




WESTSIDE




INDUSTRIAL PARK



Leading the way
in manufacturing,
distribution and
warehouse space.

WESTSIDE
INDUSTRIAL PARK



Westside Industrial Park is a 1,600 acre, master planned development located in Jacksonville, Florida. The park is constructed to provide the infrastructure required by large industrial users, while maintaining a safe, attractive atmosphere for employees and customers.

Westside Industrial Park occupants benefit from the park's adjacency to the UPS regional distribution center, the CSX intermodal yard, and close proximity to a high caliber labor force. In addition, the Norfolk Southern intermodal yard is within three miles; and most major trucking companies are within five miles. Employees, customers and suppliers will enjoy access to a variety of hotels, restaurants, and shopping centers located within 15 minutes of Westside Industrial Park.



A blue-tinted photograph of a city skyline reflected in water. The skyline includes several high-rise buildings, one of which is under construction with a crane. The water in the foreground is dark and shows some motion blur. A white rectangular text box is positioned on the right side of the image.

Strategic location
with global reach

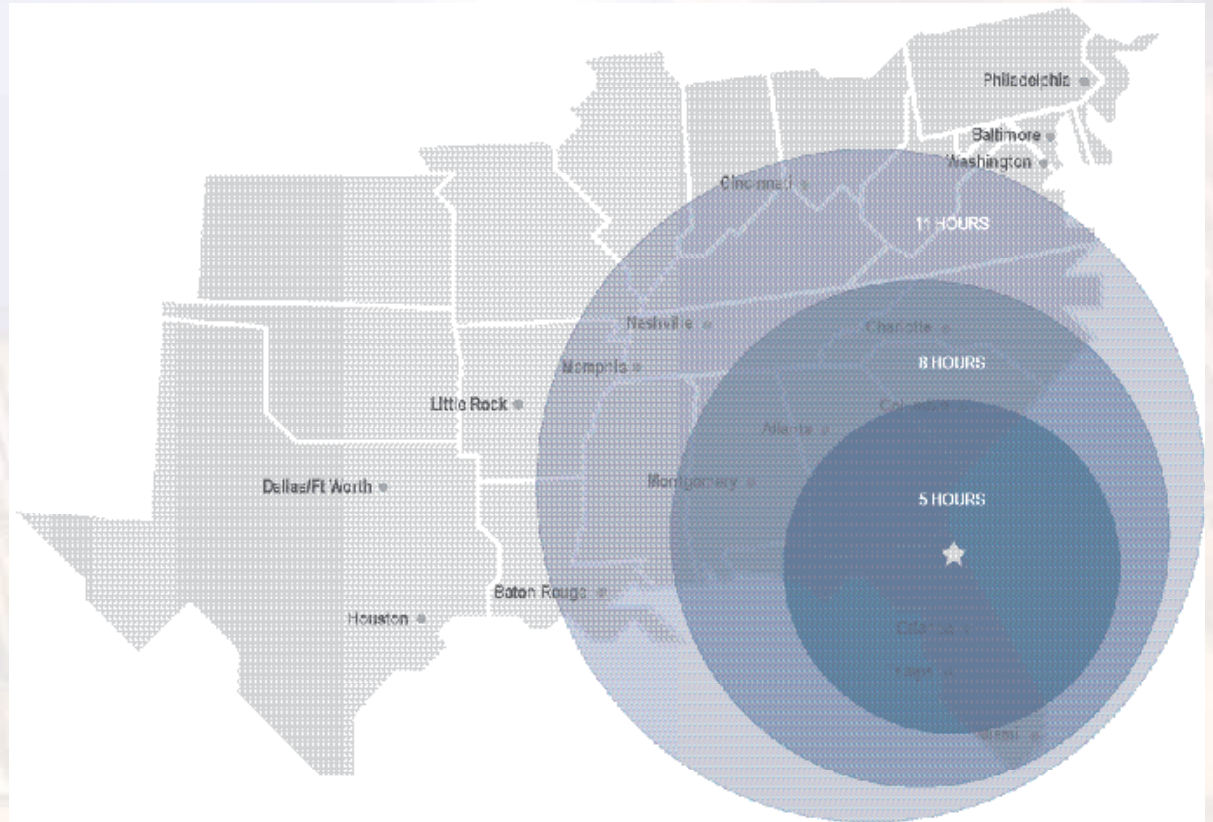


Get Closer

In order to meet the stringent demands of a diverse customer base, evolving supply chain constraints, and increased sustainability requirements, locating your facility as close as possible to the CSX Intermodal Facility in Jacksonville, Florida can provide substantial cost savings, improve your supply chain efficiency, provide relief from ever present truckload challenges, and reduce your organization's overall impact on the environment. Intermodal rail transportation offers a nationwide distribution solution that can realize cost savings of 10% - 40%.

Notable Drive Times

Location	Distance
I-295	2.8 miles
I-10	6.8 miles
I-95	13.2 miles
Downtown Jacksonville	14.2 miles
Savannah, GA	142 miles
Orlando, FL	154 miles
Tampa, FL	209 miles
Charleston, SC	242 miles
