



For Lease

Becknell at
Westlake Industrial Park
Jacksonville, FL

Fulfillment/Distribution Center

- Site 24
- Building 1 | 270,716± SF on 23 acres
- Building 2 | 419,280± SF on 43 acres
- Building 3 | 270,716± SF build-to-suit
- Delivery Q2 2022
- 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

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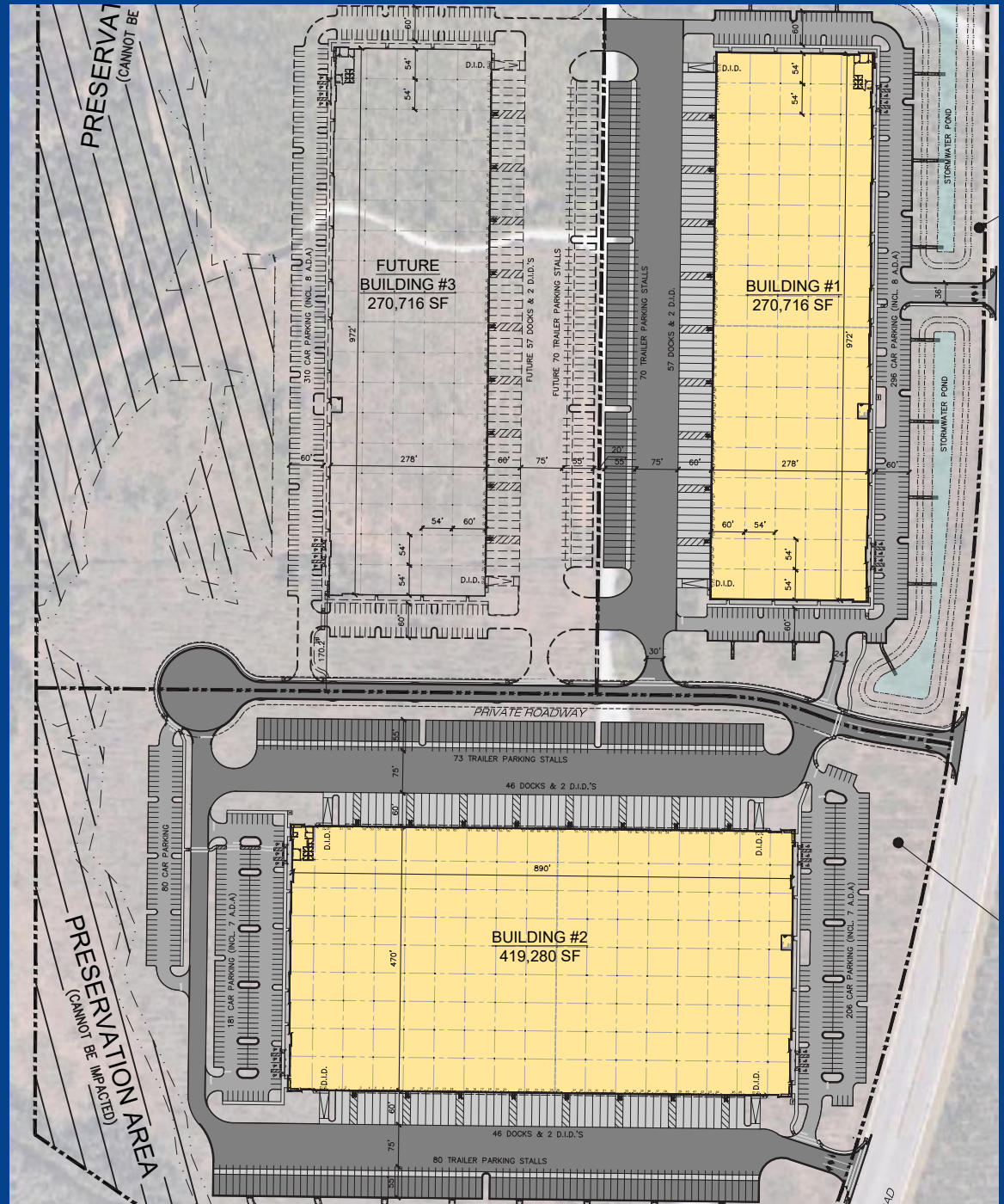


