate: I-10; approximately 12.5 miles from the site
- Approximately 2,366 ft. of rail along the east border
- Adjacent to the city limits of Jasper and could be annexed quickly

Type

Available

Strategic Intermodal System (SIS)	I-75 (3.5 miles from site)
SIS Railroads	A Georgia Southern & Florida Railroad line is along the east border of approximately 2,366 feet, but currently no spur off the mainline.
Airports	<ul style="list-style-type: none"> • Jacksonville International Airport (JIA) • Valdosta Regional Airport • Gainesville Regional Airport
Seaports	JAXPORT
Non-SIS State Highways	US 41, US 129, SR 6, SR 25, SR 136, SR 143
General Aviation Airport	Lake City Gateway Airport (KLCQ) – 34 miles

Possible Target Industries:

- Warehousing & Distribution, Manufacturing, Agribusiness