Atlanta, GA	345 miles
Miami, FL	359 miles
Montgomery, AL	366 miles
Charlotte, NC	387 miles
Baltimore, MD	846 miles
Houston, TX	862 miles





Improve your bottom line.

Few states can compete with Florida's leading business tax climate (#1 in the Southeast), cost-competitive environment and no personal income tax.



Florida is the largest air exporter in the United States, and the leading global trade hub.



Get anywhere fast.

Florida has one of the world's most extensive multi-modal transportation systems with 19 commercial airports, 15 deepwater seaports, and extensive highway and freight rail networks.

Move Faster

Whether by highway, water, rail or air, Jacksonville offers superior transportation advantages. Due to its coastal location and outstanding multimodal infrastructure, Jacksonville is easier and more cost efficient into and out of - making Westside Industrial Park the ideal location for production facilities, warehouses, and distribution centers. Westside Industrial Park brings a cost efficient solution to logistics oriented companies.

Connect with the world.

As a leading international trade center, Florida offers easy access to international markets, particularly Latin America. Goods valued at nearly \$160 billion flow through Florida's airports and seaports each year, and the state has the 2nd largest Foreign Trade Zone (FTZ) network in the country.

Reduce Costs

Transportation costs represent a significant portion of total distribution and logistics expenses. However, by locating your distribution center or warehouse within Jacksonville's Westside Industrial Park, you can reduce transportation costs through lower drayage charges and more truck turns. This will, in turn, burn less fuel and reduce your organization's carbon footprint.

Remember: Where you choose to locate your warehouse or distribution center can save your organization money where it counts - TRANSPORTATION EXPENSES. Considering transportation requirements in conjunction with real estate planning can significantly reduce transportation costs.

