

North Florida Logistics Center

0 Arnold Road, Jacksonville, FL 32218



For Lease

10-Building Campus | 3.7M SF Total
with 1.6M SF BTS Option



PROPERTY OVERVIEW

A PREMIER MASTER-PLANNED LOGISTICS HUB IN THE HEART OF JACKSONVILLE

North Florida Logistics Center is an 816-acre, master-planned, industrial development designed to accommodate over 3.7 million square feet of space. Located within one of Jacksonville's highest density areas for industrial labor, the park is adjacent to the Jacksonville International Airport and sits within a few miles of I-95 and I-295. Easy access to JaxPort makes it an ideal destination to distribute throughout the Southeast.

816-acre site

Breaking ground in 2026

PUD Zoning accommodating light industrial

Manufacturing and outside storage needs

Adjacent to Jacksonville International Airport (JIA)

Easy access to I-95, I-295 and Hwy. 17

Convenient access to area amenities including River City Marketplace



AERIAL SITE MAP



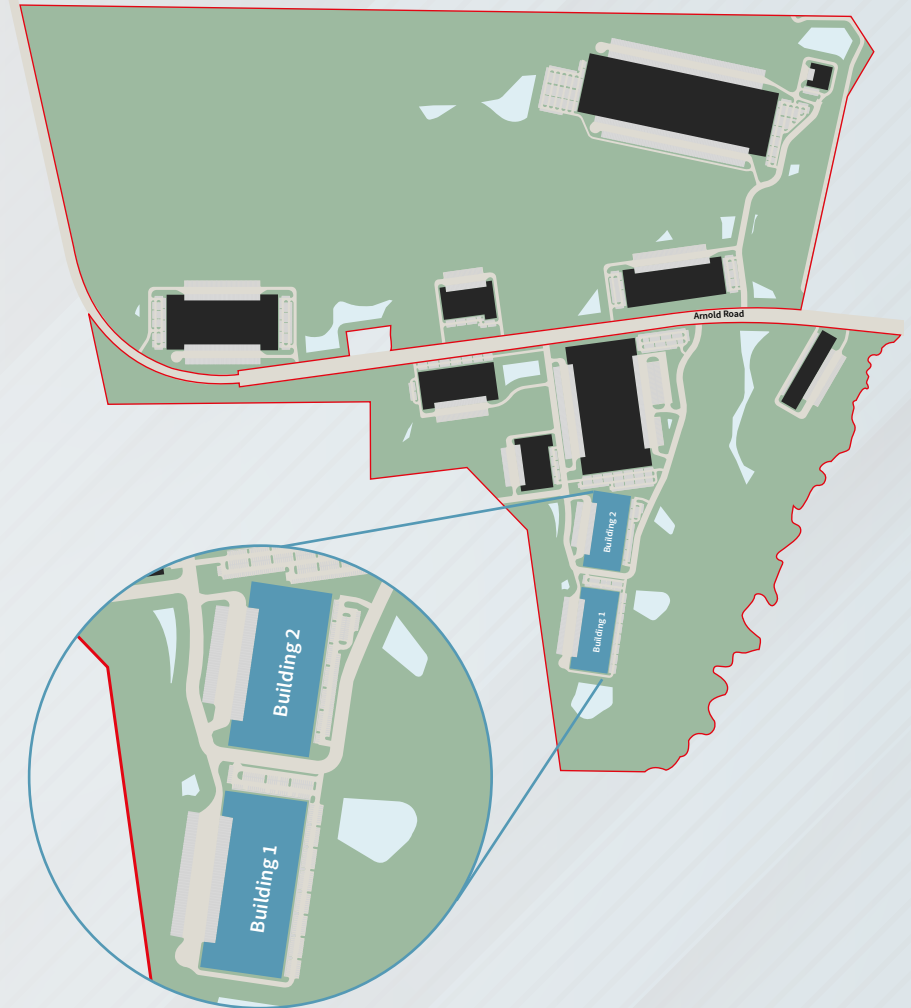
BUILDING 1 & 2

BUILDING 1

Total building size	254,338 SF	Truck court	200'
Building dimensions	784' x 361'	Fire protection	ESFR
Clear height	36'	Roof	White TPO
Office	3,000 SF	Lighting	LED
Dock doors / Drive-ins	40 (9' x 10')/2 (12' x 14')	Slab	7" unreinforced concrete slab with 6" of gravel subbase
Auto parks	184	Utilities	JEA
Trailer parks	92		