Site Plan

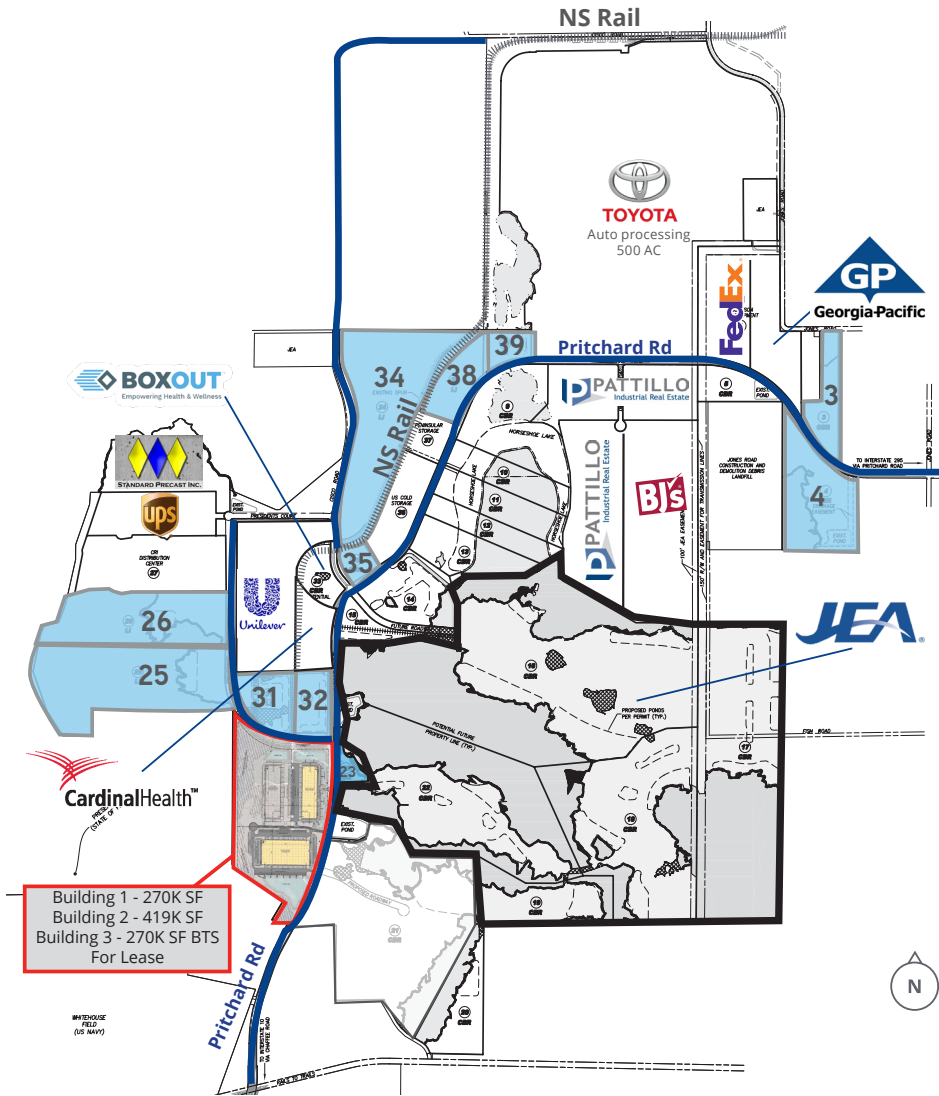
Property Overview

Pritchard Rd, Site 24 | Jacksonville, FL 32220

	Building 1	Building 2
Area	23± acres	43± acres
Building area	270,716± SF	419,280± SF
Dimensions	972'w x 278'd	890'w x 470'd
Office	2,200± SF	2,200± SF
Windows	Clerestory	Clerestory
Clear height	32'	36'
Power	1,000 amp, 277/480 volt, 3 phase	1,600 amp, 277/480 volt, 3 phase
Sprinkler system	ESFR	ESFR
Lighting	LED	LED
Column spacing	54'w x 54'd	54'w x 54'd
Speed bays	54'w x 60'd	54'w x 60'd
Dock high doors	57	92
Drive-in doors	2	4
Configuration	Rear load	Cross load
Truck court	190'	190'
Concrete apron 8"	60'	60'
Trailer positions	70	153
Car Parking	296	467
Circulation	360 degrees	360 degrees
Access	2 access points to Pritchard Rd.	2 access points to Pritchard Rd.



