

FOR LEASE > INDUSTRIAL SPACE



Northeast Florida

Port Jax Trade Center, Bldg 400

2615 PORT INDUSTRIAL DR, JACKSONVILLE, FL 32226

BUILD-TO-SUIT & LEASING OPPORTUNITIES

Nominated
2014 NAIOP Developer of the Year!

Designated
Foreign Trade
Zone #64



- > 5,922± SF of dock high space with 1,377 sf of office area available for lease
- > Designated Foreign Trade Zone #64
- > Zoning: Industrial Heavy (IH)
- > Energy efficient buildings (LEED Conforming)
- > Quick access to I-295 and I-95 (multiple exits)

Additional Port Jax Trade Center Availabilities

- > Bldg. 700 - 15,592± SF contig. available in increments of 3,600± SF, grade level loading.
- > Bldg 300 - 11,844 SF of 1st generation dock high space
- > Stabilized and secured 3 acre parcel with utility connection available for lease \$1,800/acre/month
- > Bldg. 200 Build-To-Suit up to 81,000± SF (pad ready)

Just over 1 mile from
Jacksonville Port Authority at
Dames Point/Blount Island

- > Estimated pass through expenses \$1.58/SF
- > Lease Rate: **\$5.95/SF (NNN)**



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Space Summary Unit 404

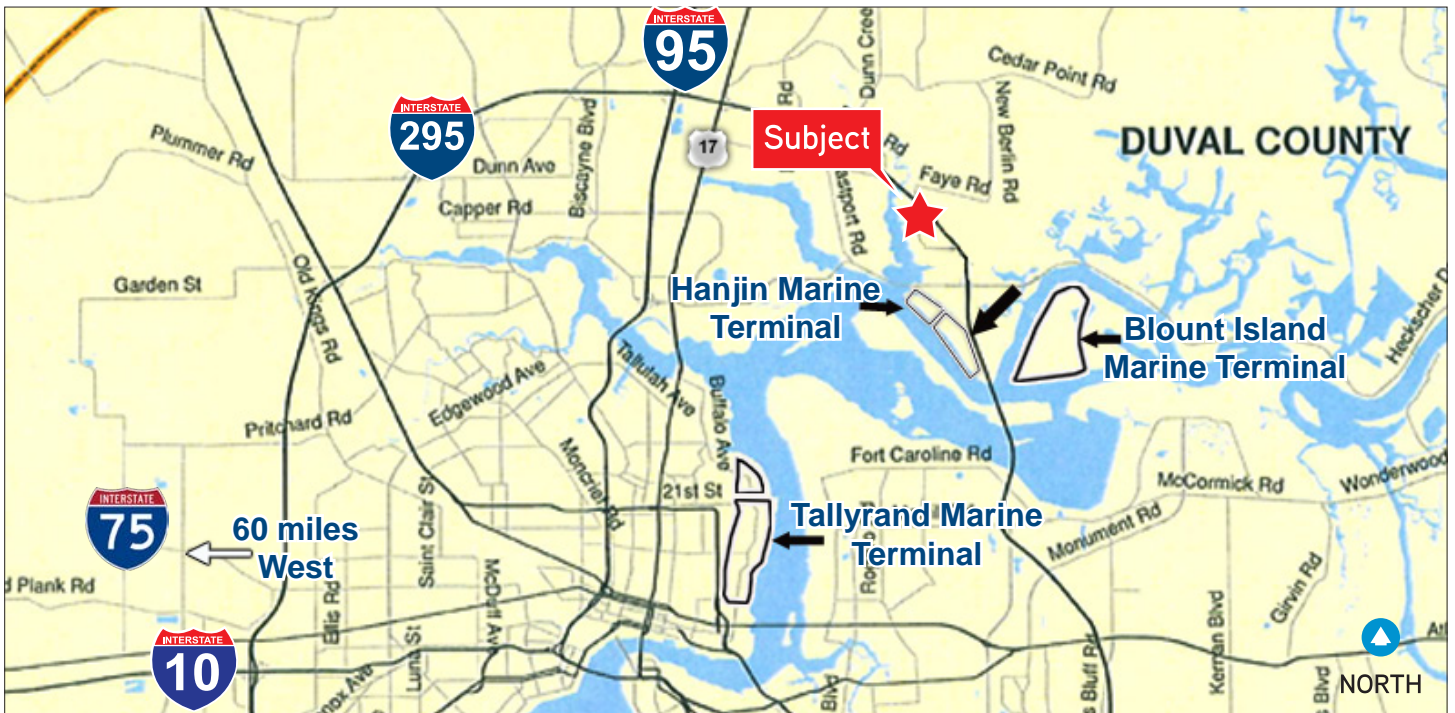
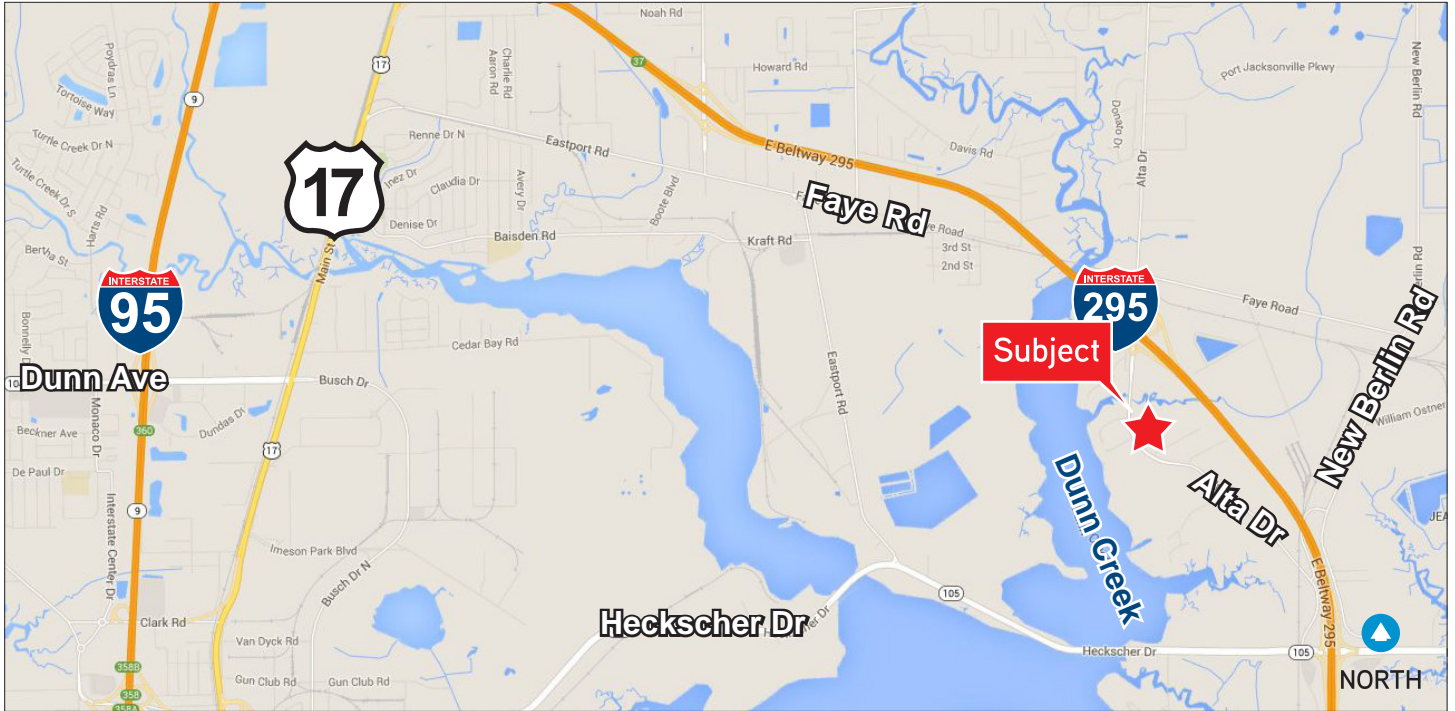
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Available Size:	5,922± SF
Office Area Size:	1,377± SF
Office Buildout	Three private offices Large open work area, Reception area, One conference room
Parking:	Ample
Space Dimensions:	42'x 140'
Year Built:	2009
Truck Court Size	180' shared, all concrete court
Zoning:	Industrial Heavy (IH)
Clear Height:	Minimum 28'
Typical Column Space:	42'w x 48' 8"d
Doors:	2 dock high doors
Building Construction:	Tilt wall
Roof:	Metal standing seam
Floor Type:	Concrete
Utilities:	City water and city sewer via JEA
Electrical:	200amps 3 phase
Lighting:	T-5 and fluorescent
Fire Protection:	Wet system



Location Maps

2615 PORT INDUSTRIAL DR, BLDG 400, JACKSONVILLE, FL 32226



A map of Jacksonville, Florida, with 14 numbered locations marked. A red star and the word "Subject" are placed near location 1. The map includes major highways, parks, and the St. Johns River. A north arrow is in the top right corner.

