

NEW CLASS A INDUSTRIAL | FOR LEASE

477,360± SF

Prime Distribution Center in Jacksonville, Florida

Westlake Industrial Park

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INDUSTRIAL



Westlake Industrial Park

Jacksonville FL, 32220

477,360± SF FOR LEASE

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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

Westlake Industrial Park

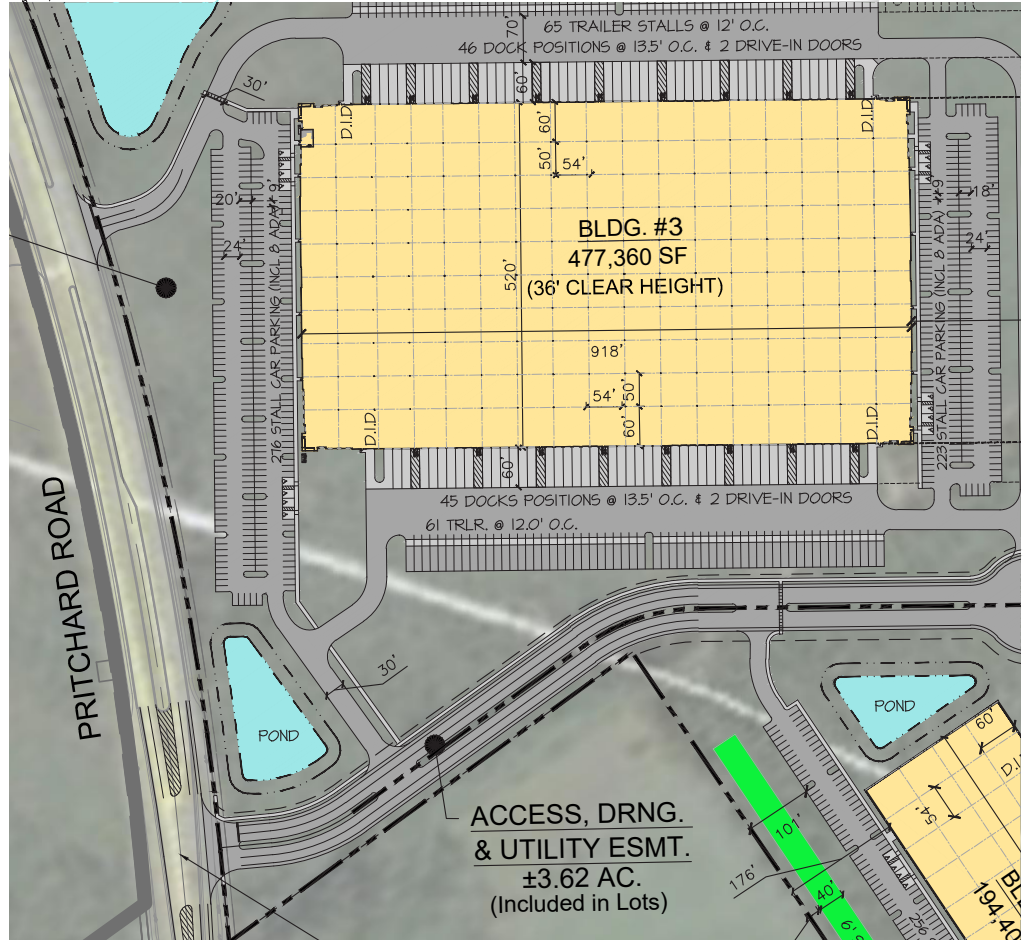
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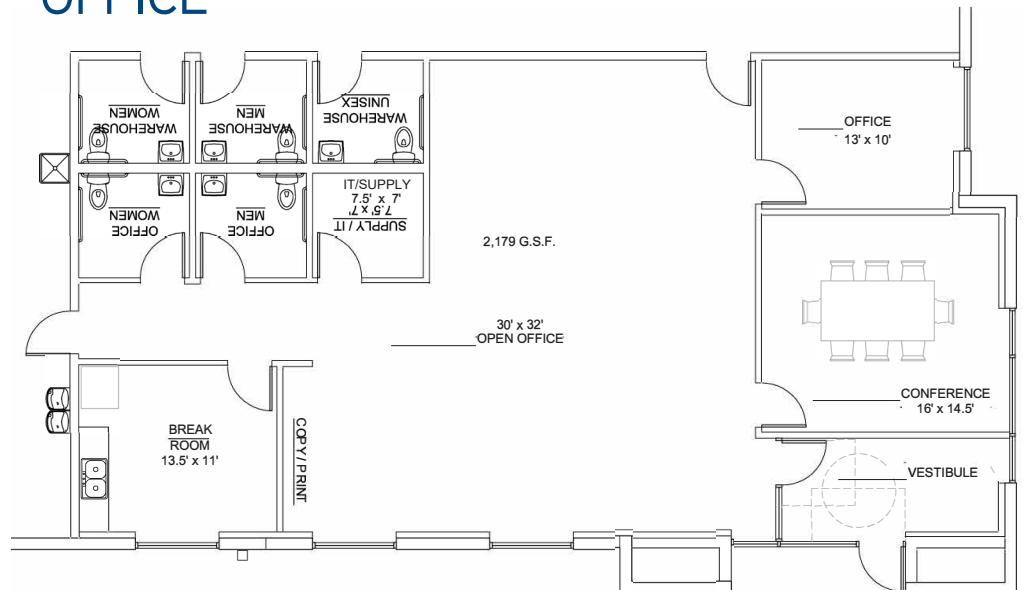
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BUILDING FEATURES

