


Imeson Park South

Building B1
1511 Zoo Pkwy.
Jacksonville, FL 32218

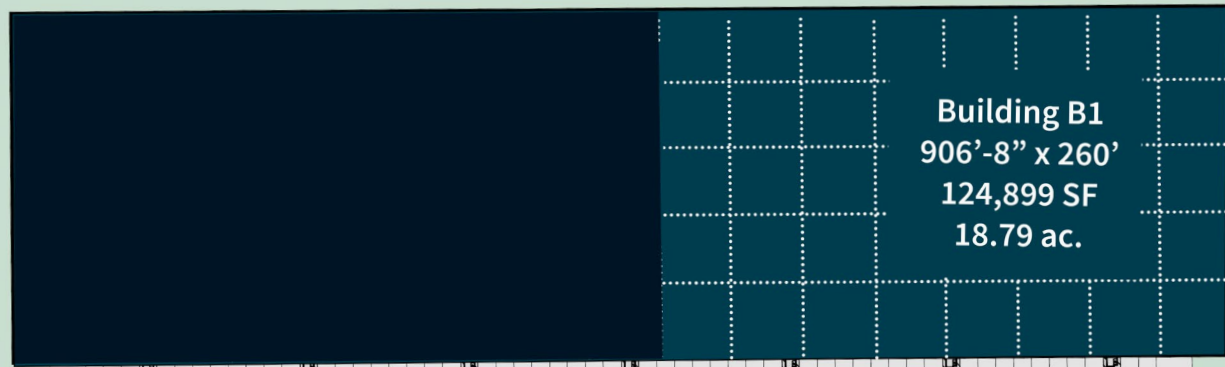
 **JLL** SEE A BRIGHTER WAY

 **THE STRO COMPANIES**
CREATING VALUE

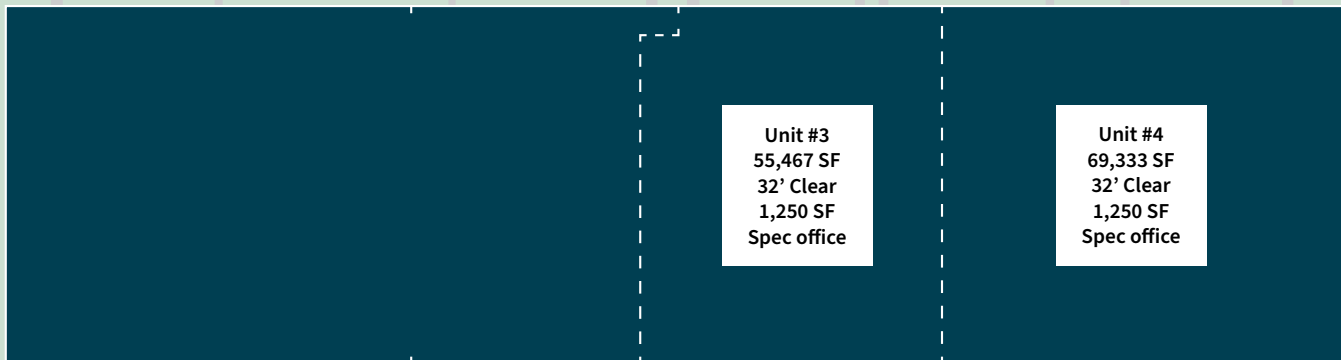


For lease

40,000 - 124,899 s.f.



Potential multi-tenant floor plan



Possible IOS yard for each TT

Available s.f.	124,899 s.f.	Drive-ins	1 (12' x 14')
Building depth	260'	Trailer parks	32
Column spacing	Typical Bay: 50' x 53'-4" Speed Bay: 60' x 53'4"	Auto parks	89
Clear height	32'	Truck court	60' concrete apron & HD asphalt paving
Office	BTS	Roof	45 Mil TPO with 20 year warranty
Dock doors	28 (9' x 10')	Electrical	3,000 amp with 600 house panel
Pit levelers	6	Slab	7" slab reinforced with vapor barrier