1	I-295	0.6 mi	1 min	8	JAXPORT - Talleyrand Terminal	16.3 mi	17 min
2	I-95	5.7 mi	6 min	9	JAXPORT - Dames Point Terminal	3.0 mi	5 min
3	I-95 @ US 1	22.6 mi	22 min	10	JAXPORT - Blount Island Terminal	4.0 mi	6 min
4	I-10 @ I-95	16.1 mi	15 min	11	Orange Park	32.9 mi	31 min
5	I-10 @ I-295	20.0 mi	18 min	12	Town Center	14.1 mi	15 min
6	Jacksonville Int'l Airport	8.5 mi	10 min	13	Beaches	17.0 mi	22 min
7	Downtown Jacksonville	14.6 mi	18 min	14	World Golf Village	36.6 mi	33 min

3896

Strategic Location

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Strategic Location



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Aerial of Site

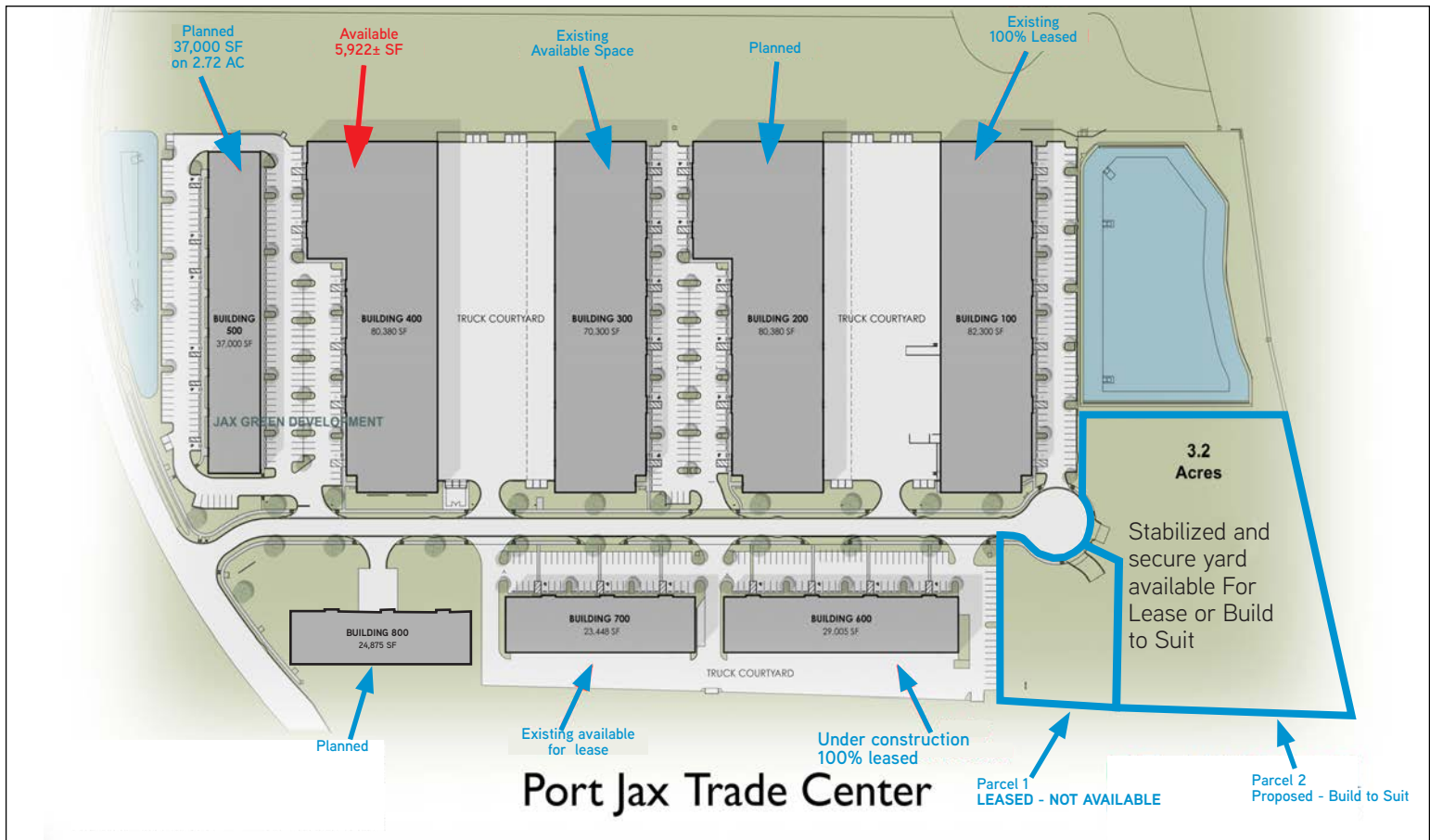
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Photo taken October 2015

