

NEW CLASS A INDUSTRIAL | FOR LEASE

161,402± SF

Prime Distribution Center in Jacksonville, Florida

Westlake Industrial Park

Contact Us:

GUY PRESTON, SIOR
Executive Director
+1 904 591 0800
guy.preston@colliers.com

SEDA PRESTON
Senior Associate
+1 904 861 1142
seda.preston@colliers.com

BECKNELL
INDUSTRIAL



Westlake Industrial Park

12075 Pritchard Rd., Building 2
Jacksonville FL, 32220

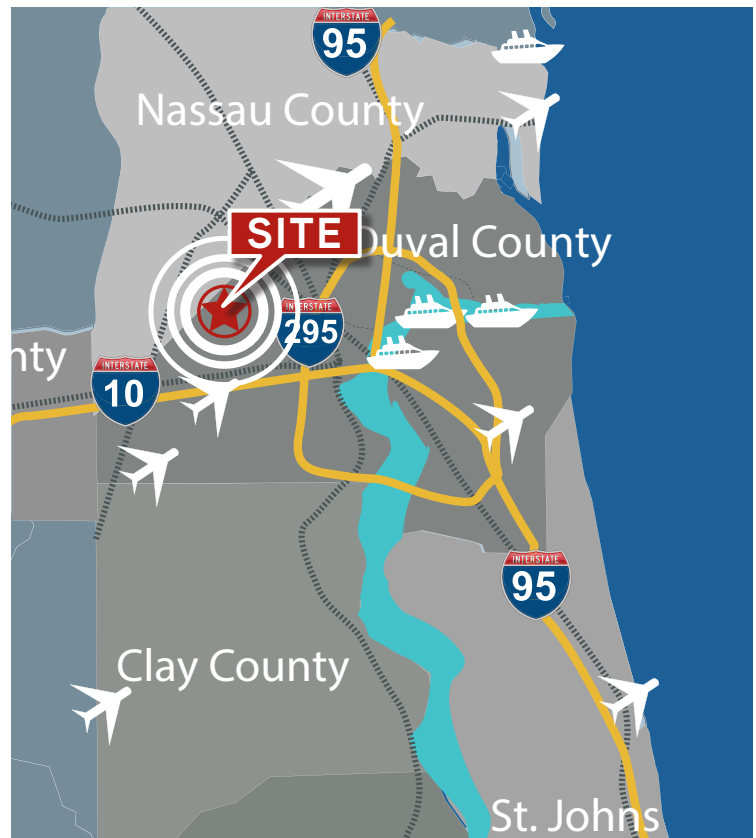
161,402± SF FOR LEASE

NEW CLASS A INDUSTRIAL | FOR LEASE



Property Highlights

- Class A, master planned industrial business park
- Exceptional multimodal location in Jacksonville's Westside submarket, offering superior access to the southeastern U.S. market via I-295 and I-10, with easy access to I-95 and I-75
- 6 miles to CSX intermodal facility
- 8 miles to Norfolk Southern intermodal facility
- 24 miles to FEC intermodal facility
- 17 miles to Jacksonville International Airport
- 22 miles to JAXPORT Dames Point terminal facility
- Abundant regional labor pool
- Pro-growth local government
- FTZ #64
- No state or local personal income tax
- No inventory tax