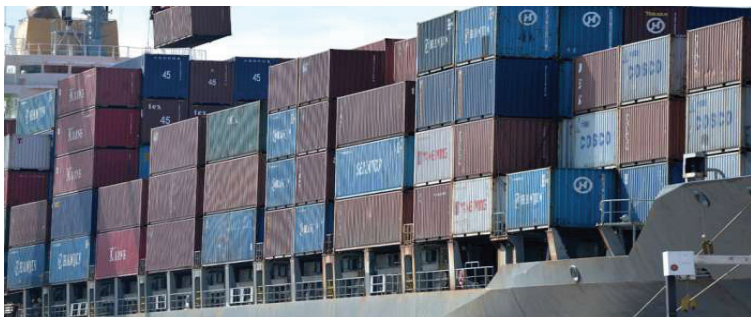
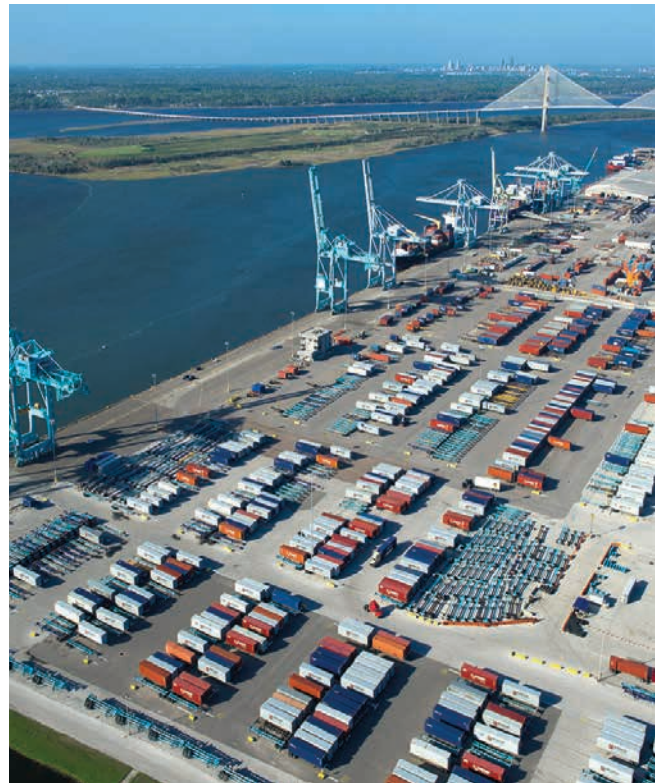
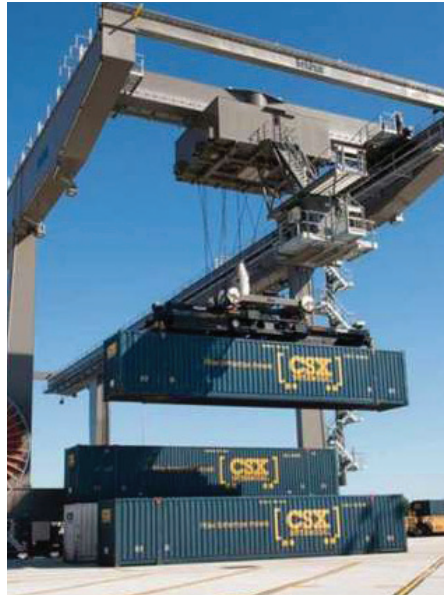








Master planned, state of the art industrial development





JACKSONVILLE INTERNATIONAL AIRPORT



WESTSIDE INDUSTRIAL PARK



CSX INTERMODAL



JAXPORT DAMES POINT



JAXPORT BLOUNT ISLAND



JAXPORT TALLYRAND



JACKSONVILLE



CRAIG AIRPORT



HERLONG AIRPORT



JACKSONVILLE NAVAL AIR STATION



CECILE COMMERCE CENTER





FALKEN
High Performance Tires

HENRY SCHEIN®

SIMPSON
Strong-Tie

3M
Owens & Minor

Pitney Bowes

BMW

DynCorp
INTERNATIONAL

DP DadePaper
More than just paper!

edgepark

VOLVO

Fanatics

Kraft

GRAINGER
FOR THE ONES WHO GET IT DONE

Heinz

ups

INTERLINE

PRIME SOURCE
BUILDING PRODUCTS, INC.

Domtar

Keystone
Construction Products, Inc.

mooremedical
Supporting Health & Care





**FUTURE DEVELOPMENT
BTS SITE**

PRITCHARD ROAD



FUTURE DEVELOPMENT
B7S SITE



PRITCHARD ROAD

6595
PRITCHARD
ROAD

295

295



Available Buildings

Building 5

7780 Westside industrial Dr
20,500 s.f.

Building 9

8100 Westside Industrial Dr
20,300 s.f.

Building 12B

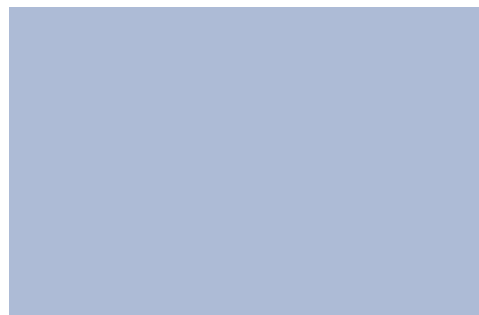
4601-200 Bulls Bay Hwy
66,385 s.f.

