

April 2019 Delivery



# Prime Distribution Center in Jacksonville, Florida | For Lease Westlake Industrial Park

GUY PRESTON  
Executive Vice President  
+1 904 591 0800  
[guy.preston@colliers.com](mailto:guy.preston@colliers.com)

SEDA PRESTON  
Senior Associate  
+1 904 861 1142  
[seda.preston@colliers.com](mailto:seda.preston@colliers.com)



# Westlake Industrial Park

12075 Pritchard Rd. Jacksonville, FL 32220

**185,250 SF**  
Available

**CLASS A INDUSTRIAL | For Lease**



## Property Highlights

- Class A, master planned industrial business park
- Exceptional multimodal location in Jacksonville's Westside submarket, offering superior access to the southeastern U.S. market via I-295 and I-10, with easy access to I-95 and I-75
- 6 miles to CSX intermodal facility
- 8 miles to Norfolk Southern intermodal facility
- 24 miles to FEC intermodal facility
- 17 miles to Jacksonville International Airport
- 22 miles to JAXPORT Dames Point terminal facility
- Abundant regional labor pool
- Pro-growth local government
- FTZ #64
- No state or local personal income tax
- No inventory tax

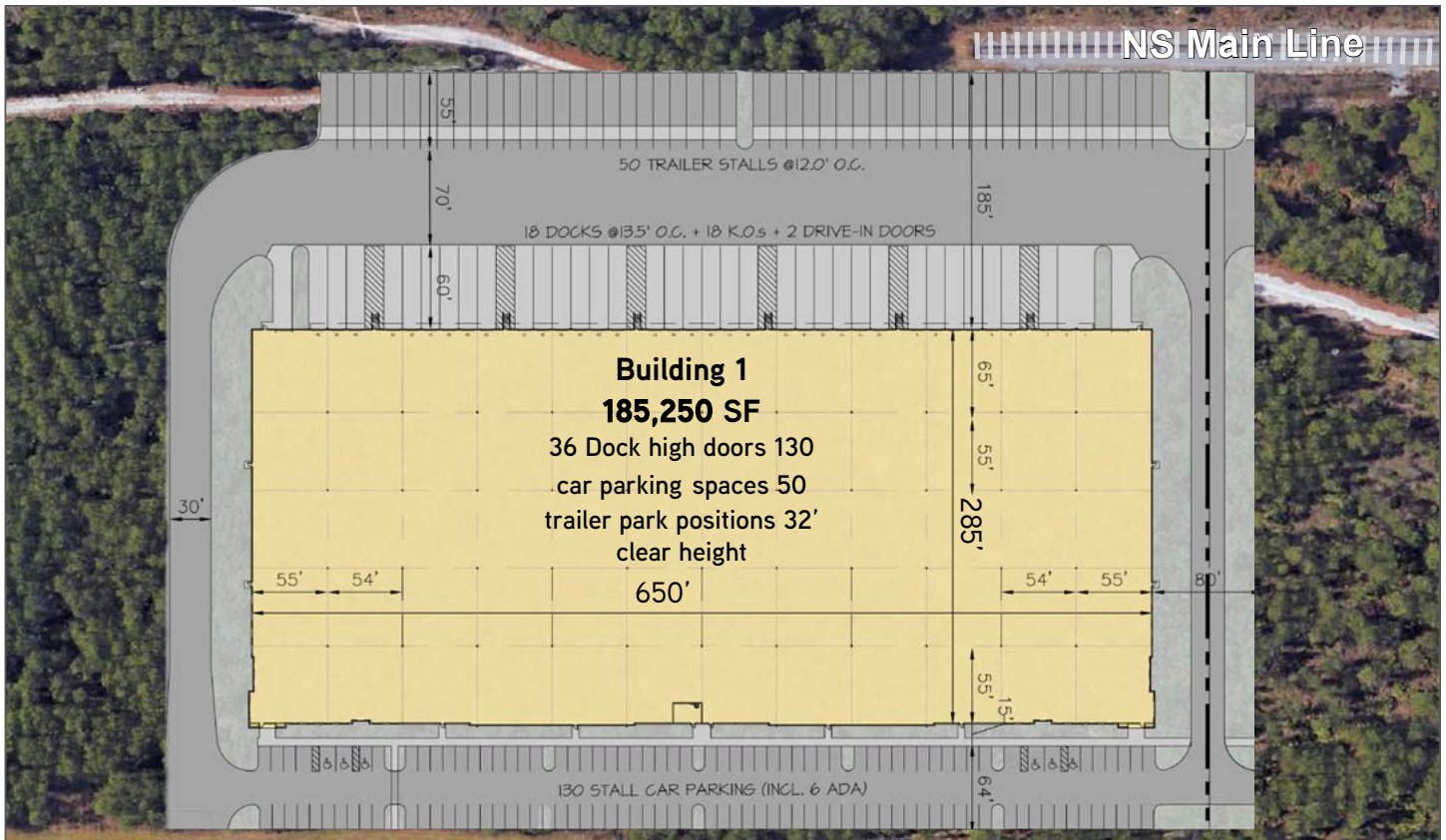




# Site Plan and Features

12075 Pritchard Rd. Jacksonville, FL 32220

## CLASS A INDUSTRIAL | For Lease



### BUILDING FEATURES

- 185,250 SF on 19 acres
- 650' X 285' building
- 2,200 SF plug-and-play office
- Clerestory windows
- 32' clear height
- 1,200 Amp electric service
- ESFR fire-supression system
- LED lighting
- 60 mil TPO single-ply white membrane roof
- Slab: 7-inch concrete
- 56' x 54' typical column spacing;
- 60' x 54' at staging bays;
- 36 Dock high doors with Z-guards and bumpers
- 2' x 12' x 14' drive-in ramped doors
- 130' truck court
- 60' concrete apron
- Rear load configuration
- 50 trailer park positions (@ 12' O.C.)
- 130 car parking spaces
- Access to Pritchard and Chaffee roads
- Phase II development - 161,000 SF building



## CONTACT US:

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Executive Director  
+1 904 591 0800  
guy.preston@colliers.com

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Senior Associate  
+1 904 861 1142  
seda.preston@colliers.com

COLLIERS INTERNATIONAL  
76 S. Laura St., Suite 1500  
Jacksonville, FL 32202  
www.colliers.com/jacksonville

