

NEW CLASS A INDUSTRIAL | FOR LEASE

NOW AVAILABLE
185,250 SF



Prime Distribution Center in Jacksonville, Florida

Westlake Industrial Park

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BECKNELL
INDUSTRIAL



Westlake Industrial Park

12075 Pritchard Rd. Jacksonville FL, 32220

185,250 SF Available

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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



Site Plan and Features

12075 Pritchard Rd. Jacksonville FL, 32220

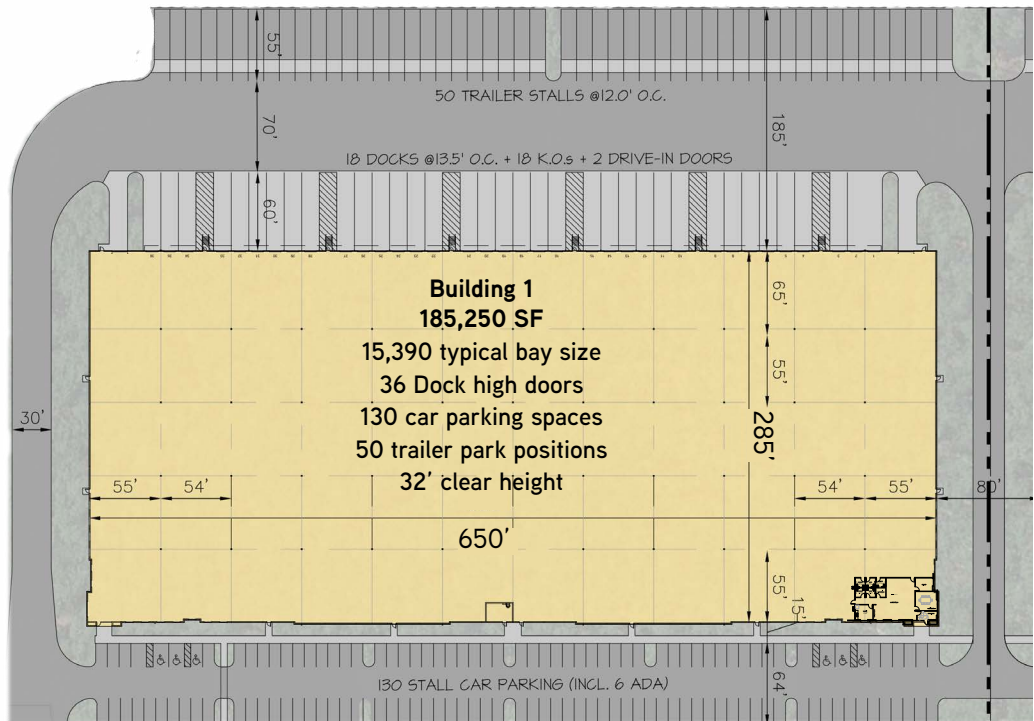
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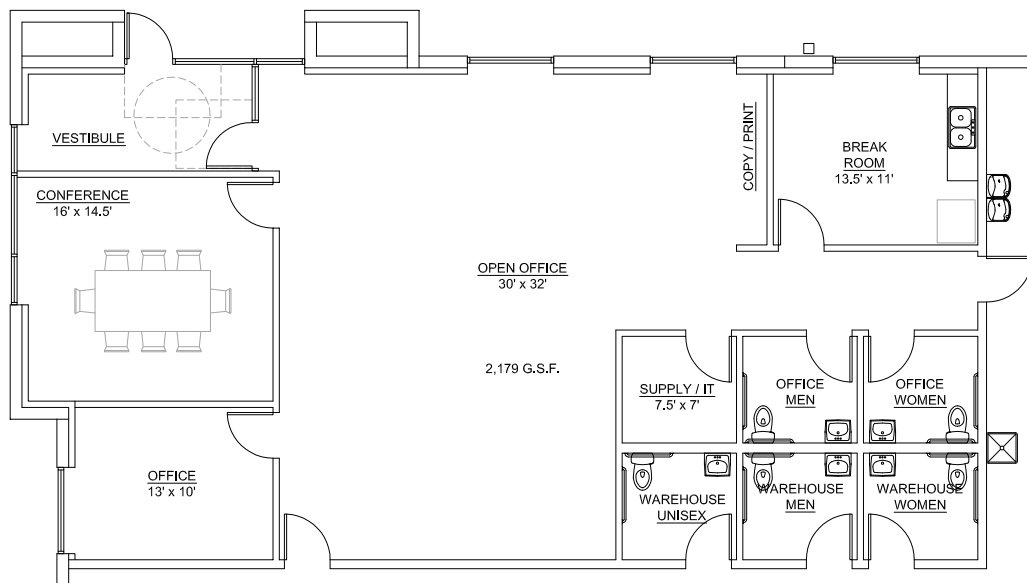
BUILDING FEATURES

