



LEASED

## ±270,716 SF Industrial Building

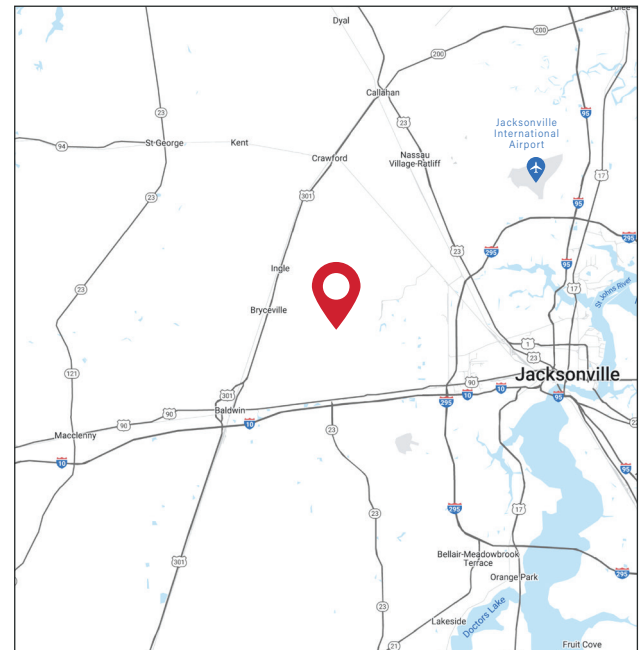
Class A Modern Fulfillment / Distribution Facility

### HIGHLIGHTS:

- Class A, master planned industrial business park
- Abundant regional labor pool
- Pro-growth local government

### ACCESS:

- 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
- 17 miles to Jacksonville International Airport
- 22 miles to JAXPORT Dames Point terminal facility
- 24 miles to FEC intermodal facility



Owned and Managed by Becknell Industrial

#### Chicago Office

120 East Burlington Avenue  
La Grange, IL 60525  
P: 708.443.9300

#### Indianapolis Office

2750 East 146th Street, Suite 200  
Carmel, IN 46033  
P: 317.669.6000

#### South Florida Office

25 Seabreeze Avenue, Suite 302  
Delray Beach, FL 33483  
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## BUILDING HIGHLIGHTS

**TOTAL BUILDING SIZE:**  
 ±161,402 SF (565' x 285')

**ACRES:**  
 ±12.47

**OFFICE:**  
 ±2,179

**CONSTRUCTION:**  
 Tilt-up Concrete Panels

**COLUMN SPACING:**  
 56.25' x 54'

**CLEAR HEIGHT:**  
 32'

**DOCK-HIGH DOORS:**  
 30 (9' x 12')

**DRIVE-IN DOORS:**  
 2 (12' x 14')

**TRAILER PARKING:**  
 30 Trailer Park Positions

**CAR PARKING:**  
 117 Car Parking Spaces

**TRUCK COURT:**  
 130'

**DOCK APRON:**  
 60'

**ELECTRICAL:**  
 1200 Amp Service

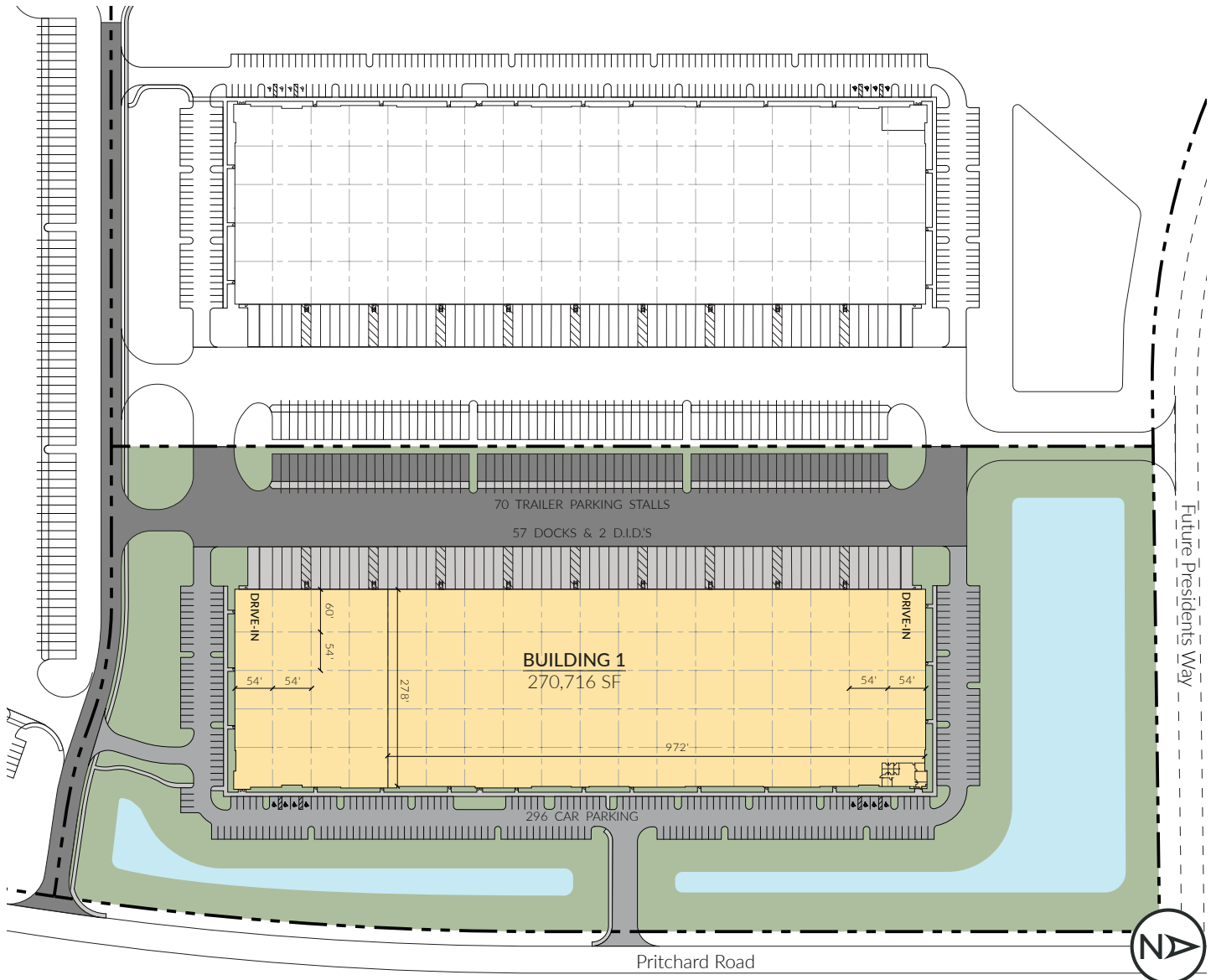
**LIGHTING:**  
 LED Lighting

**ROOF:**  
 60 mil TPO single-ply white membrane roof with R-21 insulation

**FLOOR:**  
 7" Concrete Slab

**MISC:**  
 Clerestory Windows

## SITE PLAN



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