

FOR LEASE | ±193,324 SF

MAJESTIC INTERNATIONAL TRADEPORT BUILDING 1

13398 INTERNATIONAL PARKWAY | JACKSONVILLE, FL 32218

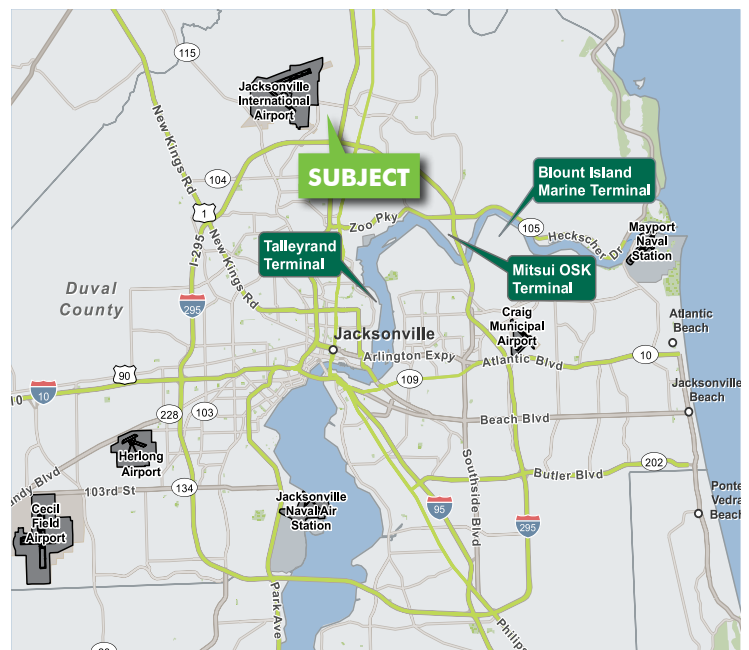


FOR LEASE | 193,324 SF (DIVISIBLE) ABOUT TRADEPORT

The Jacksonville International Tradeport is a Class "A" business park. This 425 acre park is located at the Junction of Interstate 95 and Interstate 295, adjacent to the Jacksonville International Airport and only minutes from the Jacksonville Port Authority terminals. The park features Class "A" distribution space in a premier and highly accessible location.



MAJESTIC REALTY CO.



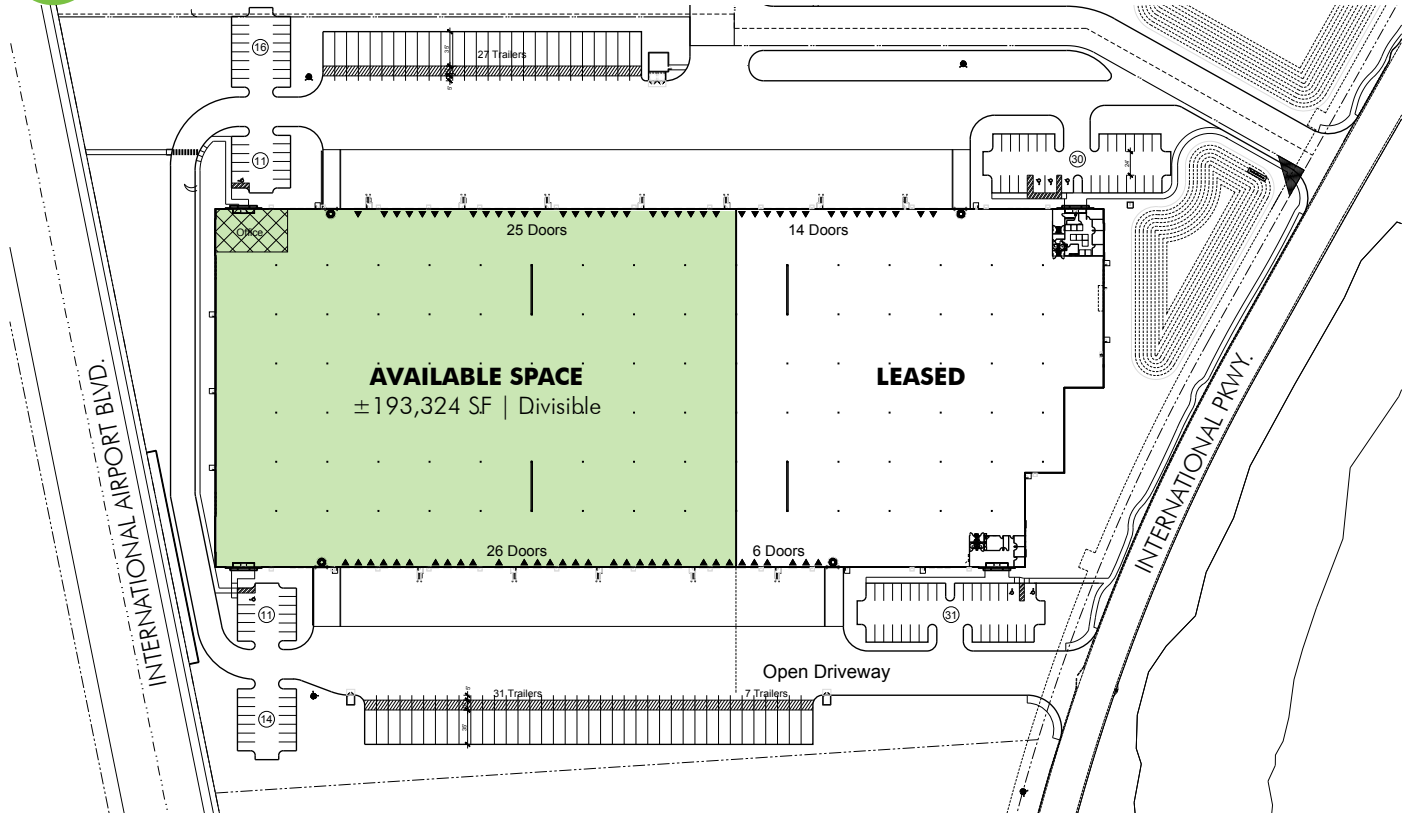
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FOR LEASE MAJESTIC INTERNATIONAL TRADEPORT