BUILDING 2

Total building size	236,880 SF	Truck court	190'
Building dimensions	728' x 360'	Fire protection	ESFR
Clear height	36'	Roof	White TPO
Office	3,000 SF	Lighting	LED
Dock doors / Drive-ins	36 (9' x 10')/2 (12' x 14')	Slab	7" unreinforced concrete slab with 6" of gravel subbase
Auto parks	152	Utilities	JEA
Trailer parks	78		



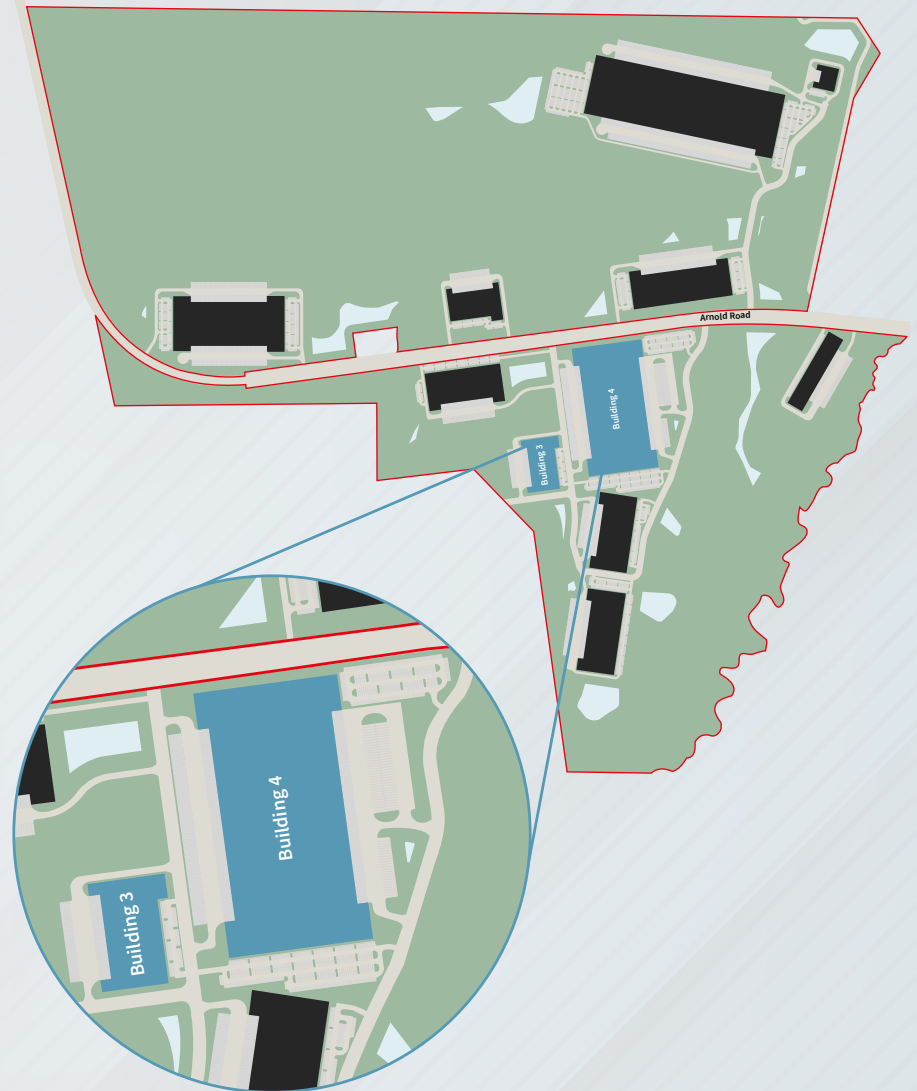
BUILDING 3 & 4

BUILDING 3

Total building size	142,240 SF	Truck court	190'
Building dimensions	504' x 360'	Fire protection	ESFR
Clear height	32'	Roof	White TPO
Office	1,500 SF	Lighting	LED
Dock doors / Drive-ins	27 (9' x 10')/2 (12' x 14')	Slab	7" unreinforced concrete slab with 6" of gravel subbase
Auto parks	60	Utilities	JEA
Trailer parks	63		

BUILDING 4

Total building size	735,840 SF	Truck court	190'
Building dimensions	1232' x 670'	Fire protection	ESFR
Clear height	40'	Roof	White TPO
Office	2-3,000 SF	Lighting	LED
Dock doors / Drive-ins	130 (9' x 10')/4 (12' x 14')	Slab	7" unreinforced concrete slab with 6" of gravel subbase
Auto parks	624	Utilities	JEA
Trailer parks	316		