- 477,360± SF on 60.2± acres
- 520' X 918' building
- 2,179±SF plug-and-play office
- Clerestory windows
- 36' clear height
- 2,000 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
- 54' x 50' typical column spacing
- 60' x 54' speed bays
- 91 Dock high doors with Z-guards and bumpers
- Four 12' x 14' drive-in ramped doors
- 130' truck court
- 60' concrete apron
- Cross Dock
- 126 trailer park positions
- 499 car parking spaces
- Access to Pritchard and Chaffee roads



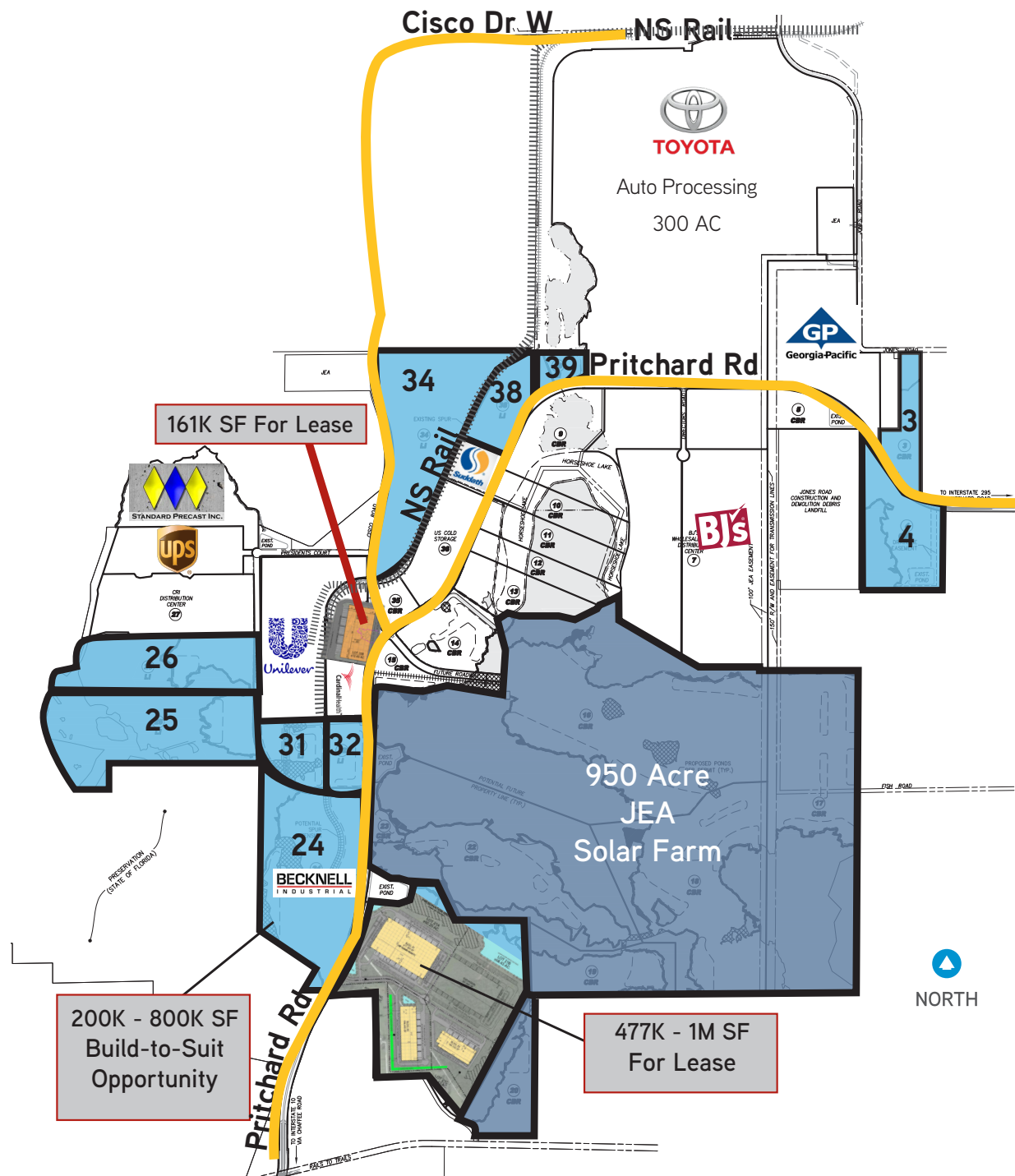
OFFICE



Westlake Industrial Park

Jacksonville FL, 32220

Park Plan



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