



For Lease

45,150 s.f. ready for occupancy

- Brand new, rear-load, warehouse/distribution facility
- Located in Perimeter West Industrial Park at the intersection of I-295 and Pritchard Road
- Convenient access to I-10, I-95, US-1 and US-17
- 12 miles to Jacksonville International Airport
- 15 miles to Port of Jacksonville
- Situated between the CSX and Norfolk Southern Intermodal yards
- Surrounding neighbors include, Volkswagen, Cardinal Health, UniFirst, Home Depot and Grainger

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Building one site plan



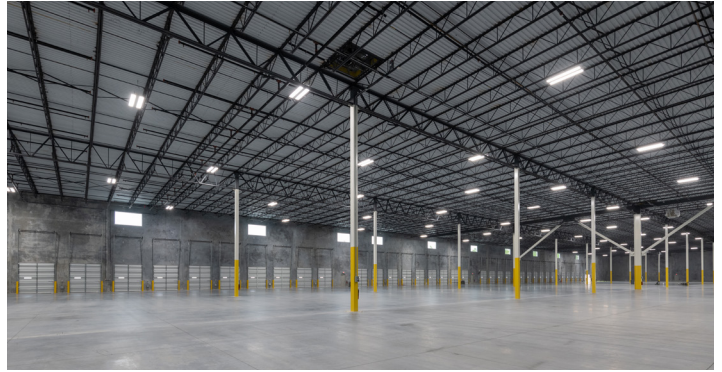
Perimeter West Industrial Park - Building One

Land area :	8.79 ac.	Office:	BTS
Ceiling height:	32'	Dock doors:	9 (9' x 10')
Fire protection:	ESFR	Drive-in doors:	1 (12' x 14')
Electrical:	1,800 Amp 480 Volt, 3-phase, 4-wire electrical	Lighting:	LED
Truck parks:	Adjacent land available	Auto parks:	34 spaces
Truck court:	138'	Zoning:	PUD/Industrial Business Park
Column spacing:	52' x 50' - typical bay 60' speed bays	Slab:	6" non reinforced, 4000 PSI
Building depth:	210'	Water/Sewer/ Electric:	JEA

Neighboring tenants



Strategically located for regional distribution



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.