

IMESON

PORT CENTER



Available for lease

9210 Drummond Creek Drive

Jacksonville, FL 32218

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Imeson Port Center

Imeson Port Center is a 106 acre, master planned, industrial development located within Jacksonville's Imeson Industrial Park. The development is strategically located one mile east of I-95 along Heckscher Drive and less than four miles west of I-295. Tenants are able to take advantage of being centrally located to JaxPort (4.5 miles), Jacksonville International Airport (5.5 miles) and Downtown Jacksonville (6 miles).

Imeson Port Center can accommodate multiple facilities totaling over 1,300,000 square feet. Phase 1 consists of two 198,000 square foot speculative facilities. Build-to-suit sites as well as outside storage opportunities are also available.

- Conveniently located in Imeson Industrial Park
- Buildings 200 & 300 currently under construction totaling 396,000 s.f.
- 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





Buildings 200 & 300 now under construction

Specifications

	Bldg. 200	Bldg. 300		Bldg. 200	Bldg. 300
Building size (s.f.)	198,000	198,000	Lighting	LED w/ motion sensors	LED w/ motion sensors
Speculative office (s.f.)	3,104	3,104	Fire Suppression	ESFR	ESFR
Building dimensions	900' x 220'	900' x 220'	Power	2,000 amps 480Y/277V 3 Phase	2,000 amps 480Y/277V 3 Phase
Column spacing	53'4" x 50' typical 53'4" x 60' speed	53'4" x 50' typical 53'4" x 60' speed	Auto parking	163	205
Clear height	32'	32'	Slab design	7" thick, 4000 psi fiber-reinforced concrete slab on grade over 10 mil vapor barrier at warehouse floor	7" thick, 4000 psi fiber-reinforced concrete slab on grade over 10 mil vapor barrier at warehouse floor
Roof	45 mil, R-20	45 mil, R-20			
Dock doors	53 (9'x10')	53 (9'x10')			
Drive-in doors	2 (12' x 16')	2 (12' x 16')	Zoning	IL	IL
Dock equipment	51 levelers, 20,000/ 40,000 lbs	51 levelers, 20,000/ 40,000 lbs			
Truck court depth	155'	155'			



1

mile from
I-95



4.5

miles from
Dames Point



5.5

miles from
Jacksonville
International Airport

Contact

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