

An architectural rendering of a large industrial building with a modern design, featuring grey and yellow panels. The building is surrounded by a parking lot with several cars and landscaped areas with palm trees and shrubs under a blue sky with clouds.

FOR SALE/BUILD-TO-SUIT

Westlake Industrial Park

PRITCHARD ROAD | JACKSONVILLE, FL

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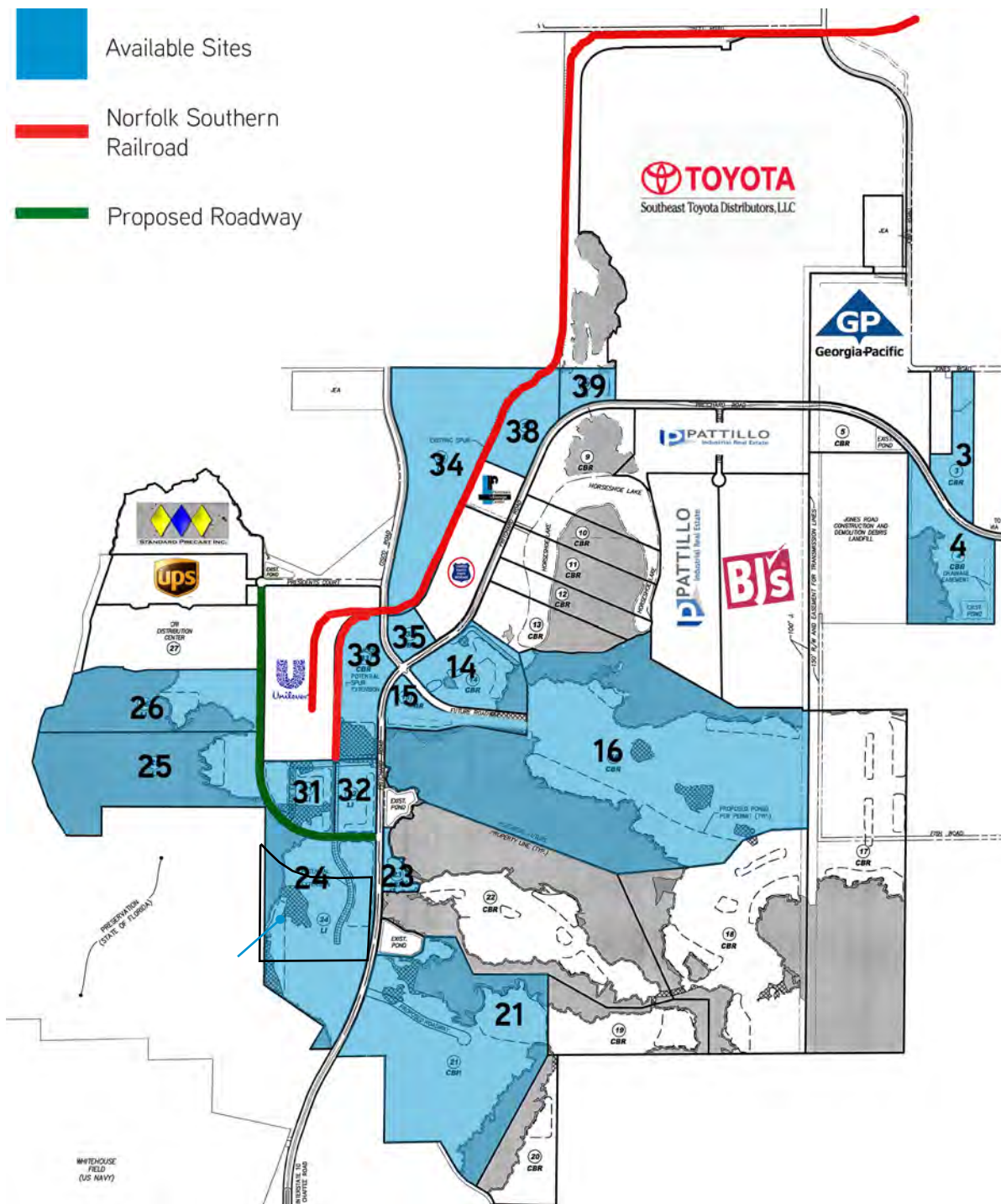
A Becknell Industrial-Norfolk Southern joint venture

The Colliers International logo, featuring the word 'Colliers' in a large, white, serif font above the word 'INTERNATIONAL' in a smaller, white, sans-serif font, all contained within a blue rectangular box with a thin white border.

