

FOR LEASE > INDUSTRIAL SPACE



Northeast Florida

# Port Jax Trade Center, Bldg 700

2628 PORT INDUSTRIAL DR, JACKSONVILLE, FL 32226

BUILD-TO-SUIT & LEASING OPPORTUNITIES

**Nominated  
2014 NAIOP Developer of the Year!**

**Designated  
Foreign Trade  
Zone #64**



- > Bldg. 700 – Up to 15,592 Sf of contiguous first generation space available for lease in increments of 3,600± SF bays.”
- > Total Building Size: 23,448 SF
- > One 12' x 12' grade level load door per bay
- > Designated Foreign Trade Zone #64
- > Zoned Industrial Heavy (IH)
- > Energy efficient building (LEED Conforming)
- > Quick access to I-295 and I-95 (multiple exits)

## Additional Port Jax Trade Center Availabilities

- > Currently available for lease in Bldg. 300- 11,844± SF of first generation space with 5 dock high loading doors.
- > Stabilized and secured 3-acre parcel with utility connection available for lease \$1,800/acre/month
- > Currently available for lease in Bldg. 400-5,922± SF consisting of 1,377± SF of office and 4,545± SF warehouse with 2 dock high loading doors.
- > 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 \$1.40/SF
- > Building 700 Rental Rate: **\$5.95/SF (NNN)**
- > Lease rate quoted on 2 bay min. with 10% office build out.



