

FOR LEASE

DOCK HIGH LIGHT INDUSTRIAL



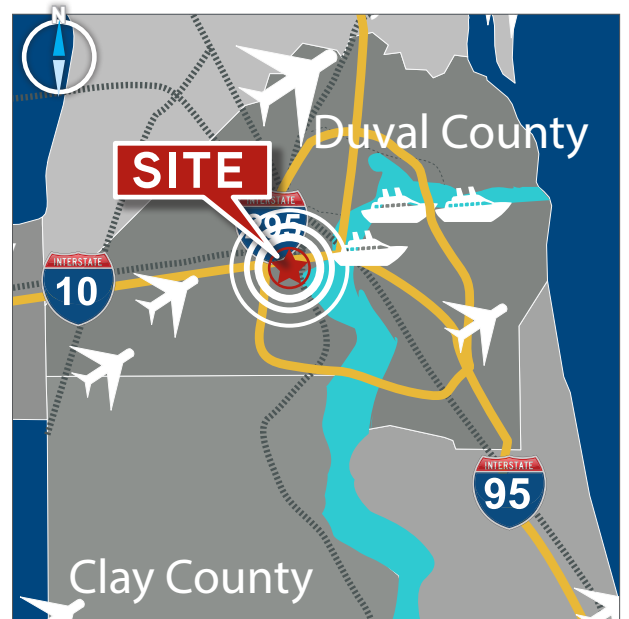
20,000± - 160,000±
Contiguous SF
Delivering Q2 2021

Lane Avenue & West 12th Street
Jacksonville, FL 32254

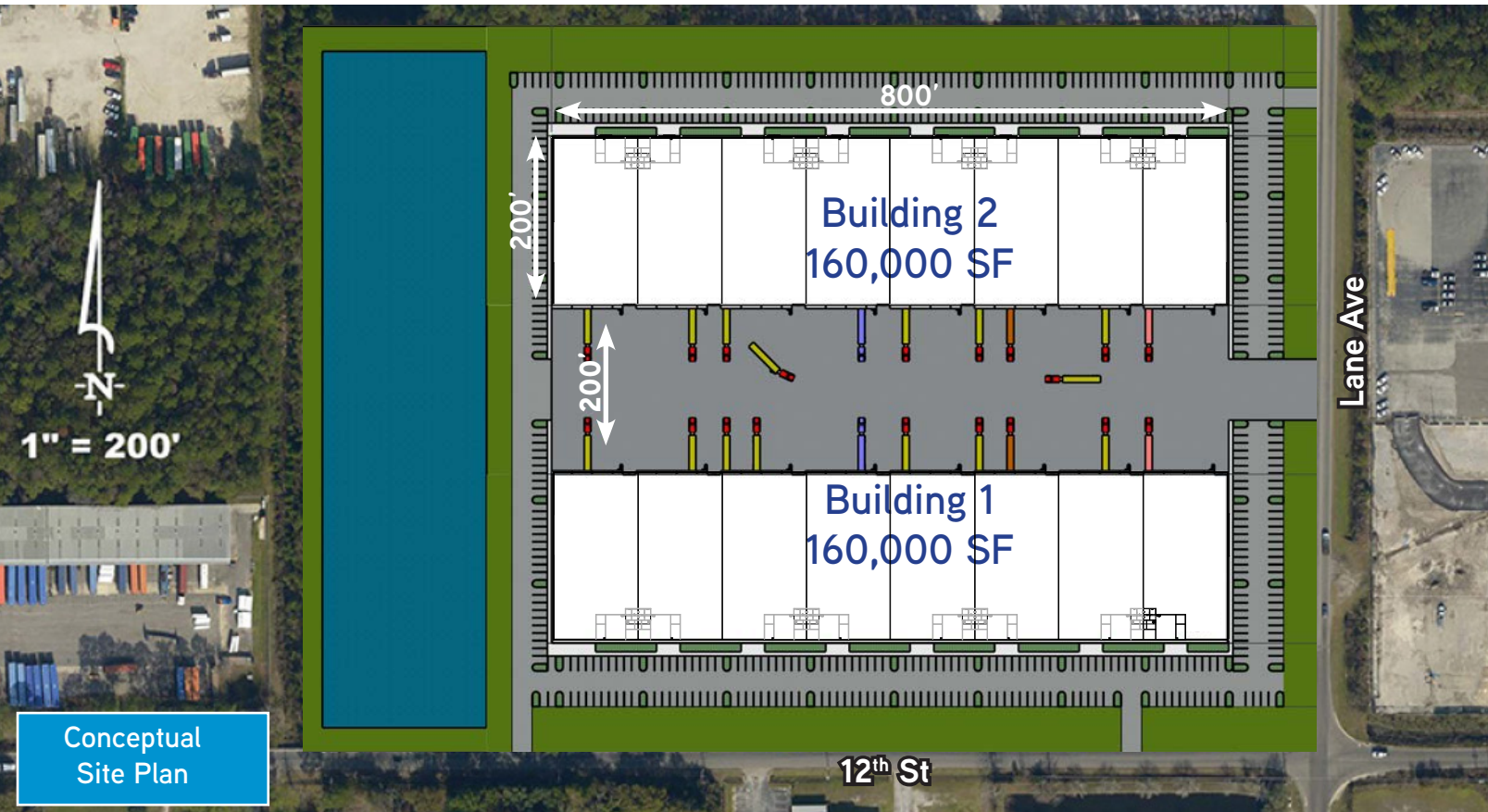
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20,000± - 160,000± SF



