

Imeson Park South

3,000,000 s.f. Master planned business park



For Lease or BTS

- Class A, 215 acre master planned industrial business park
- Superior multi-modal location to service SE U.S.
- Centrally located between JIA and JAXPort
- Less than two miles to I-95 and four miles to I-95/I-295 Interchange
- Multiple points of ingress & egress
- Over 61 million consumers located within an 8 hour drive
- FTZ # 64 available
- No state or local personal income tax
- No inventory tax
- 5th lowest tax climate in the U.S.
- 3rd largest military population in U.S.
- Pro-growth consolidated local government
- Various target industry incentives available via City and State

Under Construction Building B1 & Building D

**1400 Zoo Pkwy.
Jacksonville, FL 32218**

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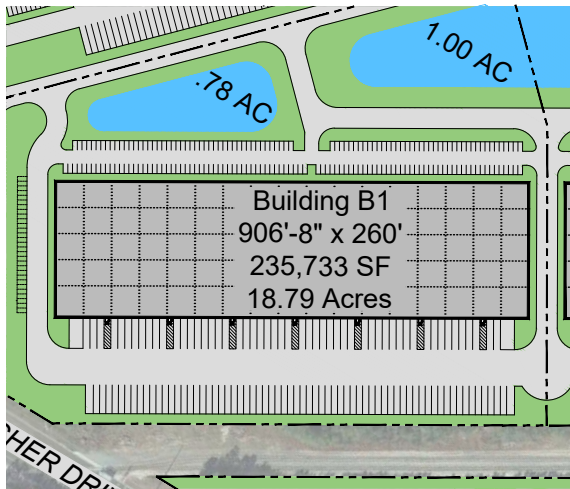
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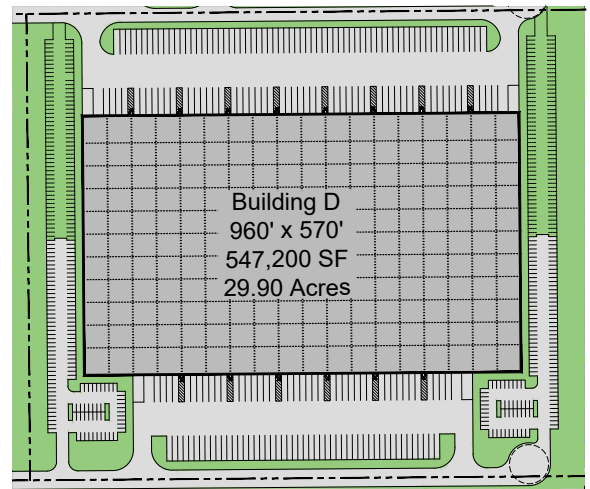
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Building Specs