**Developed by Jax Green Industrial**

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# Space Summary

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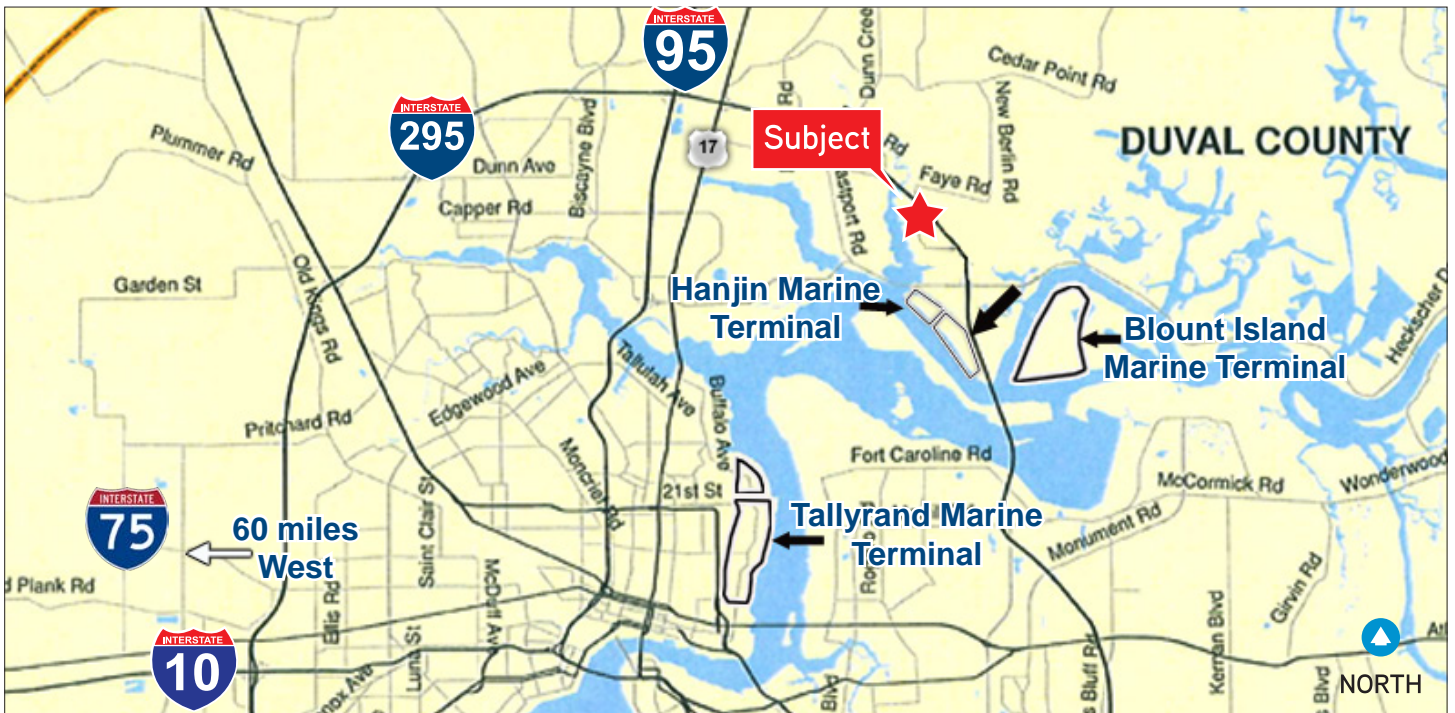
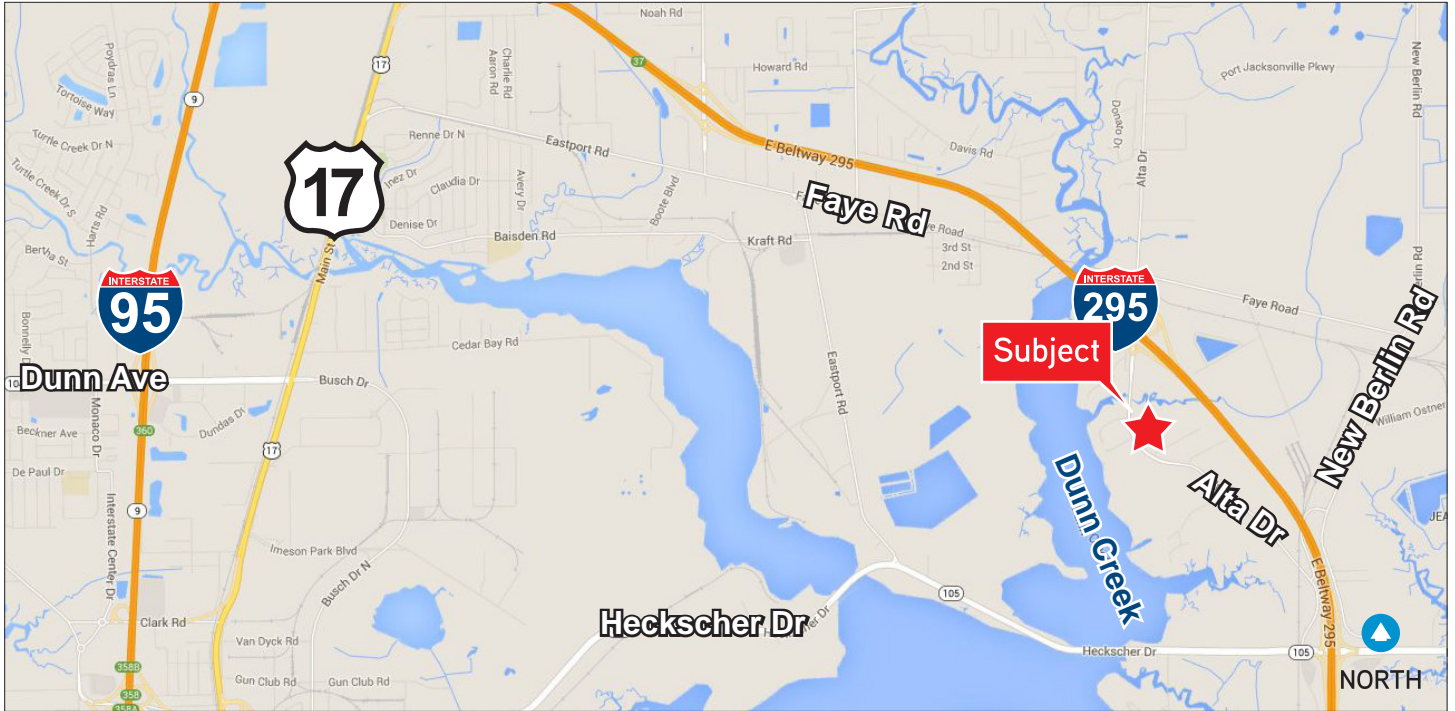
|                                      |  |
|--------------------------------------|--|
| Building Size:                       | 23,448± SF                             |
| Total Available Size:                | 15,592± SF (1st Generation space)      |
| Max Available Contingent Space Size: | 15,592± SF (195' x 80')                |
| Min Available Space Size:            | 3,600± SF (45' x 80')                  |
| Office Space Size:                   | Build to Suit                          |
| Parking:                             | Ample                                  |
| Year Built:                          | 2017 (under construction)              |
| Zoning:                              | Industrial Heavy (IH)                  |
| Clear Height:                        | 16' - 18'                              |
| Typical Bay Dimensions:              | 45'w x 80'd                            |
| Typical Column Spacing:              | 45'w x 40'd                            |
| Doors:                               | One 12' x 12' grade level door per bay |
| Building Construction:               | Tilt wall                              |
| Roof:                                | Metal standing seam                    |
| Floor Type:                          | Concrete                               |
| Utilities:                           | City water and city sewer via JEA      |
| Warehouse Lighting:                  | LED                                    |