Building Specifications

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Building 100 (100% leased)*
Total Bldg Size: 82,245 SF

Building 200
Total Bldg Size: 80,380 SF
Minimum Bay Size: 5,922 SF
Maximum Contig Size: 80,380 SF
Typical Bay Dimensions: 42' x 140'
Clear Ceiling Height: 28'
Loading Doors Per Bay: 3 Dock

Building 300 (83% leased)
Total Bldg Size: 70,512 SF
Minimum Bay Size: 11,844 SF
Maximum Contig Size: 11,844 SF
Typical Bay Dimensions: 42' x 140'
Clear Ceiling Height: 28'
Loading Doors Per Bay: 3 Dock

Building 400 (93% leased)
Total Bldg Size: 80,666 SF
Contiguous SF Available: 5,922 SF
Bay Dimensions: 42' x 160'
Clear Ceiling Height: 28'
Dock Doors: 2 Dock

Building 500
Total Bldg Size: 37,000 SF
Minimum Bay Size: 3,200 SF
Typical Bay Dimensions: 40' x 80'
Clear Ceiling Height: 20'
Loading Doors Per Bay: 2 Grade

Building 600 (100% leased)
Total Bldg Size: 29,005 SF

Building 700 (34% leased)
Total Bldg Size: 23,448 SF
Minimum Bay Size: 3,600 SF
Typical Bay Dimensions: 45' x 80'
Clear Ceiling Height: 18' front & 16' rear
Loading Doors Per Bay: One 12'x12' grade

