

Imeson Park South Building D

1400 ZOO PKWY | JACKSONVILLE, FL 32218

LEED SILVER CERTIFIED
2026



AVAILABLE NOW

547,200 SF FOR LEASE



JLL



VanTrust[®]
REAL ESTATE LLC

IMESONPARK.COM

STRATEGICALLY POSITIONED AND PERFECTLY CONNECTED FOR SOUTHEAST DISTRIBUTION

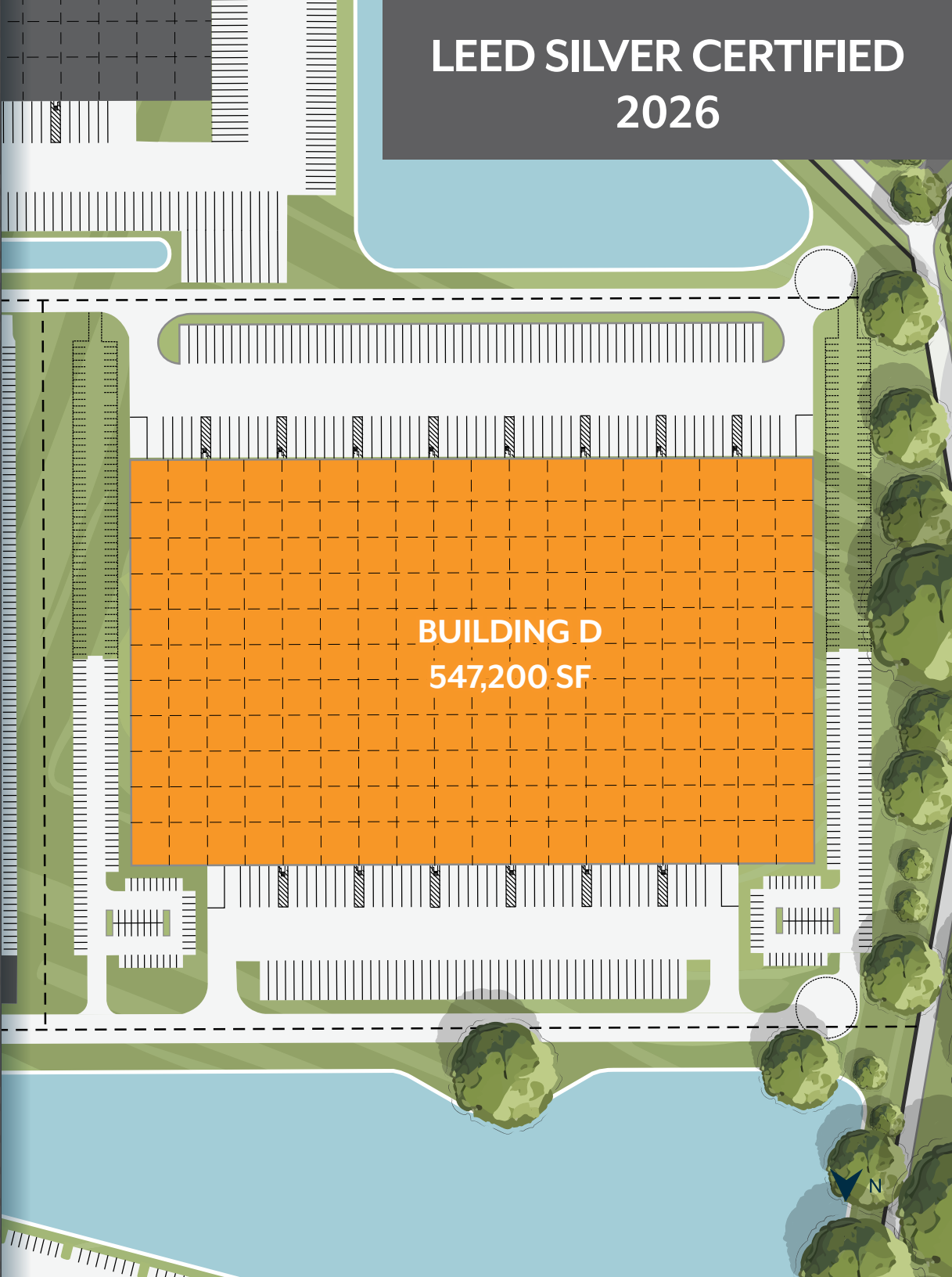
Imeson Park South is located at 1400 Zoo Parkway in Jacksonville, FL, this premier 215-acre industrial park is strategically positioned between JIA and JAXPORT for superior multi-modal connectivity throughout the Southeast U.S. Offering 3,000,000 square feet of IL-zoned industrial space, the site has convenient access with its positioning less than four miles from I-95 and I-295. Furthermore, the opportunity boasts multiple access points to ensure optimal traffic flow and logistics efficiency.