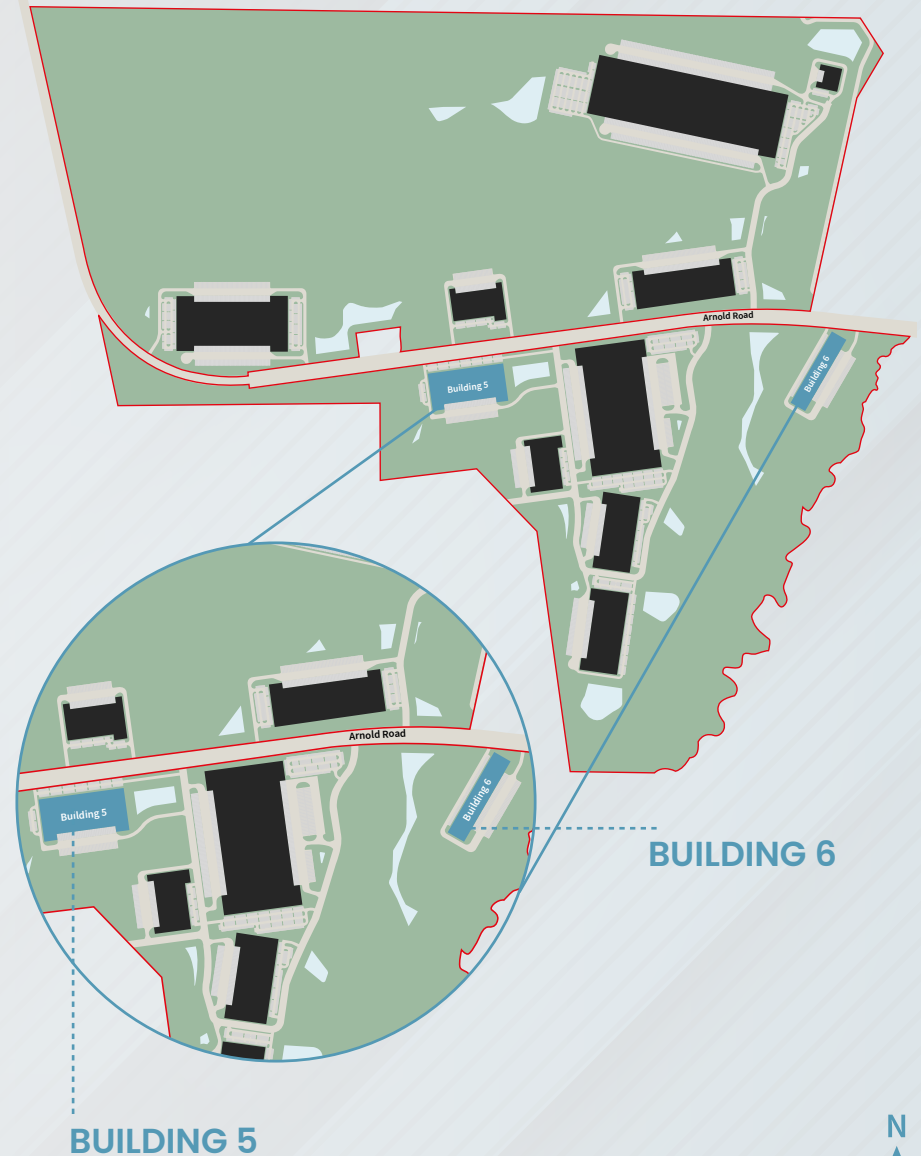
BUILDING 5 & 6

BUILDING 5

Total building size	236,880 SF	Truck court	190'
Building dimensions	728' x 360'	Fire protection	ESFR
Clear height	36'	Roof	White TPO
Office	3,000 SF	Lighting	LED with motion sensors
Dock doors / Drive-ins	39 (9' x 10')/2 (12' x 14')	Slab	7" unreinforced concrete slab with 6" of gravel subbase
Auto parks	183	Utilities	JEA
Trailer parks	42		

BUILDING 6

Total building size	126,080 SF	Truck court	170'
Building dimensions	788' x 160'	Fire protection	ESFR
Clear height	32'	Roof	White TPO
Office	2-1,500 SF	Lighting	LED with motion sensors
Dock doors / Drive-ins	37 (9' x 10')/2 (12' x 14')	Slab	7" unreinforced concrete slab with 6" of gravel subbase
Auto parks	70	Utilities	JEA
Trailer parks	48		