Site Plan and Features

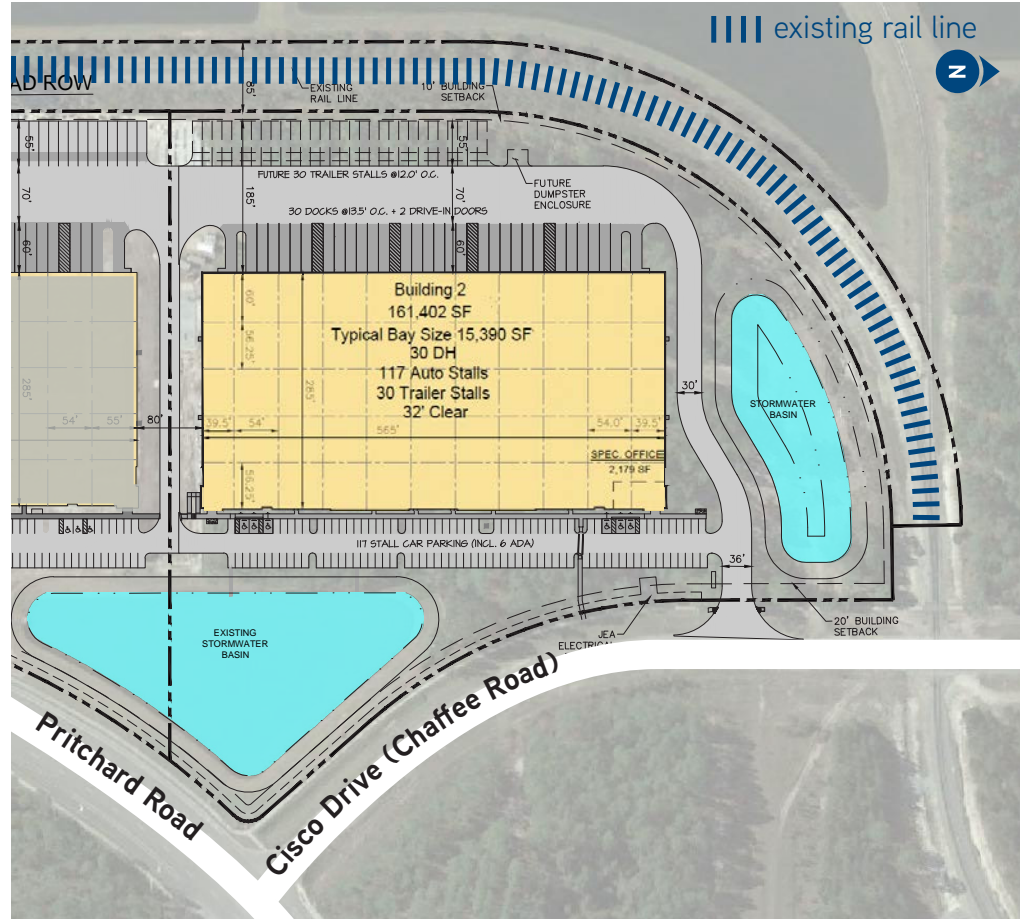
12075 Pritchard Rd., Building 2
Jacksonville FL, 32220

161,402± SF FOR LEASE

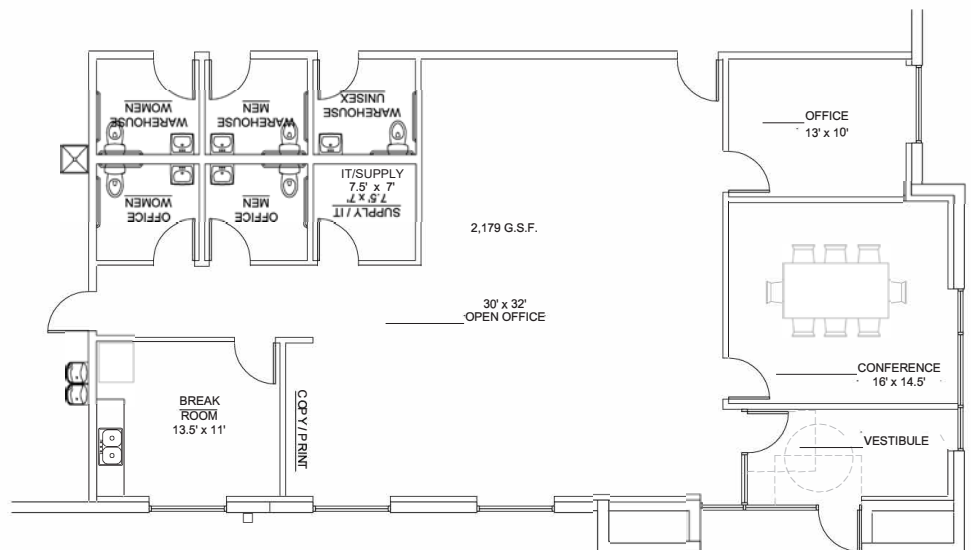
NEW CLASS A INDUSTRIAL | FOR LEASE

BUILDING FEATURES

- 161,402± SF on 12.47 acres
- 565' X 285' building
- 2,179±SF plug-and-play office
- Clerestory windows
- 32' clear height
- 1,200 Amp electric service
- ESFR fire-suppression system
- LED lighting
- 60 mil TPO single-ply white membrane roof with R-21 insulation
- Slab: 7-inch concrete
- 56.25' x 54' typical column spacing
- 60' x 54' speed bays
- 30 Dock high doors with Z-guards and bumpers
- Two 12' x 14' drive-in ramped doors
- 130' truck court
- 60' concrete apron
- Rear load configuration
- 30 trailer park positions
- 117 car parking spaces
- Access to Pritchard and Chaffee roads

