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FOR SALE/BUILD-TO-SUIT
Westlake Industrial Park
PRITCHARD ROAD | JACKSONVILLE, FL

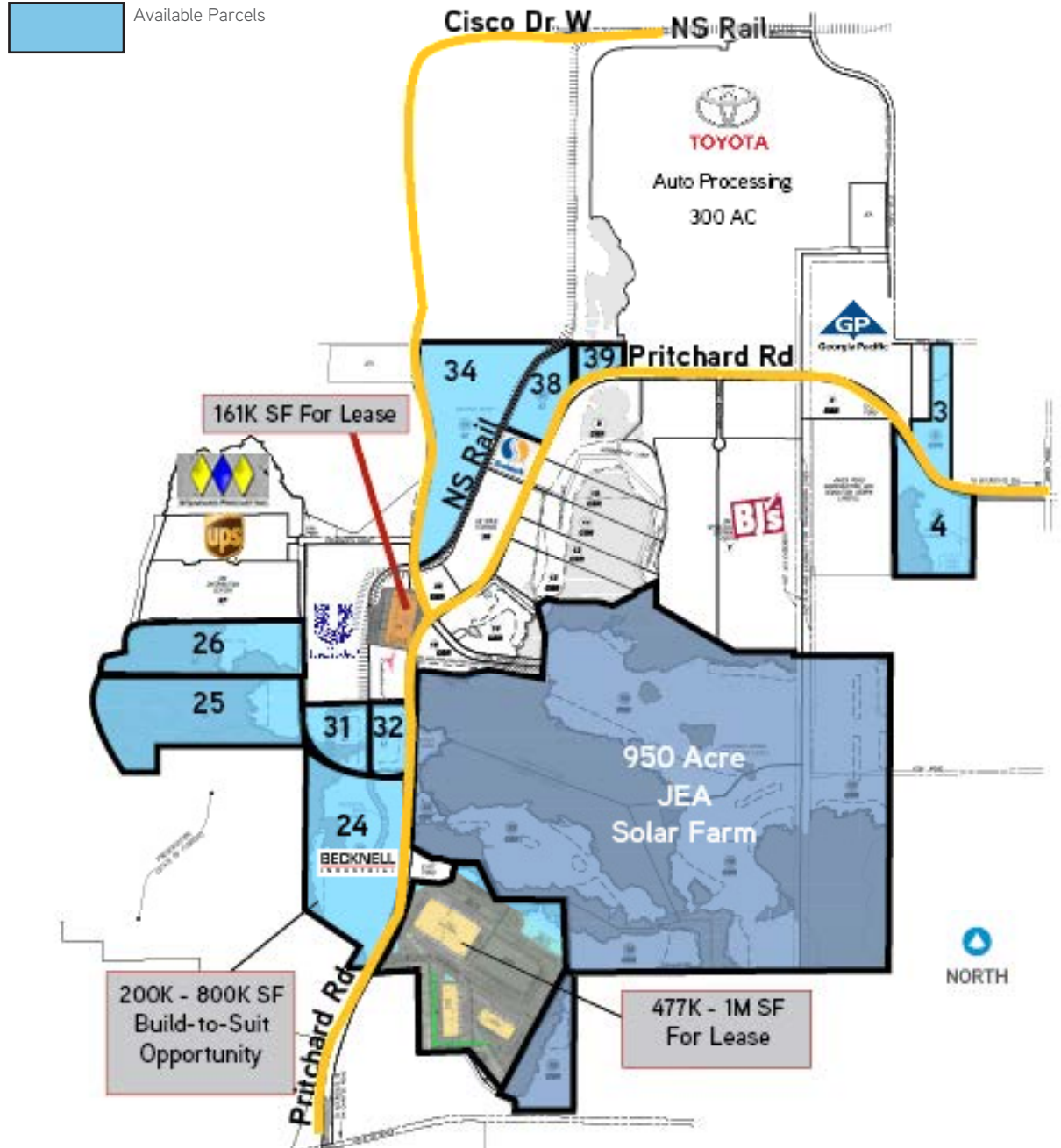
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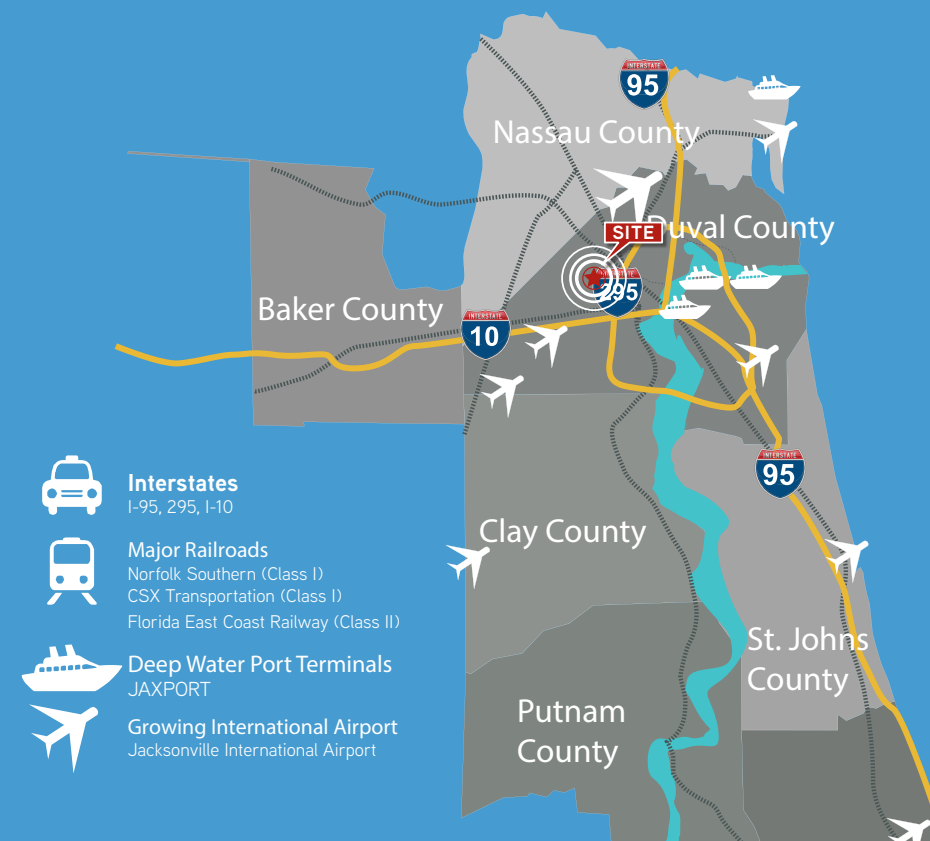
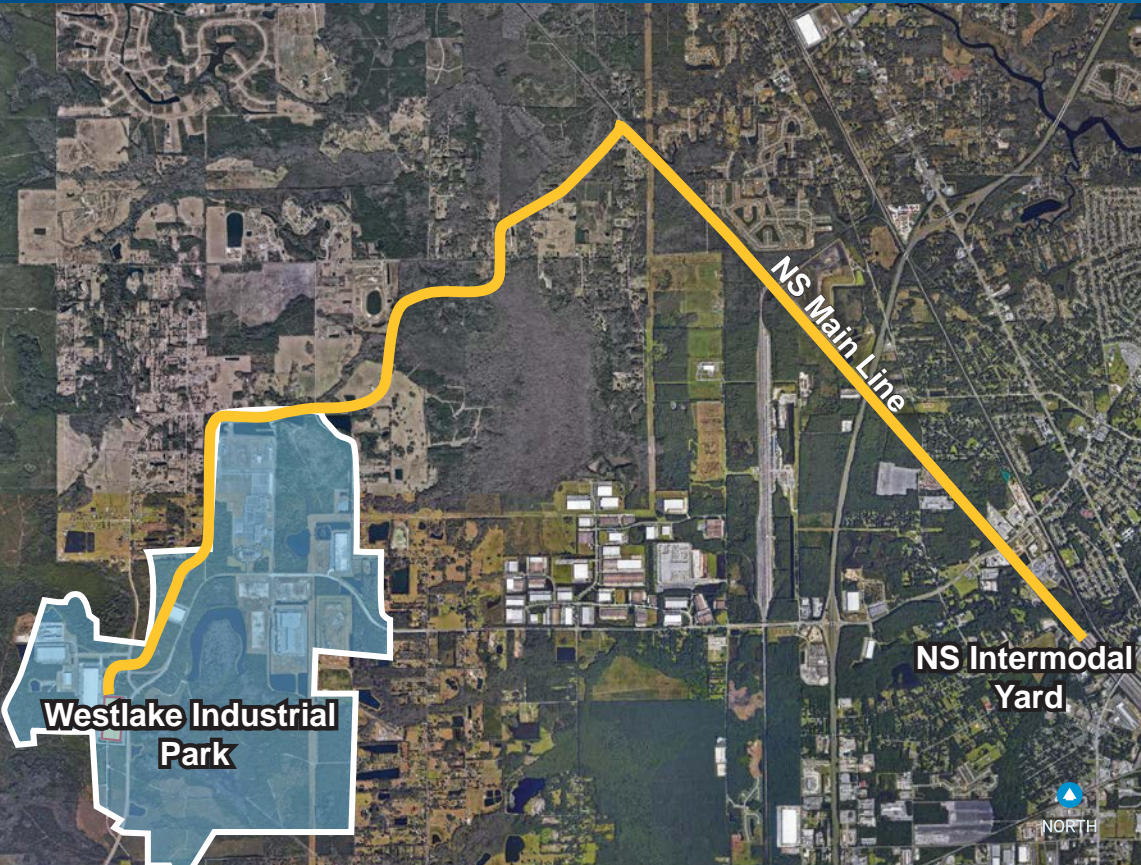
COLLIERS INTERNATIONAL
76 S. LAURA ST, SUITE 1500
Jacksonville, FL 32202
colliers.com/jacksonville






Master Park Plan

Parcel No.	Acres	Developable Acres
3	21.13±	21.13±
4	54.43±	27.52±
24	103.44±	90.08±
25	96.35±	15.75±
26	67.49±	21.21±
31	23.65±	23.65±
32	16.83±	16.83±
34	99.25±	99.25±
35	8.68±	8.68±
38	24.29±	24.21±
39	11.38±	10.71±
TOTAL		360± Acres





-  **Interstates**
I-95, 295, I-10
-  **Major Railroads**
Norfolk Southern (Class I)
CSX Transportation (Class I)
Florida East Coast Railway (Class II)
-  **Deep Water Port Terminals**
JAXPORT
-  **Growing International Airport**
Jacksonville International Airport

Key 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

NS Main Line

Cisco Dr W

Chaffee Rd






Pritchard Road

Pritchard Road

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BECKNELL INDUSTRIAL

-  Underground Power
26.4kV 3 Phase
-  Water Service
8" Distribution Main
-  Sewer 8" Collection
Main
-  Fiber
Comcast
-  Natural Gas
TECO

Commonw