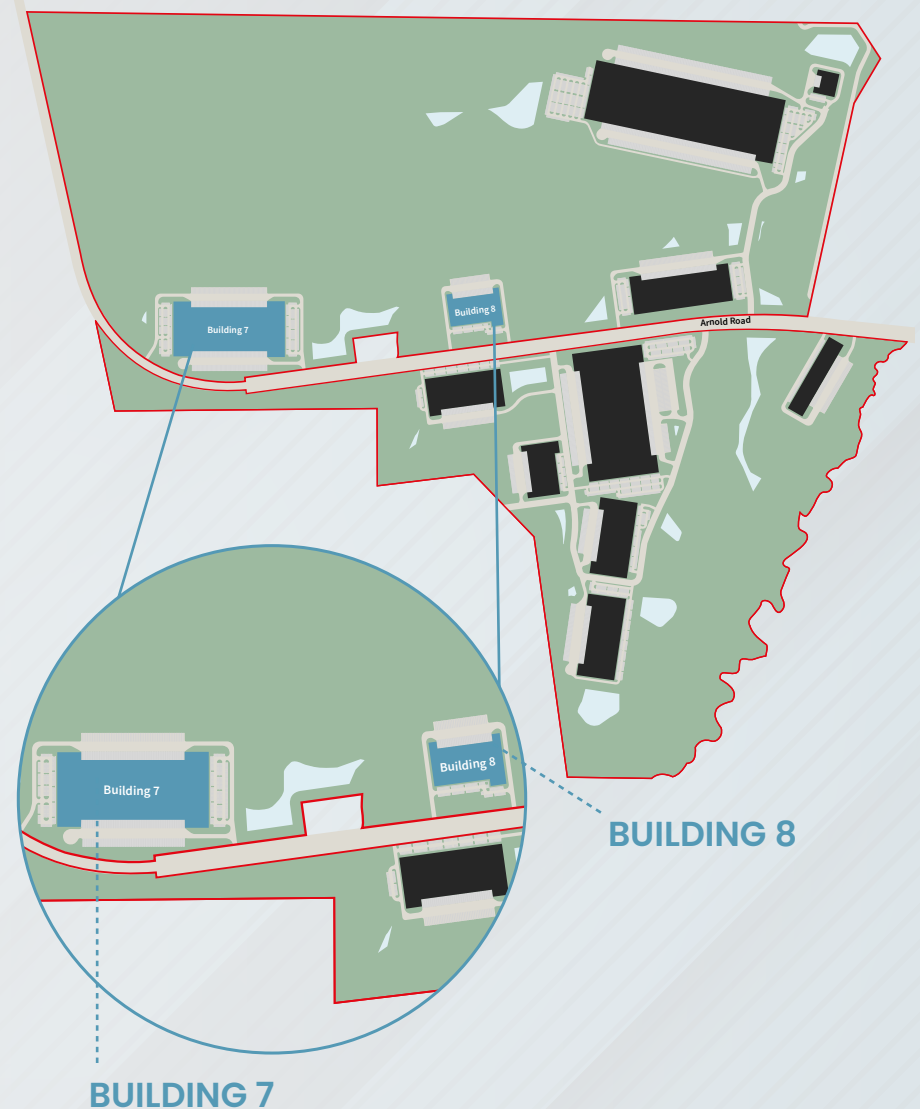
BUILDING 7 & 8

BUILDING 7

Total building size	480,480 SF	Truck court	190'
Building dimensions	1060' x 520'	Fire protection	ESFR
Clear height	40'	Roof	White TPO
Office	2,000 SF	Lighting	LED
Dock doors / Drive-ins	108 (9'x 10')/4 (12' x 14')	Slab	7" unreinforced concrete slab with 6" of gravel subbase
Auto parks	275	Utilities	JEA
Trailer parks	120		

BUILDING 8

Total building size	142,240 SF	Truck court	190'
Building dimensions	504' x 360'	Fire protection	ESFR
Clear height	32'	Roof	White TPO
Office	1,500 SF	Lighting	LED
Dock doors / Drive-ins	29 (9' x 10')/2 (12' x 14')	Slab	7" unreinforced concrete slab with 6" of gravel subbase
Auto parks	99	Utilities	JEA
Trailer parks	31		