Property Highlights

- Building 1: 160,000± SF
- Building 2: 160,000± SF
- Dimensions: 800' x 200'
- Typical bay dimensions: 50' x 200' - 10,000 SF
- Flexible suite sizes starting at 20,000 SF
- Spec office: 1,623 SF
- Tilt-up concrete construction
- Clerestory windows
- Clear height: 30'
- Electric: 3,500 amps
- Sprinkler: ESFR
- LED lighting: 30 foot candles
- Roof: 60 mil TPO
- Roof insulation: R21
- Slab: 6" concrete - 4k PSI
- Column spacing: 50' x 50'
- BTS dock packages available
- BTS 12' x 14' drive-in available
- Dock high doors: (48) 9' x 10' including Z guards and bumpers
- Shared 200' concrete truck court
- Truck court access via Lane Avenue
- Rear load configuration
- Auto parking: 365 including 9 accessible Expandable to 468
- Dual curb cuts on Lane Ave. and 12th St.

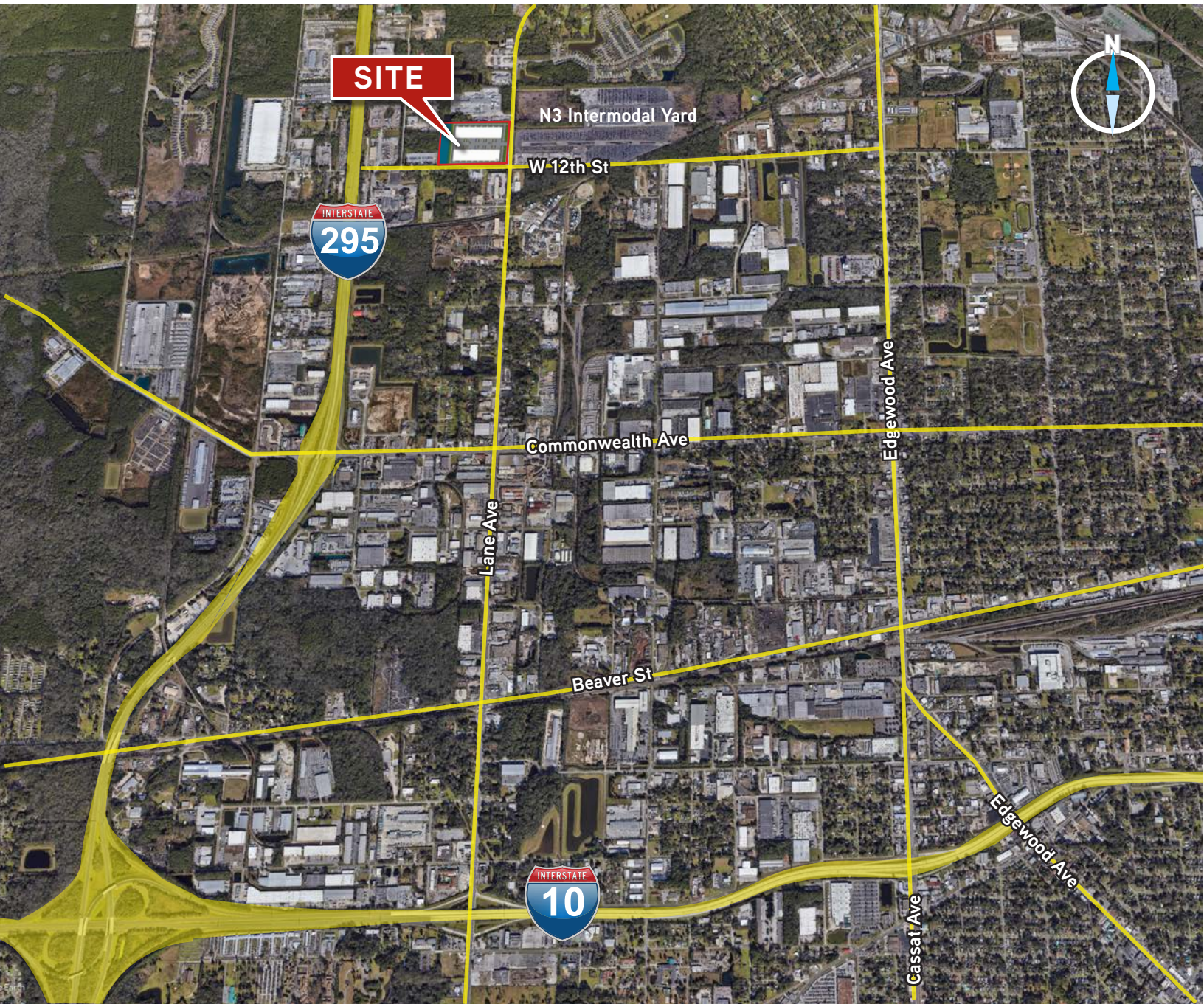
Lane Ave. & W. 12th St.

STRATEGIC LOCATION

- Exceptional location in Jacksonville's Westside submarket, offering superior access to the Southeastern US via I-295, I-95 and I-10
- Ability to reach 61 million consumers in an 8-hour drive
- Easy connection to CSX, Norfolk Southern and Florida East Coast Rail intermodal facilities
- 15 miles to Jacksonville International Airport
- Proximity to JAXPORT's three marine terminals
- Abundant regional labor pool
- Pro-growth local government
- Located within FTZ No. 64, with the ability to apply for significant savings on imported cargo shipments or manufacturing and distribution operations
- No state or local personal income tax
- No inventory tax



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