- 185,250 SF on 19 acres
- 650' X 285' building
- 2,179 SF plug-and-play office
- Clerestory windows
- 32' clear height
- 1,200 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
- 56' x 54' typical column spacing
- 60' x 54' at staging bays
- 36 Dock high doors with Z-guards and bumpers
- Two 12' x 14' drive-in ramped doors
- 130' truck court
- 60' concrete apron
- Rear load configuration
- 50 trailer park positions (@ 12' O.C.)
- 130 car parking spaces
- Access to Pritchard and Chaffee roads
- Phase II development - 161,000 SF building

Site Plan

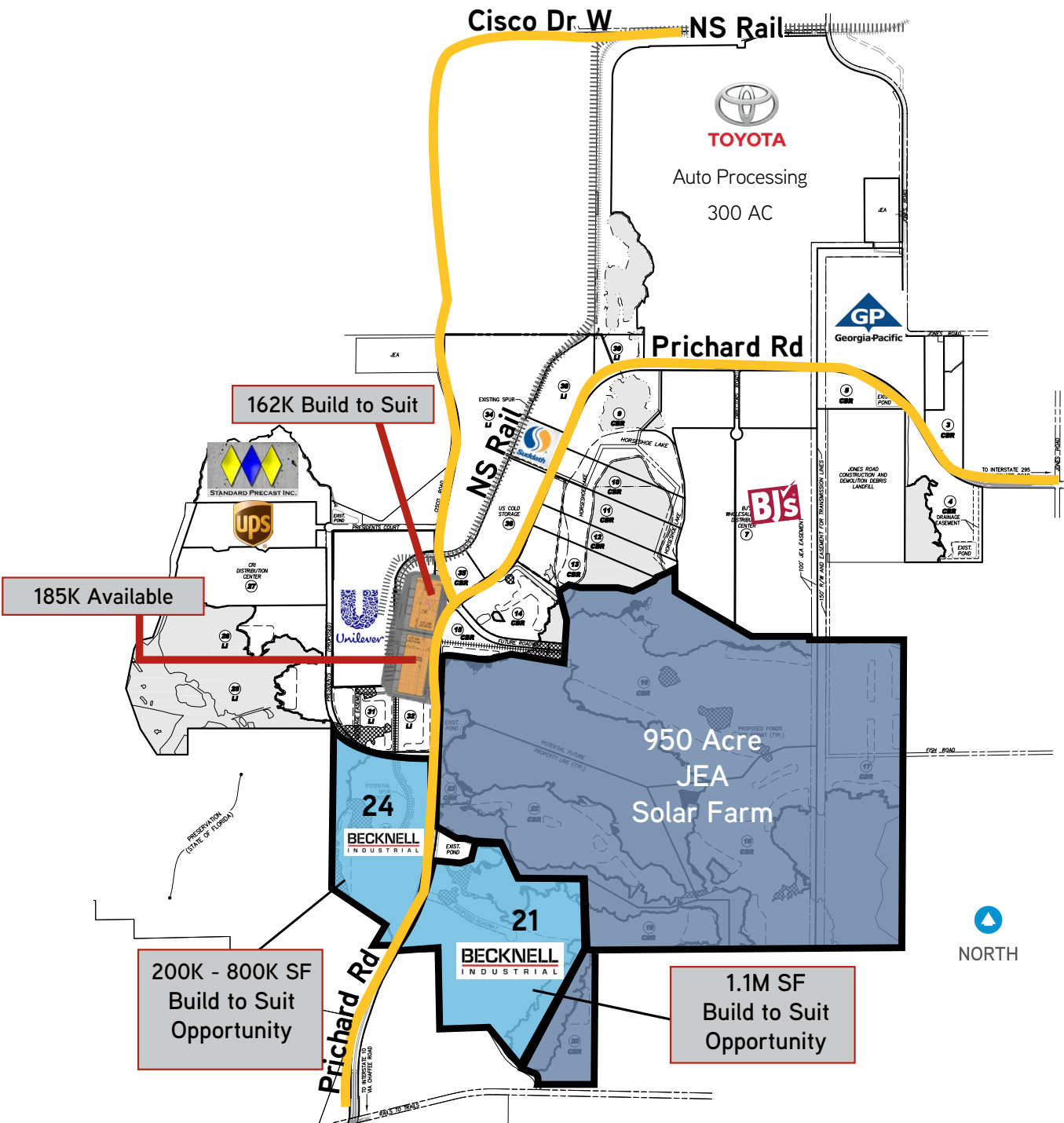


Office Floor Plan



Park Plan

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