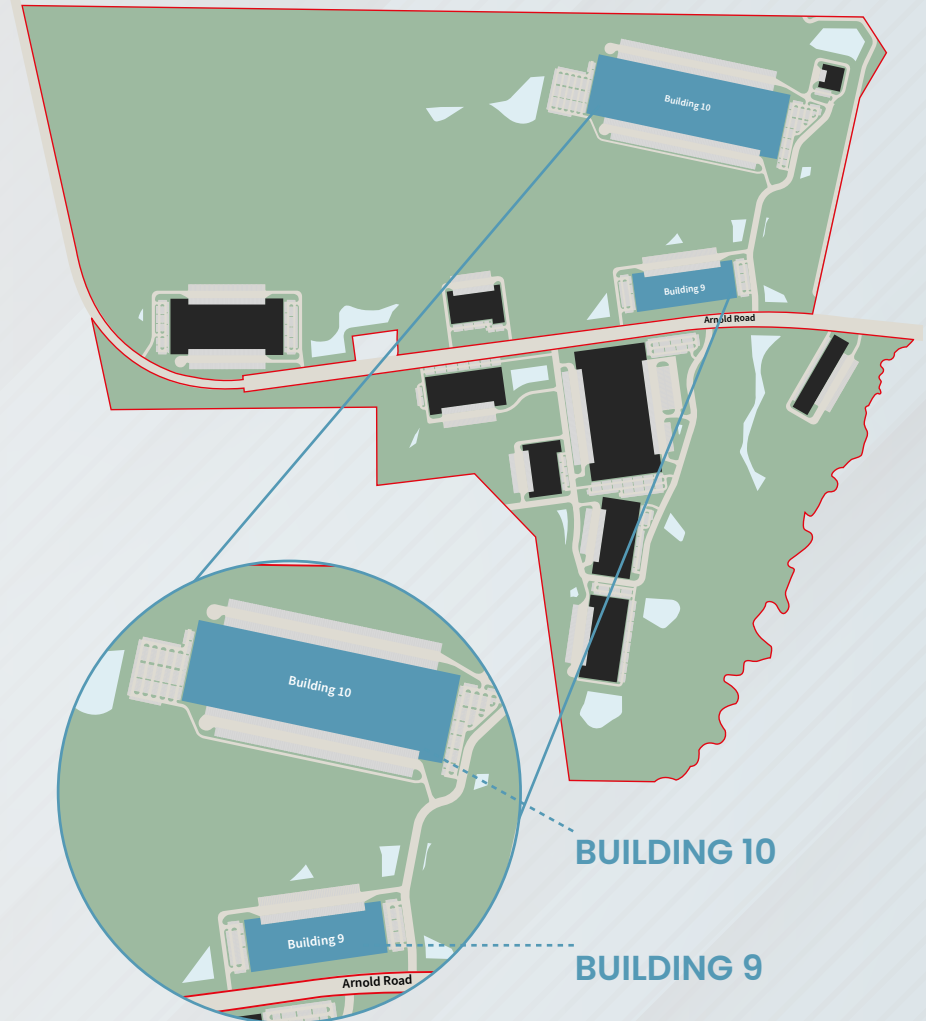
BUILDING 9 & 10

BUILDING 9

Total building size	306,344 SF	Truck court	70'
Building dimensions	952' x 360'	Fire protection	ESFR
Clear height	36'	Roof	White TPO
Office	3,000 SF	Lighting	LED
Dock doors / Drive-ins	56 (9' x 10')/2 (12' x 14')	Slab	7" unreinforced concrete slab with 6" of gravel subbase
Auto parks	244	Utilities	JEA
Trailer parks	59		