Centrally located
between JIA & JAXPort



3,000,000 s.f.
master planned
industrial park



Less than 4 miles
from I-95 & I-295



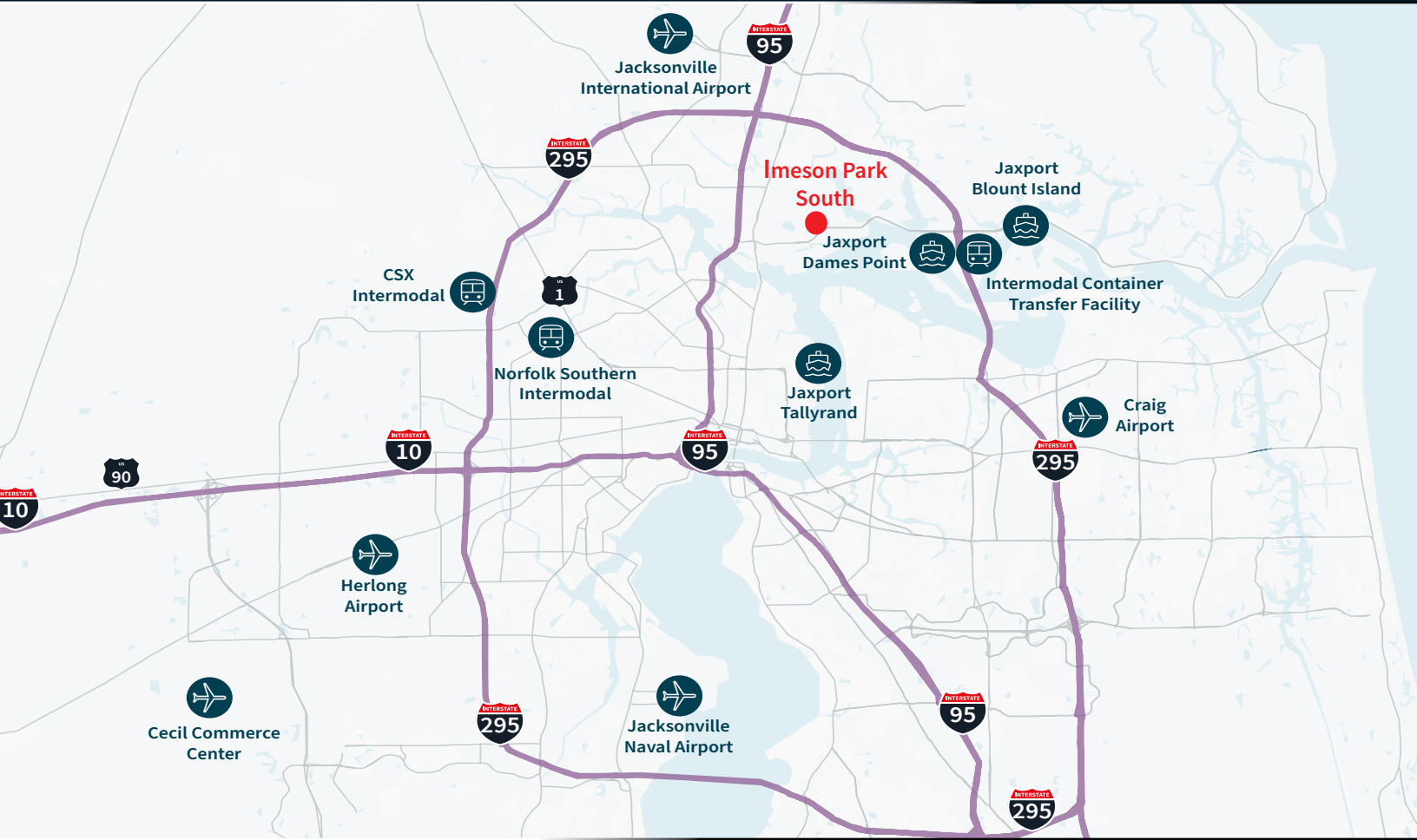
ESFR
fire protection



Multiple points of
ingress & egress



Zoned IL




61 million
consumers
located within 8 hours

5th
lowest tax
climate in the U.S.

3rd
largest military
population in the U.S.

FTZ #64
available

Pro-growth
consolidated
local government


No state or local
personal income tax


No inventory tax

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