# Location Maps

2628 PORT INDUSTRIAL DR, BLDG 700, 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

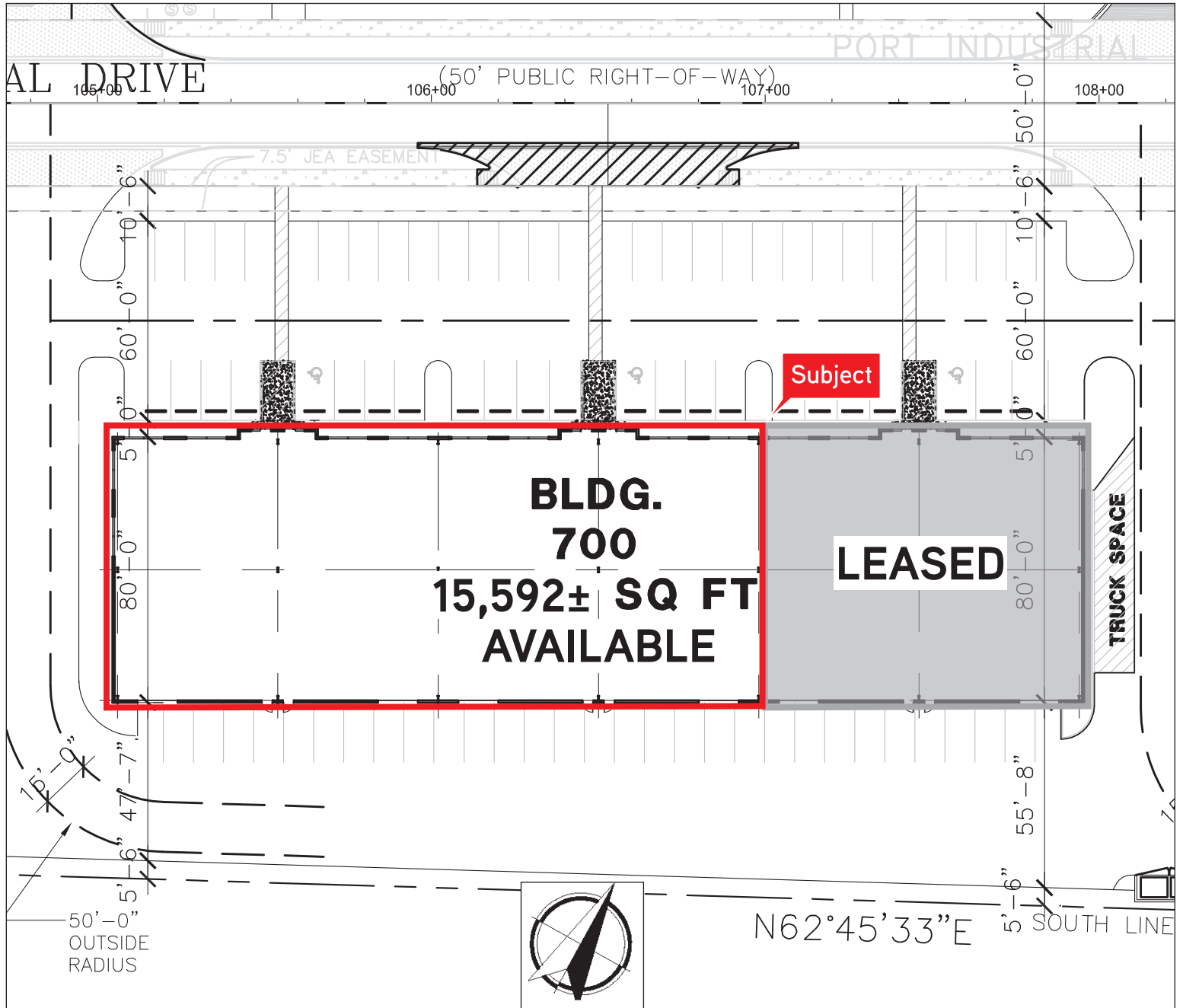
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## Strategic Location