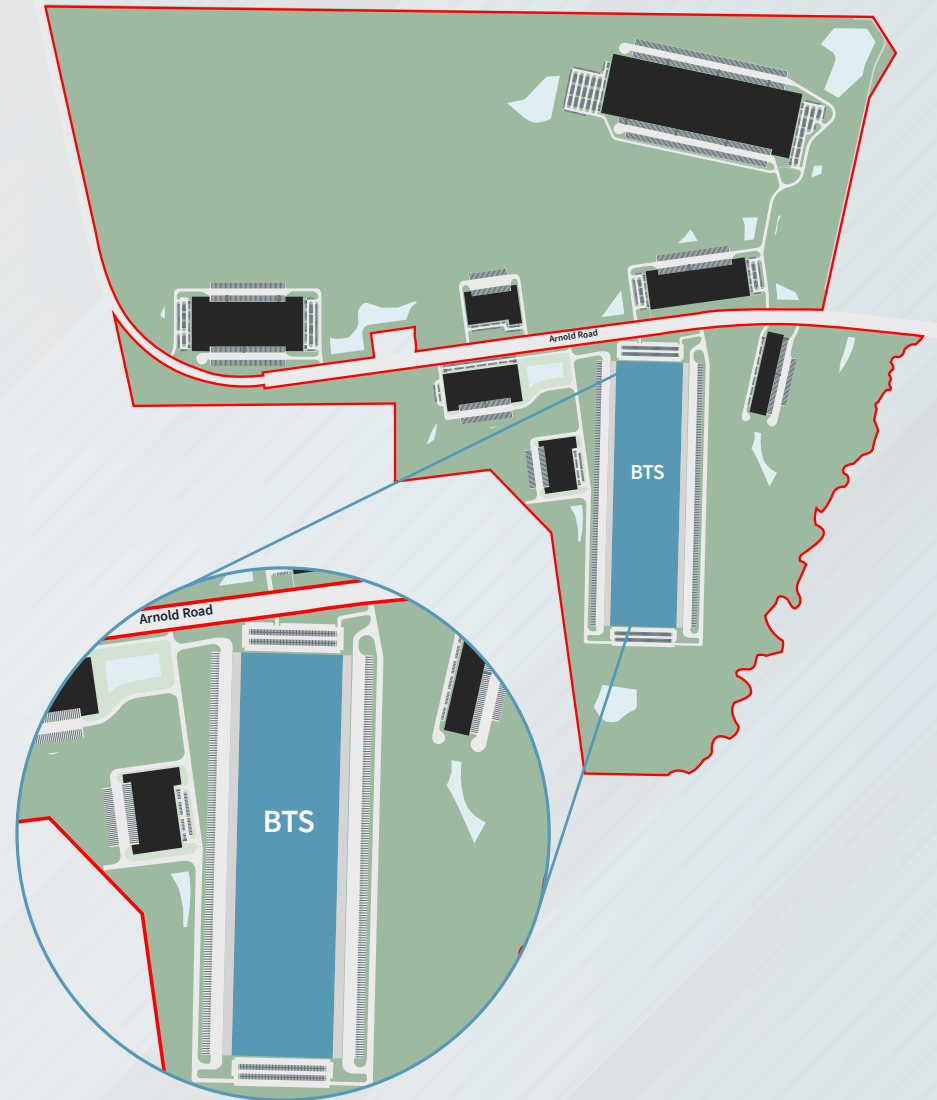
BUILDING 10

Total building size	1,061,760 SF	Truck court	70'
Building dimensions	1846' x 570'	Fire protection	ESFR
Clear height	40'	Roof	White TPO
Office	3,000 SF	Lighting	LED
Dock doors / Drive-ins	240 (9' x 10')/4 (12' x 14')	Slab	7" unreinforced concrete slab with 6" of gravel subbase
Auto parks	782	Utilities	JEA
Trailer parks	250		



ALTERNATE BUILDING OPTION (BTS):

Total space available	1,612,800 SF with potential expansion space for 2,007,040 SF
Building dimensions	2,520' x 640'
Clear height	40'
Office	BTS
Dock doors / Drive-ins	300
Auto parks	±750
Trailer parks	±420
Truck court	190'
Fire protection	ESFR
Roof	White TPO
Lighting	LED
Slab	7" unreinforced concrete slab with 6" of gravel subbase
Utilities	JEA



WHY JACKSONVILLE?

Employment and talent

- Local military units in Jacksonville provide a supply of highly-skilled workers for aviation and aerospace companies
- 3,000 military separations per year occur from local military units from the U.S. Navy at NAS Jacksonville and Naval Station Mayport, the U.S. Marines and the Department of Homeland Security aviation operations
- 22% of employment in Jacksonville is in Trade, Transport and Utilities industries (source: FRED)
- 550,000 total workers within 30 minutes of North Florida Logistics Center
- Over 40 public colleges, universities and technical schools in the region contribute to a robust talent pipeline

Jacksonville International Airport

2025 Stats

3.78 M

Departing passengers

3.80 M

Arriving passengers

4.83 M

lbs of freight in 2025

Economic snapshot

\$82,649

Median household income

+2.6%

5-year job growth (2025-2030)

Demographic snapshot

\$1.7 M

2025 population

+7.3%

Forecasted population growth (2025-2030)

JAXPORT

Top trading partners include Asia, Brazil, Argentina, Colombia, Canada and the Bahamas