Westlake Industrial Park

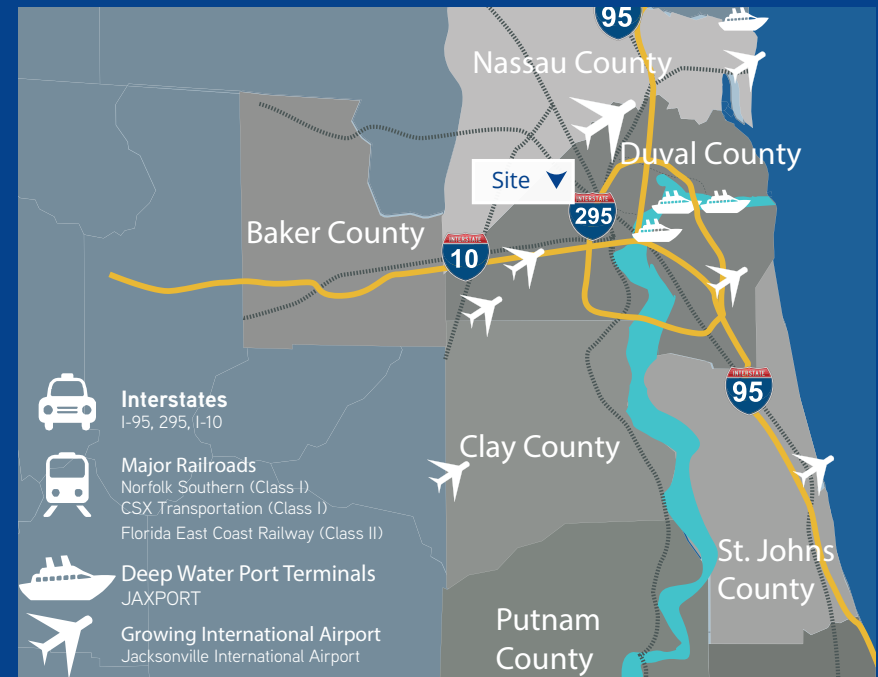


Multimodal Location

- 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

Business Friendly Environment

- Abundant regional labor pool
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax





Becknell Industrial specializes in the development, acquisition, management & long-term ownership of industrial properties nationwide.

At Becknell, success is measured by the satisfaction of our clients. We pride ourselves on long-term relationships and our ability to partner with our clients as their real estate needs change or expand.

Founded in 1990, Becknell Industrial is a privately-held vertically integrated real estate firm specializing in the development, management and long-term ownership of industrial properties nationwide. With properties in 33 states and offices in Chicago, Indianapolis and South Florida. Becknell focuses on providing efficient real estate solutions to clients all across the country.

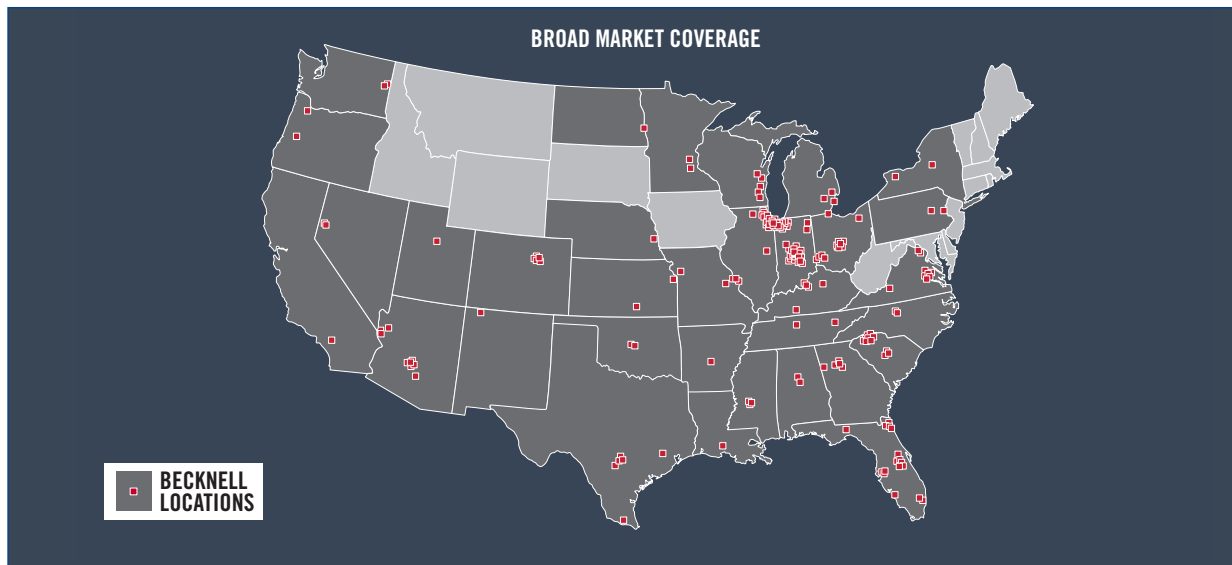


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