

Nassau Southwest Industrial Park

Highway 90 E.
Macclenny, FL 32063

With developable tracts as large as 200 acres, Nassau Southwest Industrial Park is 800 acres full of business opportunity, including easy access to local, regional, national, and international travel hubs.

Just outside of Jacksonville, Nassau Southwest Industrial Park offers a first-rate destination for new businesses across manufacturing, professional services, construction, logistics, and more.



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ELECTRICITY
13 MW



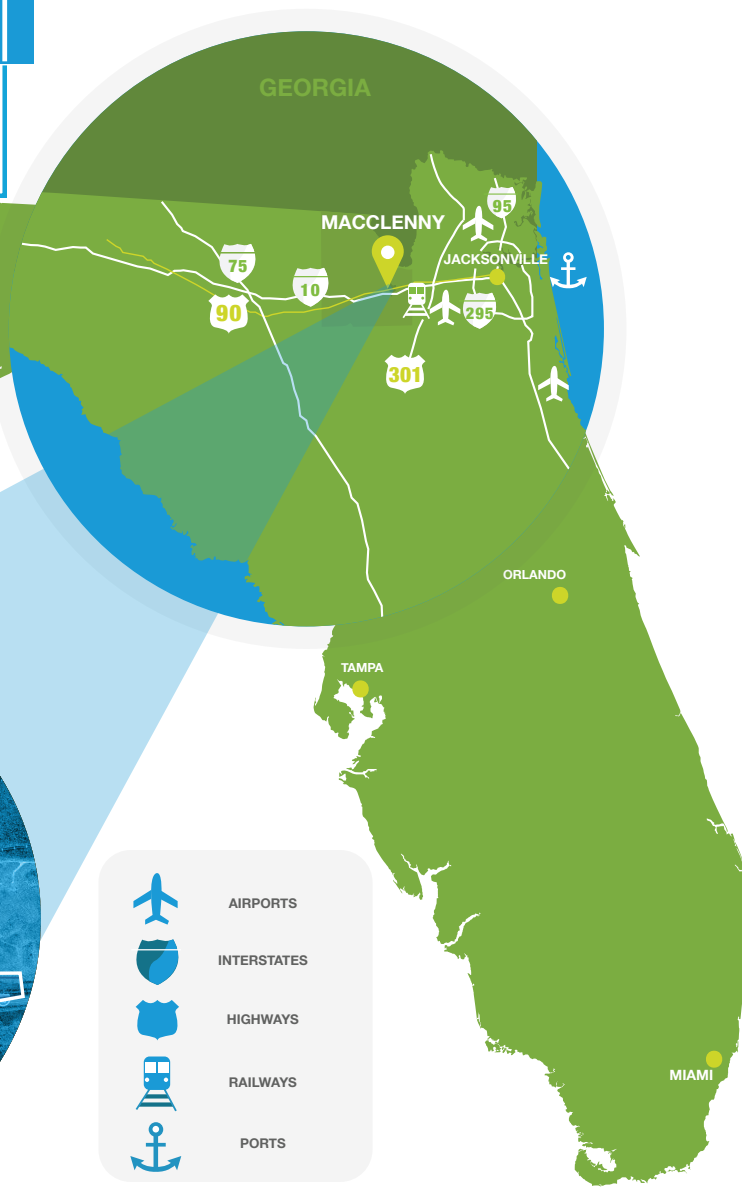
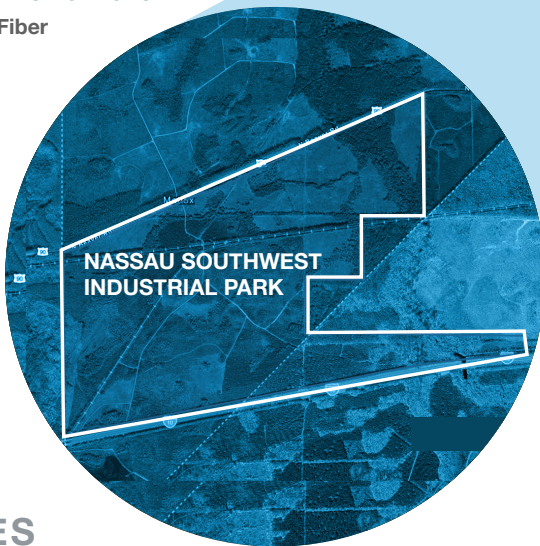
WATER
1 MGD (by end of 2027)



SEWER
300,000 GPD (by end of 2027)



TELECOMMUNICATIONS
On-Site Fiber



AIRPORTS



INTERSTATES



HIGHWAYS



RAILWAYS



PORTS

ADVANTAGES



The site has frontage to I-10.



Jacksonville provides a proximal business hub.



Nassau County is a low-tax climate for business.



50 million potential customers live within an 8-hour drive.



RAIL SERVICE

Jacksonville Port Terminal Railroad: 35 miles
CSX: Runs through the county
Norfolk Southern Railway: Runs through the county



AIRPORTS

Cecil Airport: 23 miles
Jacksonville International Airport: 41 miles
Gainesville Regional Airport: 55 miles
Fernandina Beach Municipal Airport: 60 miles



TRUCK ACCESS

I-10: Frontage
US-90: Frontage
US-301: 12 miles



SEAPORTS

JAXPORT: 35 miles