



For Lease

Imeson Park Building B
10501 Cold Storage Rd.
Jacksonville, FL 32218

236,880± SF available
Class A, 156-acre master planned industrial business park

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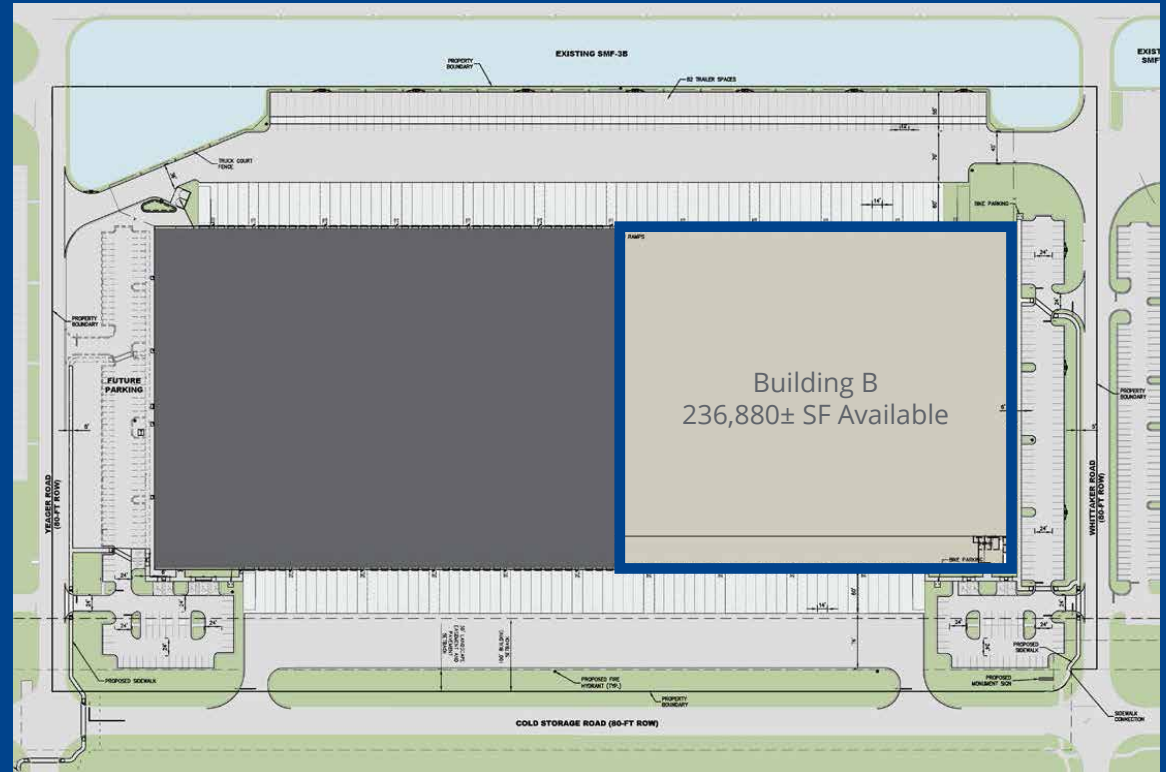


Property Overview

10501 Cold Storage Rd. | Jacksonville, FL 32218

| | |
|---------------------|--|
| Building size | 552,720± SF |
| Building dimensions | 1,176' x 470' |
| Available SF | 236,880± SF |
| Column spacing | 50' x 56' typical bay 60' x 56' speed bay |
| Spec office | 2,065 SF |
| Windows | Sky lights, 80 (4' x 8') |
| Clear height | 36' clear height |
| Electrical | 2,700 amp, 277/480 volt, 3 phase |
| Sprinkler system | ESFR fire suppression system |
| Lighting | LED |
| Roofing | 45 mil TPO single-ply white membrane roof with R-20 insulation |
| Slab | 7-inch concrete - 4k PSI |
| Dock-high doors | 48 (9' x 10') dock-high doors with bumpers |
| Dock equipment | 8 doors equipped with 35K lbs. hydraulic pit levelers |
| Drive-in doors | 2 (14' x 16') |
| Truck court | 185'/130' |
| Concrete apron | 60' |
| Load configuration | Cross dock |
| Parking | 146 auto parking spaces 39 trailer parking spaces |
| Access | Yeager Rd., Cold Storage Rd. and Whittaker Rd. |

Site Plan



Site aerial taken September 2021

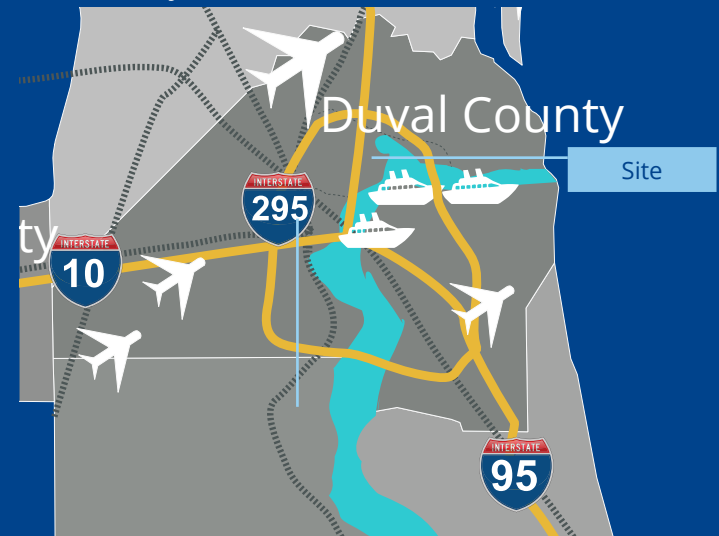
8-Hour Drive Time

67+ Million People



Strategic Location

- Exceptional location in Jacksonville's Northside submarket
- Less than 2 miles to I-95 and 4 miles to I-95/I-295 interchange
- Centrally located between JIA and JAXPORT
- Multiple points of ingress and egress
- Ability to reach 67 million consumers in an 8-hour drive
- Easy connection to CSX, Norfolk Southern and Florida East Coast Rail intermodal facilities
- 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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