47 ft

Two-way, channel

4

Deepwater marine terminals

40

Daily trains

100+

Trucking firms

Foreign Trade Zone # 64

5,000

SQ miles within the zone

9

participating countries

30

Days or less to approve DC sites

4

FTZ in florida

Top growing occupation



Transportation and material moving

Top growing industry

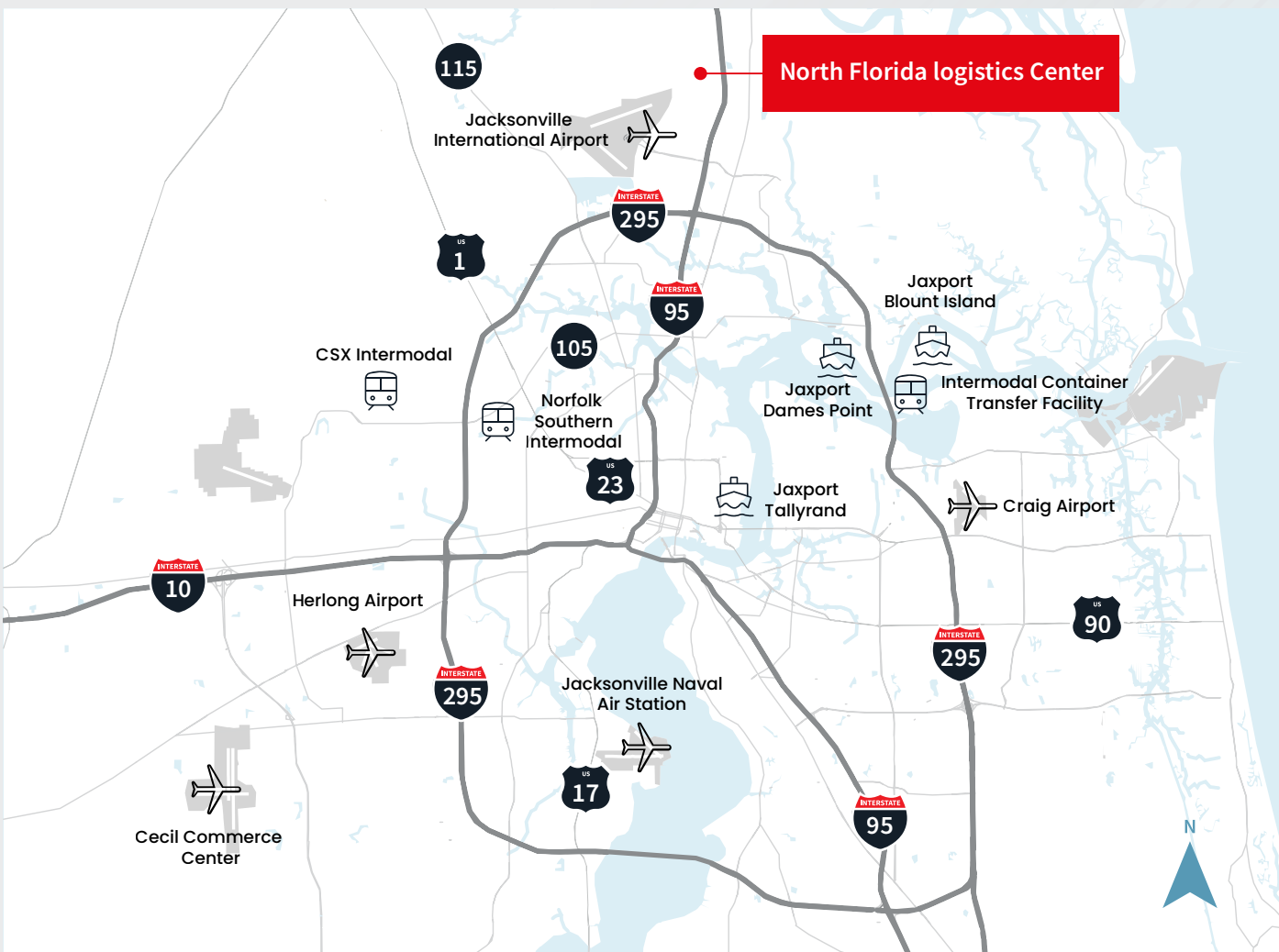


Transportation and warehousing



STRATEGIC LOCATION

I-95	3.3 MILES	Blount Island	15 MILES	Orlando, FL	158 MILES	Miami, FL	363 MILES
Jacksonville International Airport	4.2 MILES	JaxPort	17 MILES	Tampa, FL	211 MILES	Montgomery, AL	372 MILES
I-295	7.2 MILES	I-10	21 MILES	Charleston, SC	231 MILES	Charlotte, NC	372 MILES
Dames Point	15 MILES	Port of Savannah	129 MILES	Atlanta, GA	357 MILES	Baltimore, MD	735 MILES



A SUPERIOR MULTI-MODAL LOCATION TO SERVICE THE S.E. U.S.:

- Access to three rail providers and four airports
- 60 million consumers located within an 8 hour drive
- FTZ # 64 available - The largest trade zone in Florida
- 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.
- Various target industry incentives available via City and State



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