Colliers
INTERNATIONAL

Master Park Plan

Parcel No.	Acres	Developable Acres
3	21.13±	21.13
4	54.43±	27.52
14	37.68±	31.49
15	16.77±	16.37
16	341.43±	179.11
21	171.08±	127.98
23	6.01±	6.01
24	103.44±	90.08
25	96.35±	15.75
26	67.49±	21.21
31	23.65±	23.65
32	16.83±	16.83
33	36.41±	36.41
34	99.25±	99.25
35	8.68±	8.68
38	24.29±	24.21
39	11.38±	10.71





Site 24

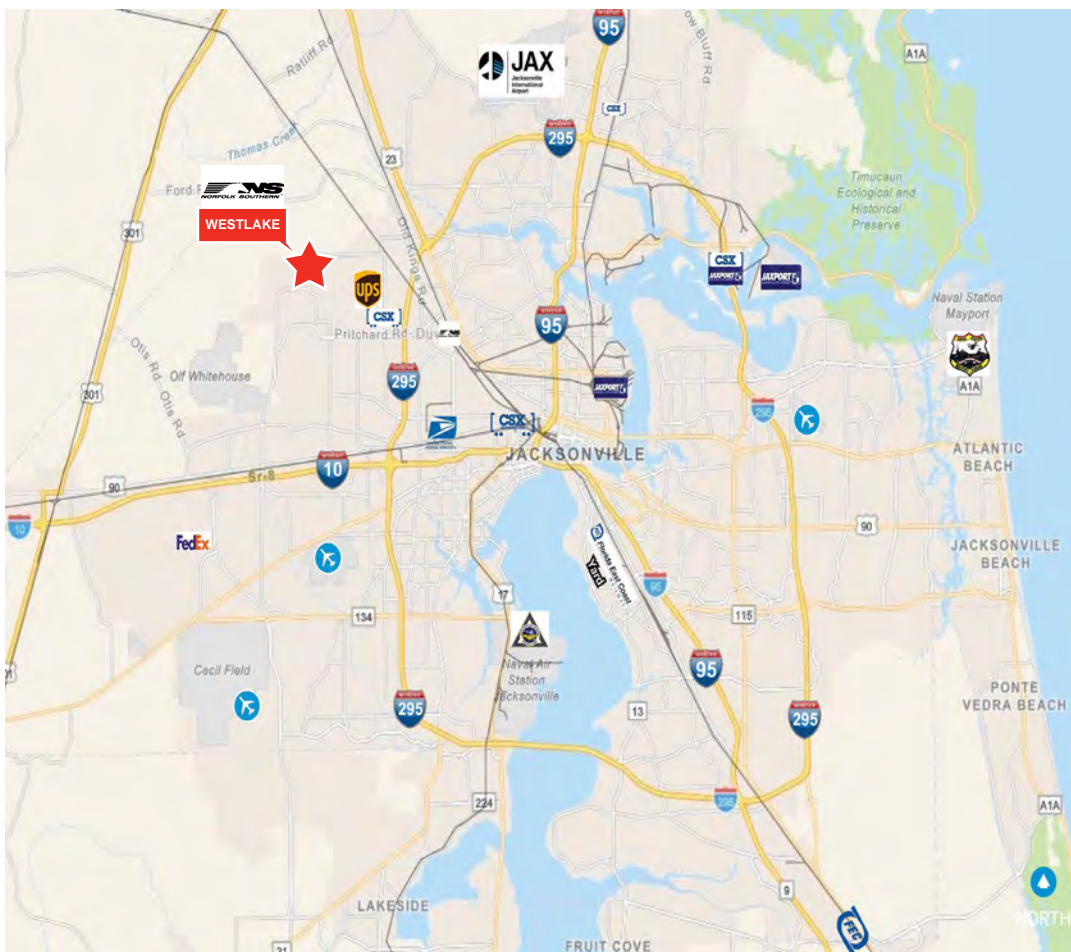
Site 21

Key Highlights

- › 1,139± acre master-planned industrial park
- › Class A industrial build-to-suit opportunities from 50,000 SF - 1M SF+
- › Rail served sites by Norfolk Southern Railroad
- › Strategically positioned near I-295 and I-10, with easy access to I-95

Property Features | Site 21 & 24

- › Site 21 128± developable acres
- › Site 24 90± developable acres
- › Utilities provided by JEA and City of Jacksonville



About Becknell Industrial

Becknell Industrial specializes in the development, acquisition, management & long-term ownership of industrial properties nationwide.

- Established in 1990
- Owns more than 17 million square feet of industrial properties
- Long-term owners-not merchant builders
- Services provided
 - > Site Selection / Site Design
 - > Site Architecture / Building & Interior Design
 - > Engineering
 - > Construction
 - > Property Management

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