Building B1

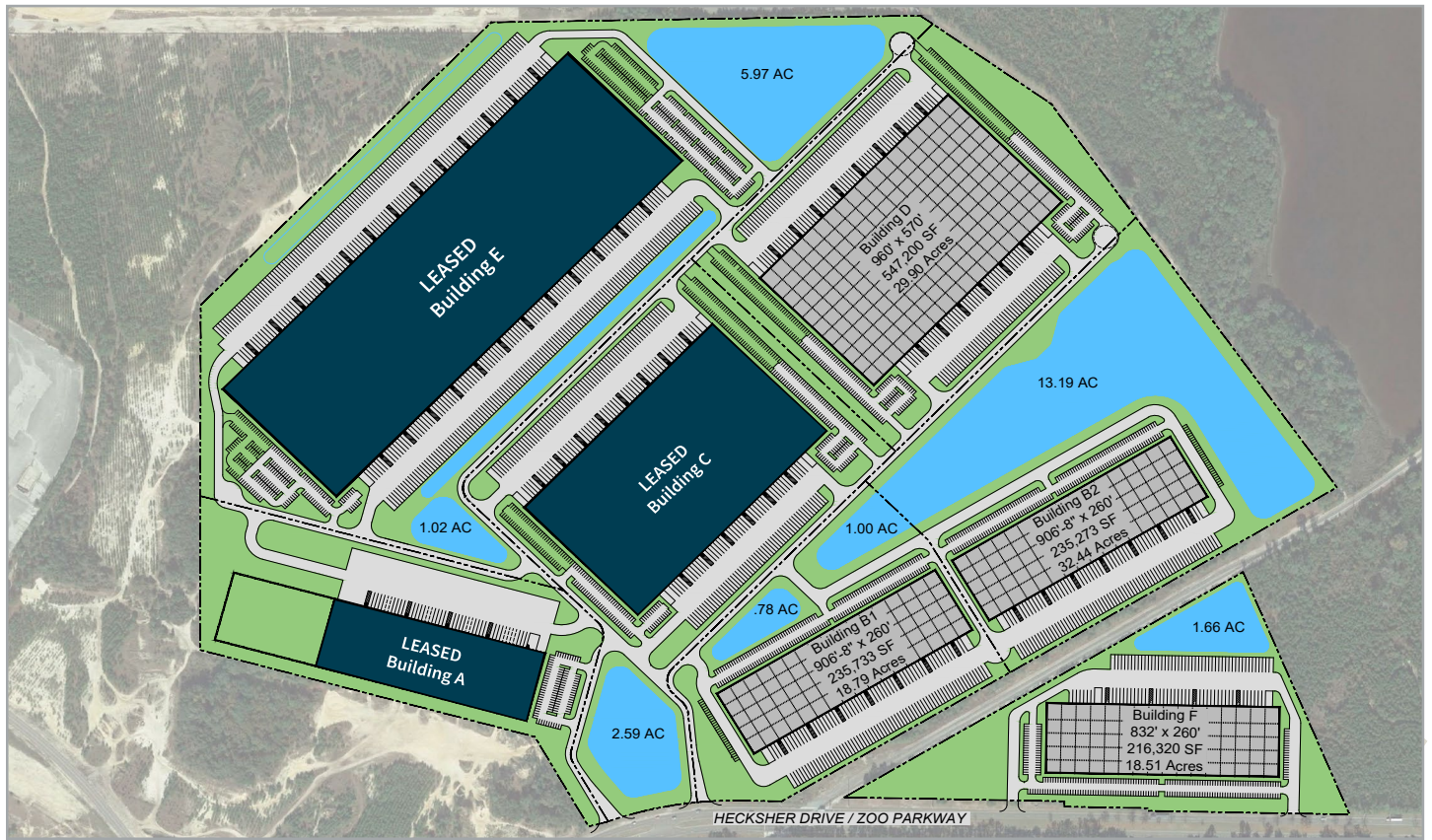


Building D



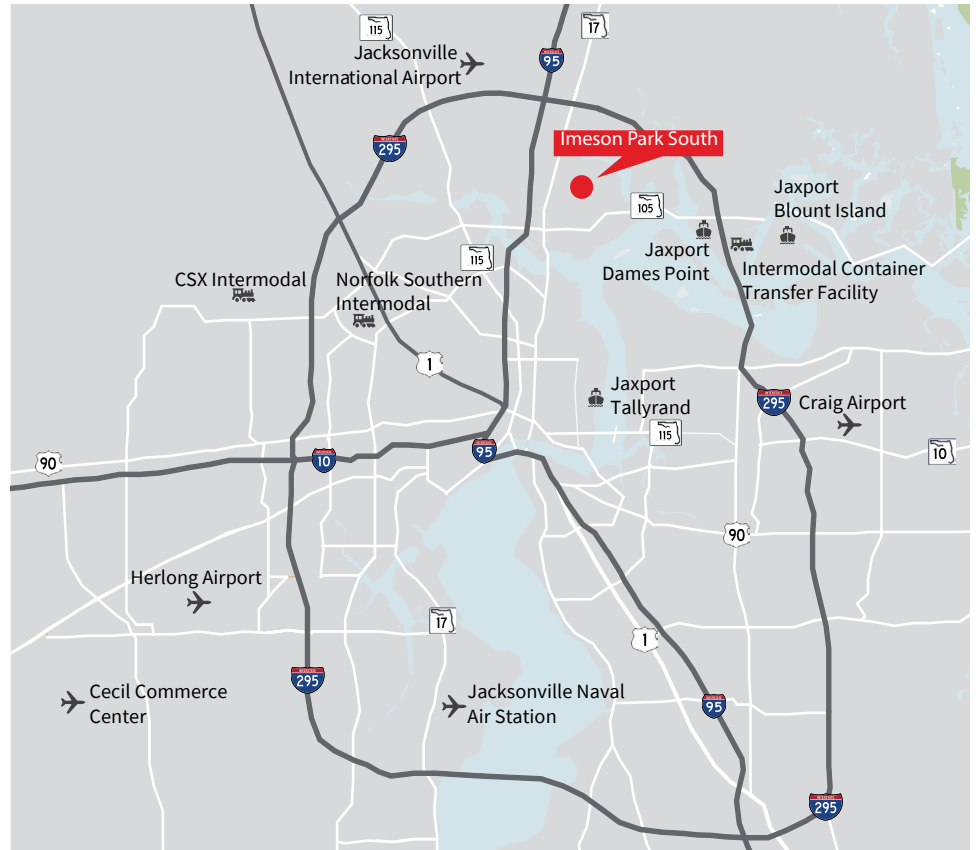
	Building B1	Building D
Building size:	235,733 s.f.	547,200 s.f.
Building dimensions:	906'-8" x 260'	960' x 570'
Column spacing:	Typical bay: 50'x53'-4" Speed bay: 60'x53'-4"	Typical bay: 50'x53'-4" Speed bay: 60'x53'-4"
Clear height:	32'	40'
Office:	2,000 s.f. spec office	2,000 s.f. spec office
Dock doors:	56	103
Drive-in doors:	2 (14' x 16')	4 (12' x 14')
Trailer parks:	69	128
Auto parks:	171	206 (expandable)
Truck court:	60' concrete apron & HD asphalt paving	60' concrete apron & HD asphalt paving
Fire protection:	ESFR	ESFR
Roof:	45 Mil TPO with 20 year warranty	45 Mil TPO with 20 year warranty
Electrical	1,20000 amp capacity available and 600amp house panel provided. Expansion capacity available	4,000 amp capacity available and 600amp house panel provided. Expansion capacity available
Slab:	7" slab on ground reinforced with #3's @ 18" OCEW, and under slab vapor barrier under entire slab	7" slab on ground reinforced with #3's @ 18" OCEW, and under slab vapor barrier under entire slab
Utilities:	JEA & TECO	JEA & TECO
Zoning:	IL	IL

Siteplan/ Aerial



Strategically located

I-95	1 mile
I-295	2.7 miles
Dames Point	4.5 miles
Downtown Jacksonville	5 miles
Jacksonville International Airport	5.5 miles
Blount Island	5.75 miles
Savannah, GA	142 miles
Orlando, FL	153 miles
Tampa, FL	195 miles
Charleston, SC	241 miles
Atlanta, GA	342 miles
Miami, FL	359 miles
Montgomery, AL	363 miles
Charlotte, NC	386 miles
Baltimore, MD	747 miles



For more information, please contact:

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