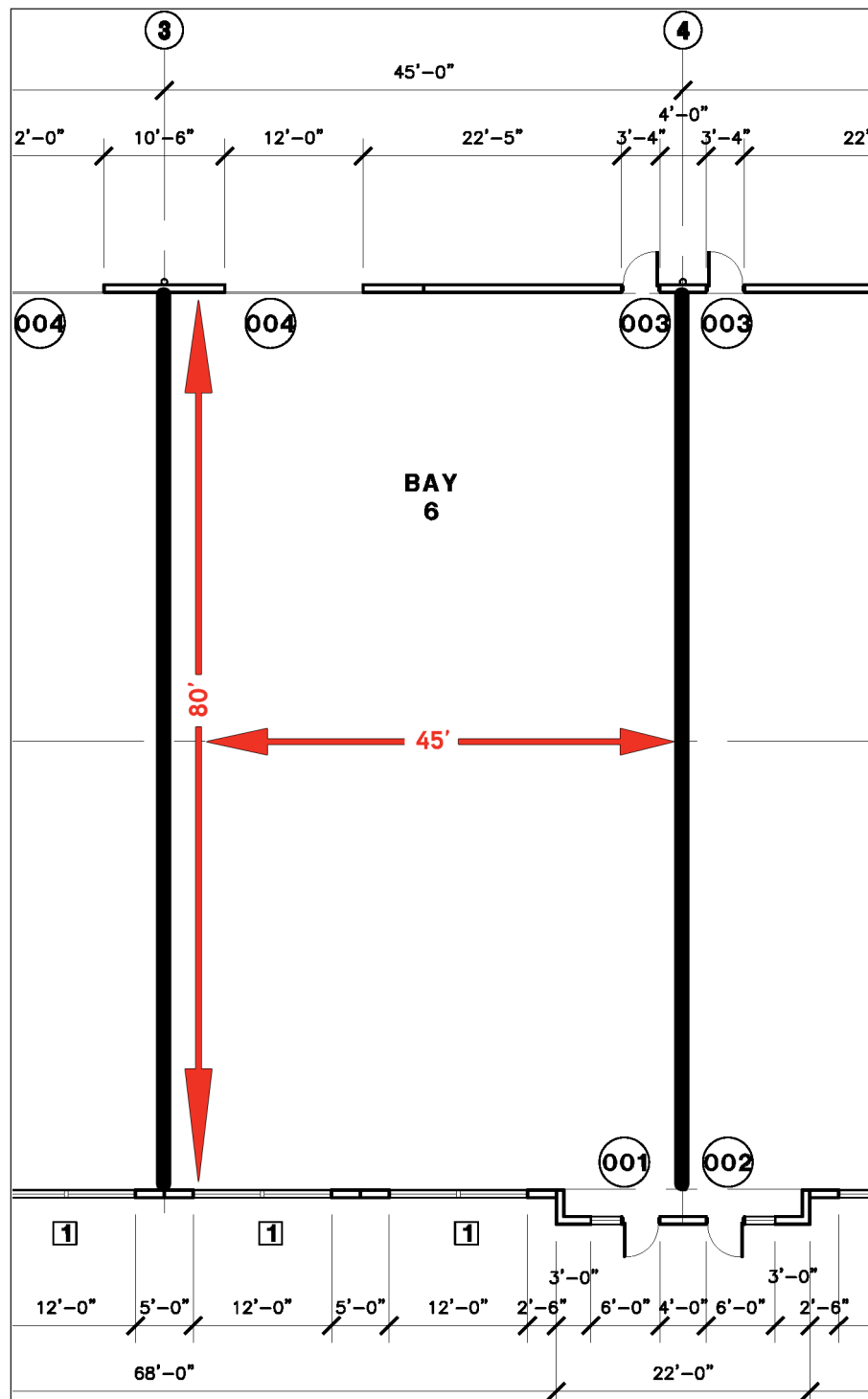
# Site Plan - Building 700

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# Typical Bay - Building 700