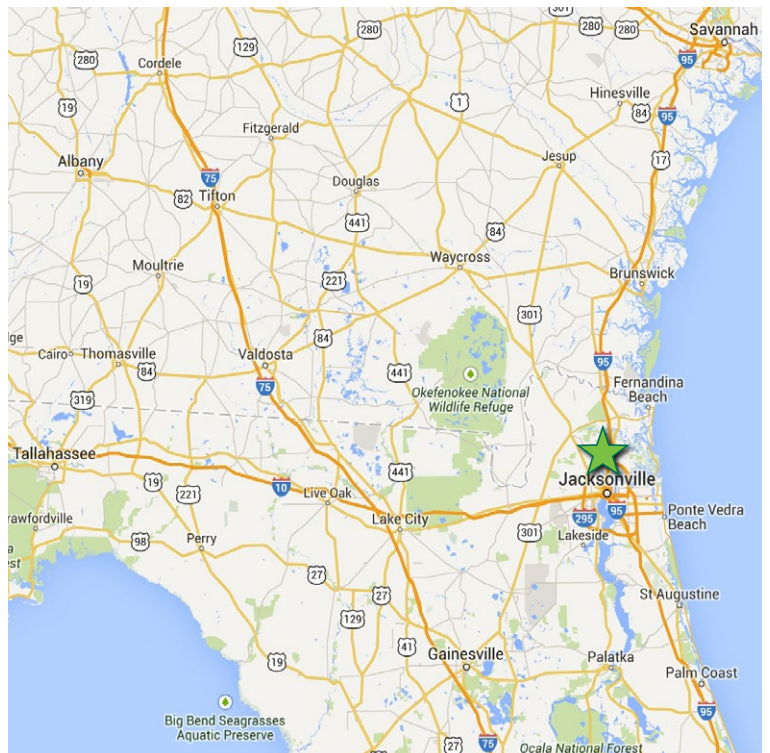


FLOOR PLAN



TRANSPORTATION

- + Interstate 95 1 Mile
- + Interstate 295 1 Mile
- + Interstate 10 10 Miles
- + Interstate 75 65 Miles
- + Jacksonville International Airport 1 Mile
- + Seaports
 - Blount Island 10 Miles
 - Dames Point 11 Miles



±193,324 SF
(DIVISIBLE)

Available Space:	±193,324 SF Divisible
Office Space:	±2,104 SF
Site Land / Acres:	±18.25 Acres
Zoning:	IBP (Industrial Business Park)
Ceiling Height:	32'
Column Spacing:	50' 0" x 52' 0"
Fire Protection:	ESFR
Truck Doors:	51 Dock High Doors; 2 Oversized Drive-In Doors; 24 Levelers
Truck Court:	180' (60' Concrete Apron Included)
Trailer Stalls:	58 Spaces
Drive In Doors:	Two (2) Total - One (1) Per Side (12' x 14')
Floor Thickness:	6", 4,000 PSI, Reinforced
Auto Park Stalls:	52 Expandable
Electrical:	1,200 AMP Service, 277/480 Volt/Additional conduits to accommodate expansion to 4,000 AMPS
Warehouse Lighting:	Metal Halide (Existing)
Parking Lot Lighting:	Combination of wall and pole mounted metal halide lamps and a minimum of 1/2' candle of lighting
Construction Type:	Concrete tilt-up, enhanced architectural elevation.
Utilities:	Sewer, water, gas, power and communication stubs directly into the mechanical/electrical room of the building: <ul style="list-style-type: none">+ POWER: Redundant, underground loop-fed from separate substations+ TELEPHONE: Underground dual loop with possible fiber optic service+ WATER: Fire loops, domestic supply and irrigation



FOR LEASE
MIT | BUILDING 1

±193,324 SF
(DIVISIBLE)



CONTACT US

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