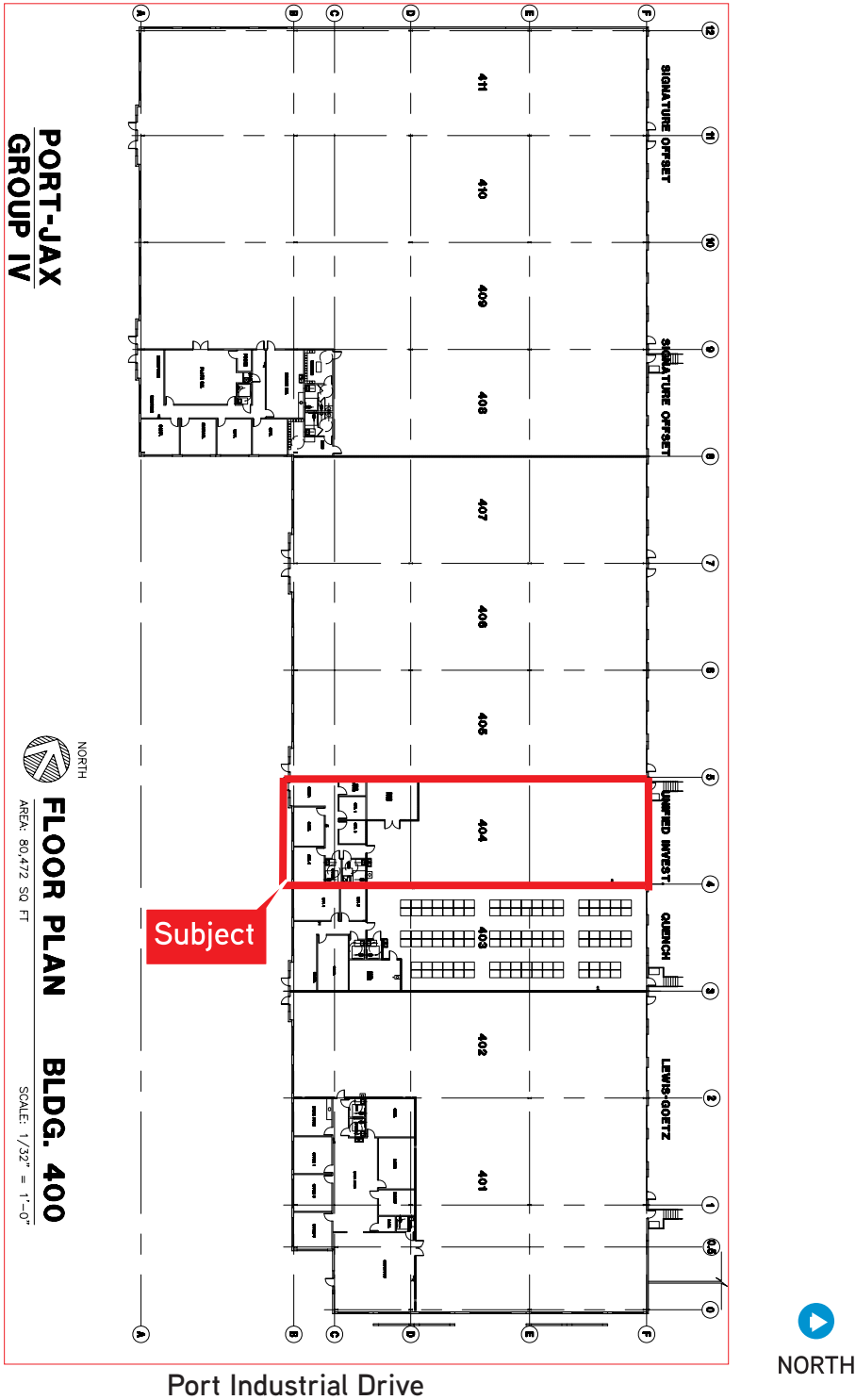
Building 800
Total Bldg Size: 24,875 SF
Minimum Bay Size: 3,600 SF
Typical Bay Dimensions: 45' x 80'
Clear Ceiling Height: 18' front & 16' rear
Loading Doors Per Bay: One 12'x12' grade

Parcel 1: (100% leased)
RBA/GLA: 0± SF
SF Avail: 0± SF
Lot Size: 1.0± acres

Parcel 2: For Lease or Proposed - Build to suit
RBA/GLA: 42,000± SF
SF Avail: 42,000± SF
Lot Size: 3.2± acres
Stabilized and secured yard