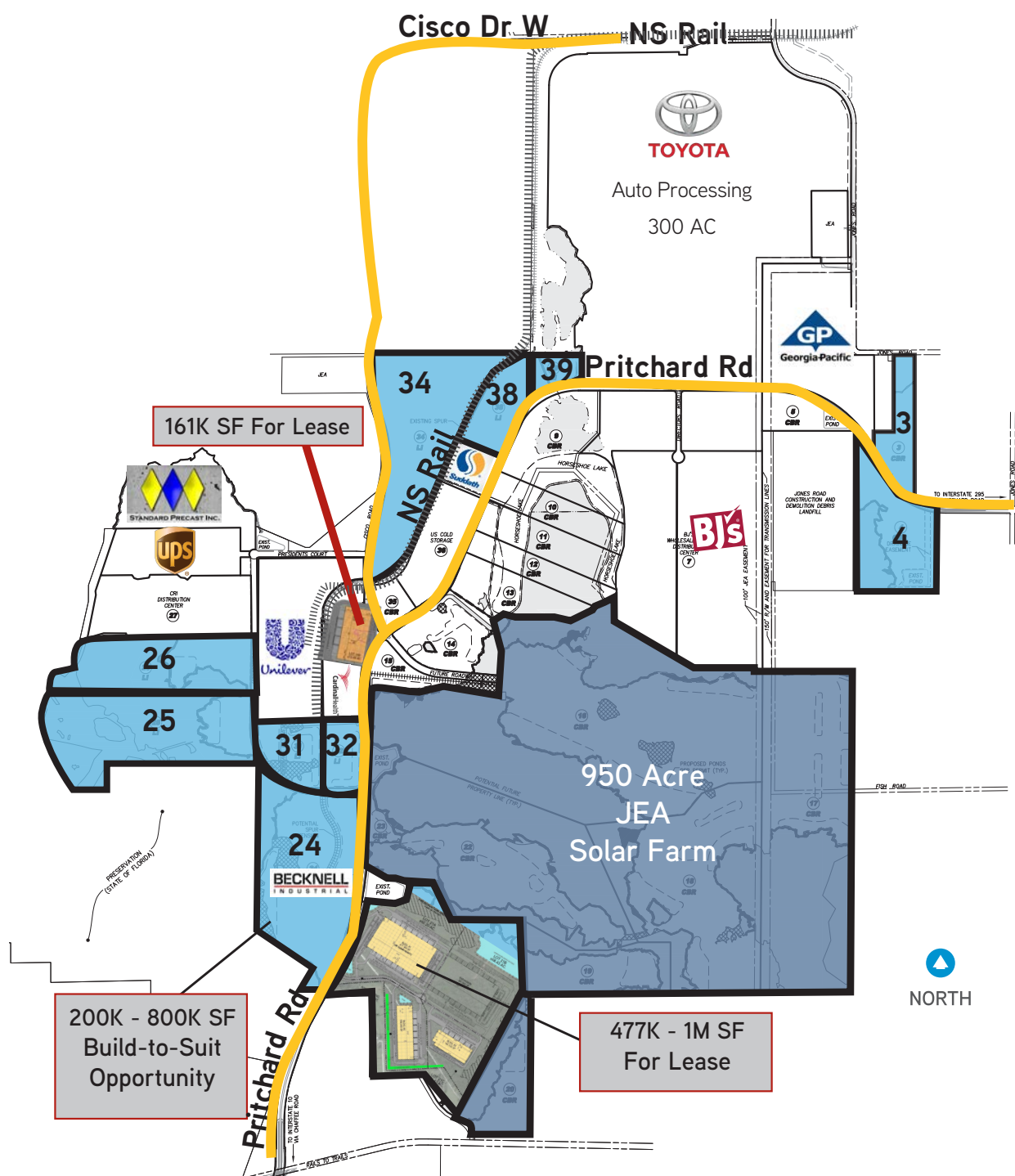


OFFICE



Park Plan

12075 Pritchard Rd., Building 2
Jacksonville FL, 32220



COLLIERS INTERNATIONAL
76 S. Laura St., Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville

©2019 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

BECKNELL
INDUSTRIAL