Building 29

4948 Bulls Bay Hwy
237,318 s.f.

Building 35

8150 Forshee Dr
119,300 s.f.





CSX INTERMODAL
YARD

PRITCHARD ROAD

IMESON ROAD

FORSHEE DRIVE

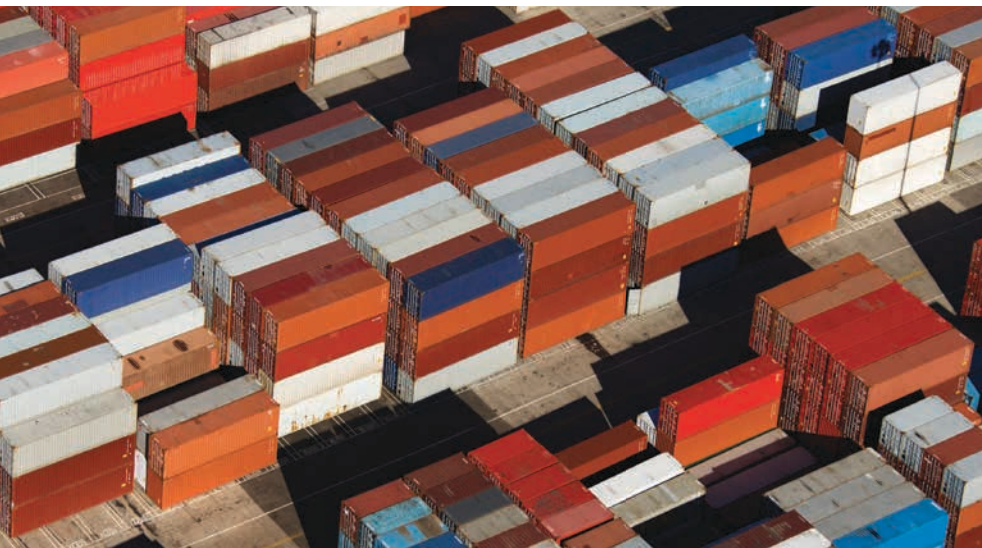
BULL'S BAY HIGHWAY

SMITH CT.

WESIDE INDUSTRIAL DRIVE



Since 1950, the Pattillo family has been dedicated to developing top quality industrial buildings in progressive communities. Pattillo Industrial Real Estate is now a third generation developer and the largest privately held industrial development operation based in the Southeastern United States. Specializing in the development, acquisition, and management of industrial buildings and land that provide superior locations and operating efficiency for logistics and manufacturing. We own and manage Class A industrial buildings located in master planned industrial parks in Georgia, Florida, South Carolina, Tennessee, and Kentucky. If our available buildings do not meet your requirements, we can build to suit your needs on the thousands of acres of land we own along key transportation corridors or on third party sites. We own fully entitled and strategically located land that is ready for industrial development. Additionally, we can acquire, renovate, and lease quality buildings to serve your needs. Pattillo Industrial Real Estate is actively developing and acquiring strategically located land and buildings throughout the Southeast United States that provide optimal real estate solutions for our customers.





INDUSTRIAL PARK

JLL (NYSE: JLL) is a professional services and investment management firm offering specialized real estate services to clients seeking increased value by owning, occupying and investing in real estate. A Fortune 500 company with annual fee revenue of \$5.2 billion and gross revenue of \$6.0 billion, JLL has more than 280 corporate offices, operates in more than 80 countries and has a global workforce of more than 60,000. On behalf of its clients, the firm provides management and real estate outsourcing services for a property portfolio of 4.0 billion square feet, or 372 million square meters, and completed \$138 billion in sales, acquisitions and finance transactions in 2015. Its investment management business, LaSalle Investment Management, has \$58.3 billion of real estate assets under management. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.

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