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# Aerial of Site

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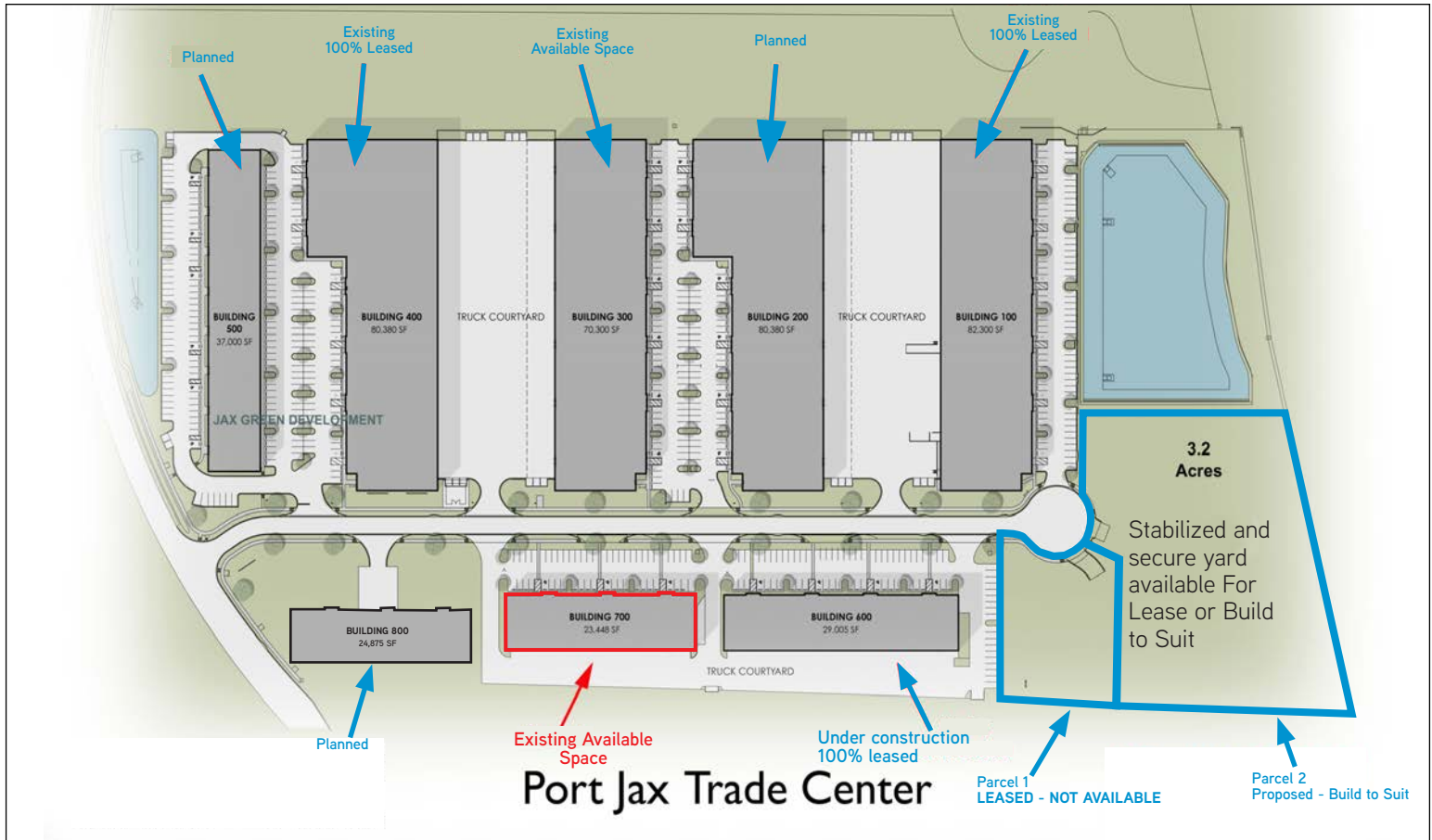
Photo taken October 2015

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# 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  
Available Size: 11,844 SF  
Typical Bay Dimensions: 42' x 140'  
Clear Ceiling Height: 28'  
Loading Doors: 5 Dock

**Building 400 (93% leased)**  
Total Bldg Size: 80,666 SF  
Typical Bay Dimensions: 42' x 140'  
Clear Ceiling Height: 28'  
Available 5,922 SF  
Loading 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  
Maximum Contig Size: 15,592 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

# 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](http://naftz.org)

U.S. Foreign Trade Zone Board

[la.ita.doc.gov/ftzpage](http://la.ita.doc.gov/ftzpage)

U.S. Customs and Boarder Protection

[cbp.gov](http://cbp.gov)

International trade Administration

[trade.gov](http://trade.gov)

\* Source: JAXPORT 2011 Directory, P.23

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# Architectural Rendering - Building 600 & 700

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FOR SALE OR LEASE > INDUSTRIAL PROPERTY

# LEASING & BUILD-TO-SUIT OPPORTUNITIES

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