



LEASED

## ±270,716 SF Industrial Building

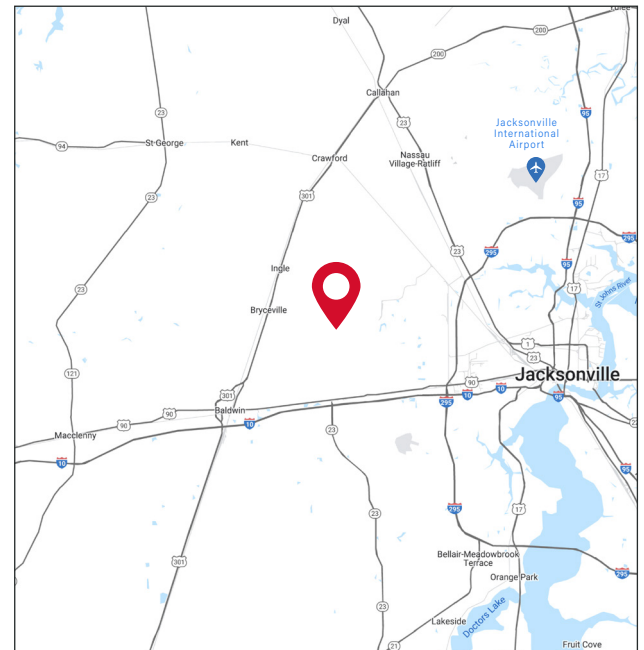
Class A Modern Fulfillment / Distribution Facility

### 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

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La Grange, IL 60525  
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#### Indianapolis Office

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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:**  
±270,716 SF (278' x 972')

**ACRES:**  
±23

**OFFICE:**  
±2,234

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

**CLEAR HEIGHT:**  
32'

**DOCK-HIGH DOORS:**  
57

**DRIVE-IN DOORS:**  
2

**TRAILER PARKING:**  
70

**CAR PARKING:**  
296

**TRUCK COURT:**  
190'

**DOCK APRON:**  
60'

**CONFIGURATION:**  
Rear load

**ELECTRICAL:**  
(2) 1,200A, 277/480V, 3 Phase

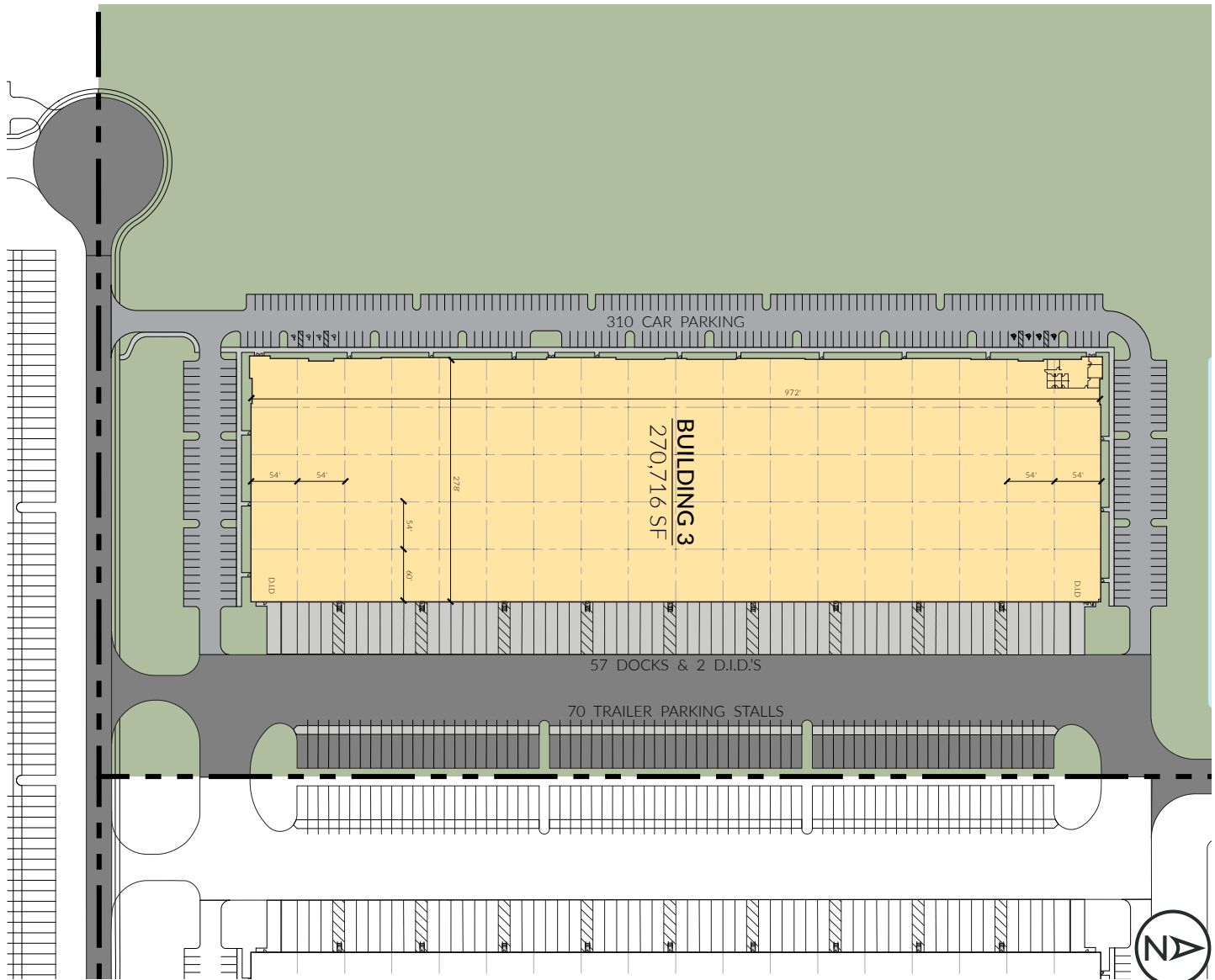
**LIGHTING:**  
LED 30 Foot Candles

**ROOF:**  
60 mil TPO

**FLOOR:**  
7", 4000 PSI unreinforced

**WINDOWS:**  
Clerestory

## SITE PLAN



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