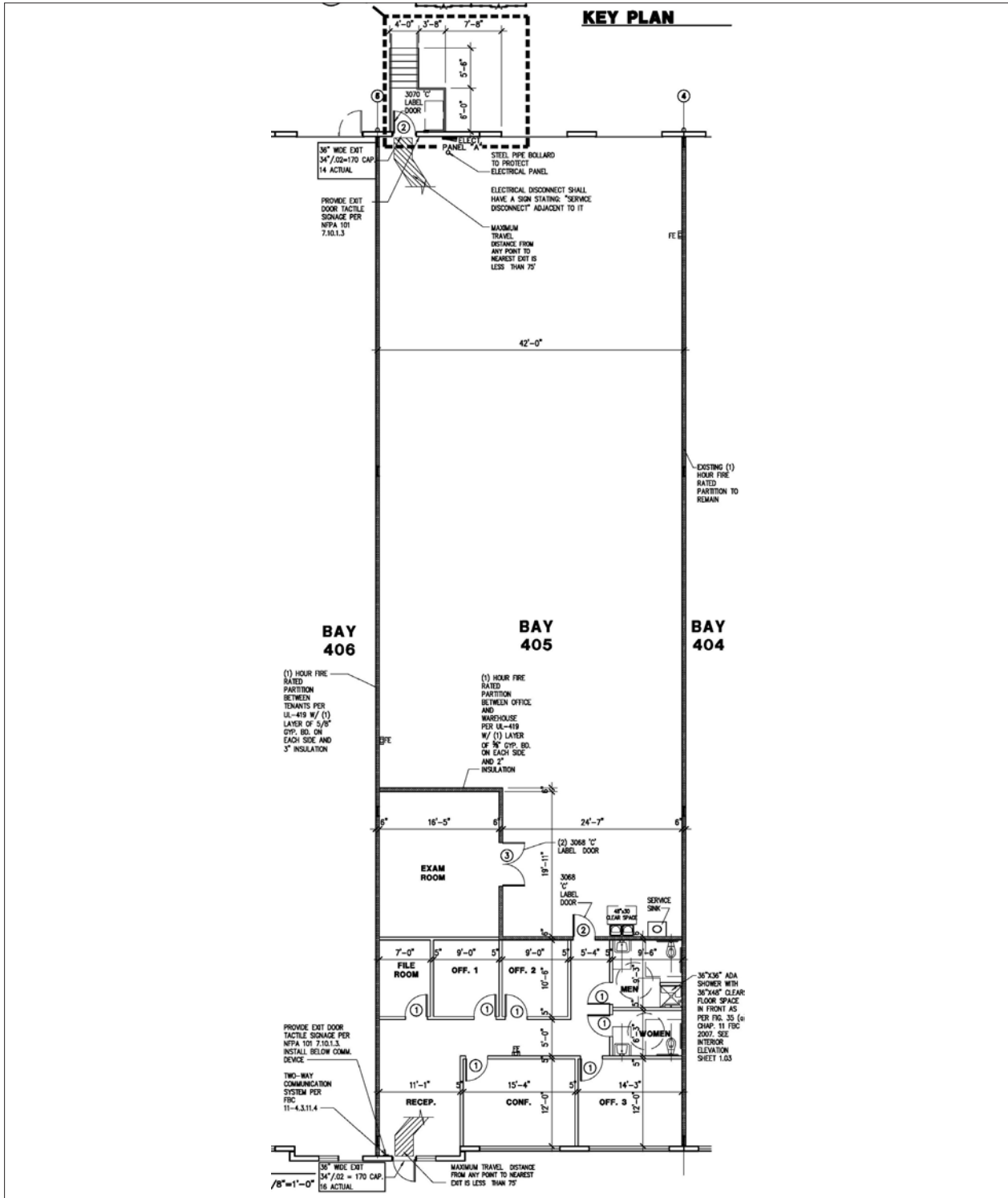
Building Plan

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Space Plan - 404

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Foreign Trade Zone Benefits

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Businesses can efficiently manage cash flow and save money on international cargo shipments or manufacturing and distribution operations by using Jacksonville's Foreign Trade Zone (FTZ) #64. FDi Magazine recently ranked FTZ #64 the third best port zone in the world.

A Foreign Trade Zone, or FTZ, is a secured site within the United States, but technically considered outside of U.S. Custom's jurisdiction. By streamlining customs clearance, foreign trade zones help importers, exporters and manufacturers operate more efficiently. Locating a production or operating facility within a foreign trade zone can benefit businesses by:

- Exempting tariffs on re-exports;
- Paying U.S. Customs duties only when goods are transferred out of the FTZ and into the United States (no duties on zone-to-zone transfers);
- Managing merchandise subject to quotas; and
- Exempting duties on merchandise that becomes waste, defective or damaged while in the zone.

Foreign Trade Zone #64 comprises several locations in the city, including hundreds of acres of property at JAXPORT's three terminals and cold storage facilities at the Talleyrand Marine Terminal. FTZ #64 also covers several industrial parks and the Jacksonville Airport Authority's Jacksonville International Airport (JIA). For more information about FTZ #64, call the Zone Administrator at (800) 874-8050 or (904) 357-3072.

For More Information:

National Association of Foreign Trade Zones

naftz.org

U.S. Foreign Trade Zone Board

la.ita.doc.gov/ftzpage

U.S. Customs and Boarder Protection

cbp.gov

International trade Administration

trade.gov

* Source: JAXPORT 2011 Directory, P.23

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LEASING & BUILD-TO-SUIT OPPORTUNITIES

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