

100% HVAC



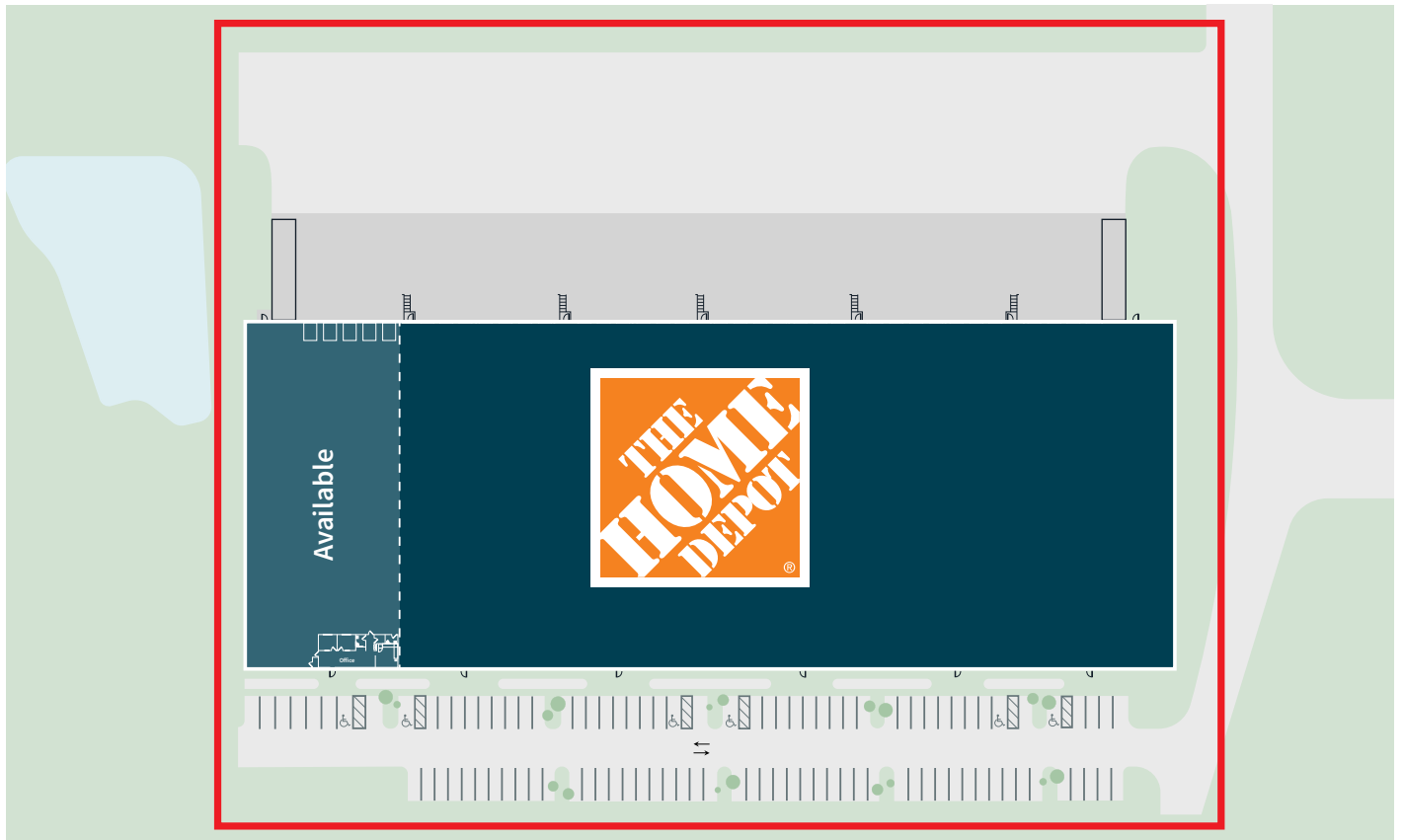
 **JLL** SEE A BRIGHTER WAY

# For lease

**Crossroads Distribution Center - Bldg. 200**  
20,711 RSF Available

# 6600 Pritchard Road - Bldg. 200

## Jacksonville, FL 32219



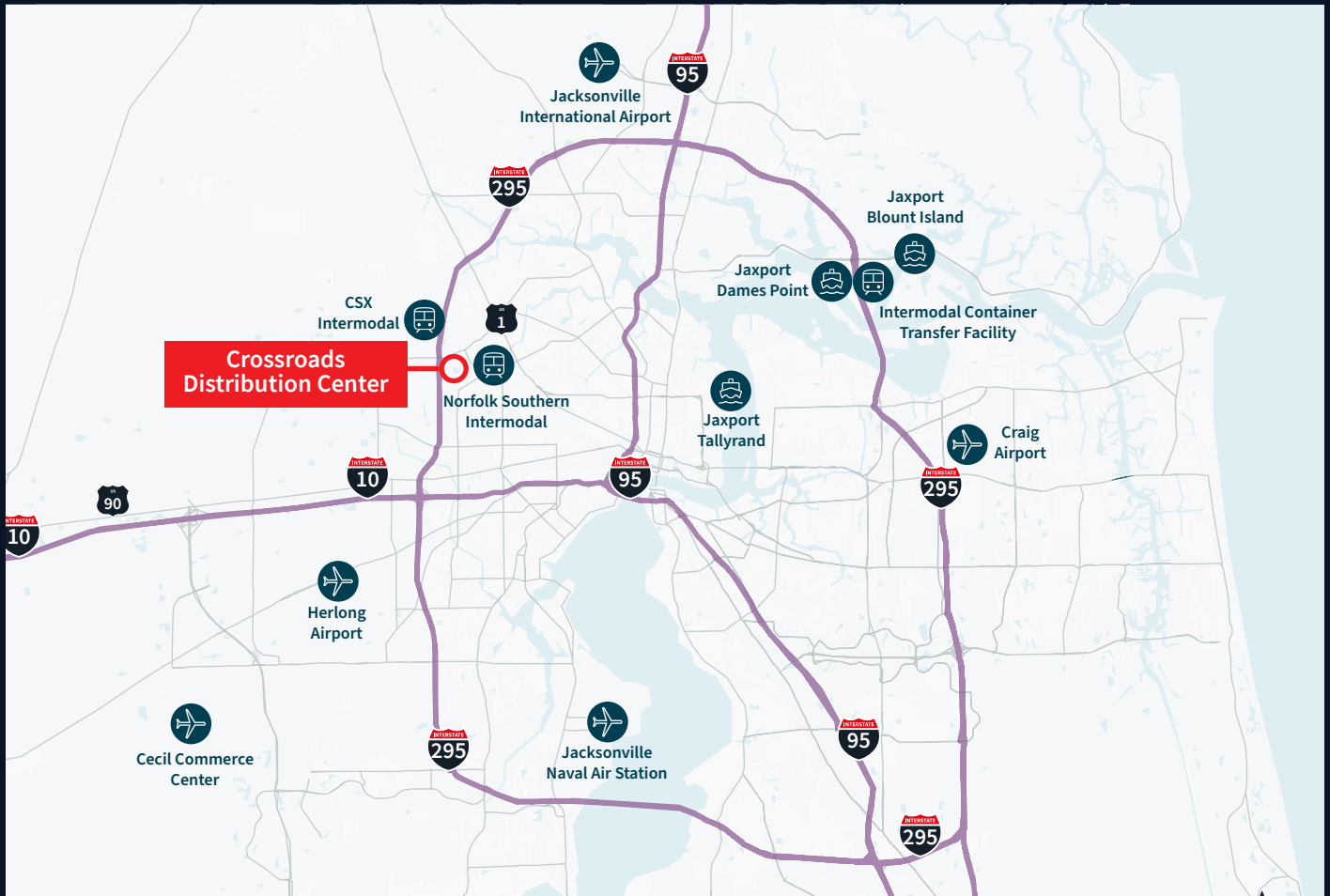
|                 |                                   |                |               |
|-----------------|-----------------------------------|----------------|---------------|
| Available space | Unit 10 & 11<br>20,711 s.f.       | Office         | 1,190 s.f.    |
| Building size   | 126,056 s.f.                      | Truck court    | 130'          |
| Clear height    | 30'                               | Building depth | 200'          |
| Dock doors      | 4 (9'x10')<br>1 (10'x12')         | Drive-in doors | 1 (12' x 14') |
| Power           | 200amps x 40,<br>120-277 volt, 4W | Sprinklers     | ESFR          |
| HVAC            | Warehouse temp controlled         | HVLS fans      | 2             |
| Lighting        | LED                               | Roof age       | 2022          |
| Auto parking    | 0.9/1,000 s.f.                    | Zoning         | IBP           |

# Crossroads Distribution Center



Surrounding neighbors include, Volkswagen, Home Depot, Grainger, UPS and Amazon.

## Convenient Westside location with quick access to all major interstates



1 mile



2.2 miles  
CSX  
Intermodal



5 miles



10 miles



10.3 miles  
JAXPORT



13 miles  
JIA

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