BUILDING D

±547,200 SF

Building size	547,200 SF
Building dimensions	960' x 570'
Clear height	40'
Office	BTS
Column spacing	50' x 53'-4" (typical) 60' x 53'4" (speed)
Dock doors	103
Drive-ins	4 (14' x 16')
Auto parks	206 (expandable to 401)
Trailer parks	128
Truck court	180' w/60' concrete apron
Power	4,000 AMP with 600 house panel
Lighting	LED with motion sensors
Roof	45 mil TPO with 20-year warranty
Slab	7" reinforced with vapor barrier



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DRIVE TIMES

61 MILLION
CUSTOMERS LOCATED
WITHIN AN 8-HOUR DRIVE

5 HOURS

Atlanta, GA
345 MILES

Charleston, SC
242 MILES

Tampa, FL
209 MILES

Savannah, GA
142 MILES

8 HOURS

Charlotte, NC
387 MILES

Montgomery, AL
366 MILES

Miami, FL
359 MILES

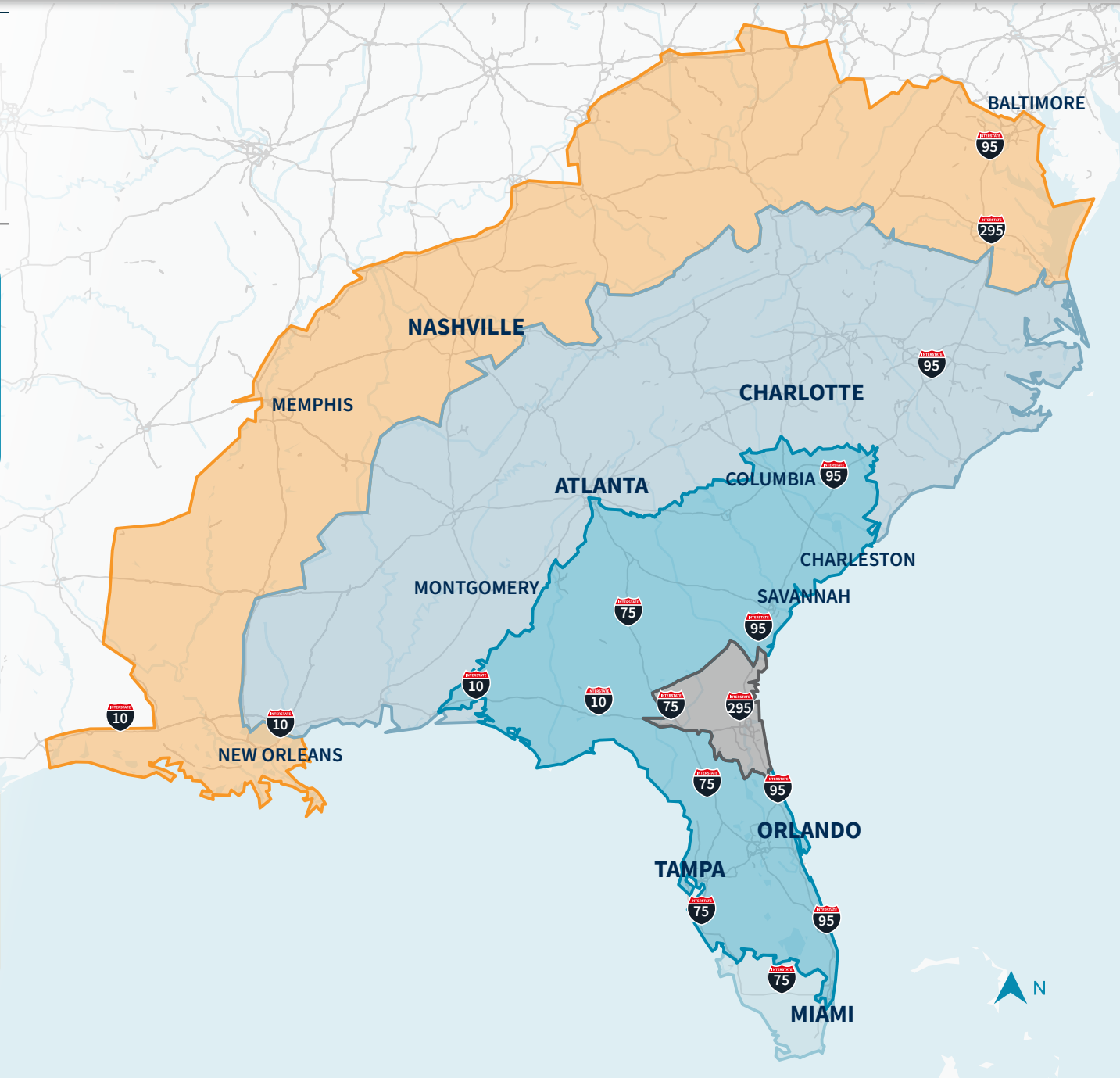
11 HOURS

Houston, TX
862 MILES

Baltimore, MD
846 MILES

Memphis, TN
699 MILES

New Orleans, LA
540 MILES



STRATEGIC LOCATION

Jacksonville serves as "America's Logistics Center," offering unmatched access to 61 million consumers within an 8-hour drive. The city provides seamless connectivity through three major railroads (CSX, Norfolk Southern, and Florida East Railway) and JAXPORT, Florida's largest container port. Strategic advantages include Foreign Trade Zone #64 designation and Florida's business-friendly tax environment featuring no state or local personal income tax and no inventory tax.

AIR	MILES
Jacksonville International Airport	9
Craig Airport	16
Herlong Airport	20
Cecil Commerce Center	24

MARITIME	MILES
JaxPort Tallyrand	8
JaxPort Dames Point	10
JaxPort Blount Island	11
Jacksonville Naval Air Station	20

RAIL	MILES
Intermodal Container Transfer Facility	10
Norfolk Southern IntermodaL	12
CSX Intermodal	14
Bowden Yard	17





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