

**≡95**

**BUTLER 95  
LOGISTICS  
CENTER**

**SOUTH JACKSONVILLE'S NEWEST  
INFILL DISTRIBUTION CENTER**

8332 CYPRESS PLAZA DR, JACKSONVILLE 32256  
28,068 SF AVAILABLE

# PROPERTY HIGHLIGHTS

## BUTLER 95 LOGISTICS CENTER



### ABOUT

Butler 95 Logistics Center is an institutional quality rear load warehouse. Designed with today's logistics users in mind, the park is located in the Butler Corridor on Jacksonville's Southside. Dock high doors, intermediary ramps, and spec offices are all delivered with shell for fast tenant occupancy options.

- ✓ **INTERMEDIARY RAMPS**
- ✓ **SPEC OFFICES WITH SHELL**
- ✓ **DOCK HEIGHT LOADING**

### BUILDING SPECIFICATIONS

TOTAL AVAILABLE SF	28,068 SF
SPEC OFFICE	1,570 SF
DELIVERY	Q2 2024
BUILDING DEPTH	212' / 187'
LOADING	REAR
CLEAR HEIGHT	32'
BAY SPACING	50'X50' WITH 60' SPEED BAY
DOCK DOORS	9
RAMPS	1 RAMP AT 12' X 16'
TRUCK COURT	130'
FIRE PROTECTION	ESFR
VEHICULAR PARKING	1/2,000 SF
ELECTRICAL	2,000 AMPS

### SITE PLAN



# BUILDING PLAN

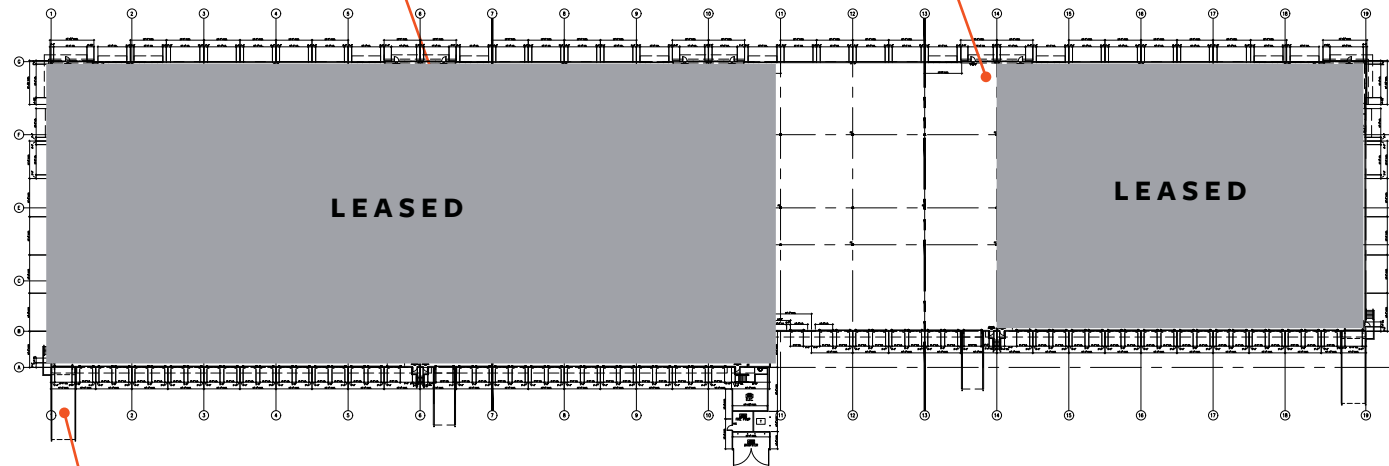
## BUTLER 95 LOGISTICS CENTER



### SPEC OFFICE

### HIGH-BAY DESIGN

32' clear height



### INTERMEDIARY RAMPS

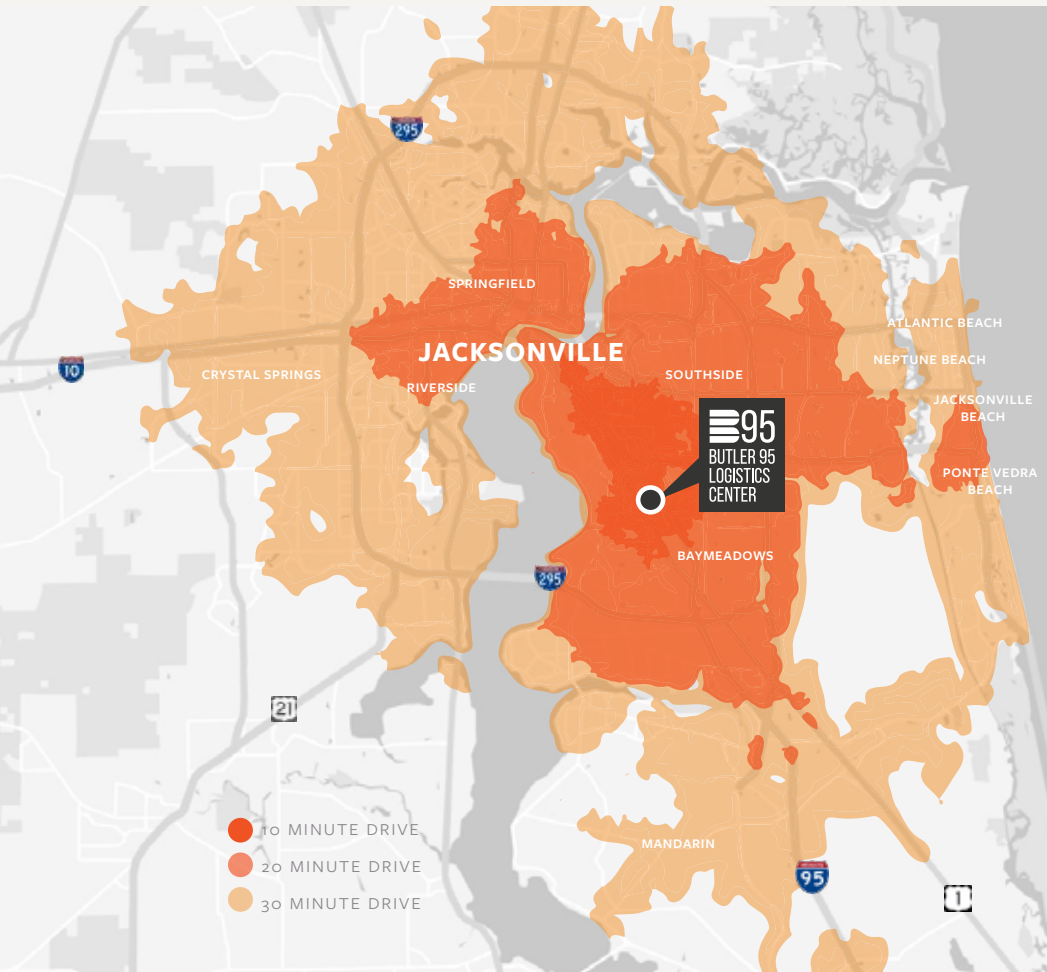
Delivered with shell. Not available in every space- please inquire.

# LOCATION & ACCESS

## BUTLER 95 LOGISTICS CENTER

### LAST MILE LOGISTICS

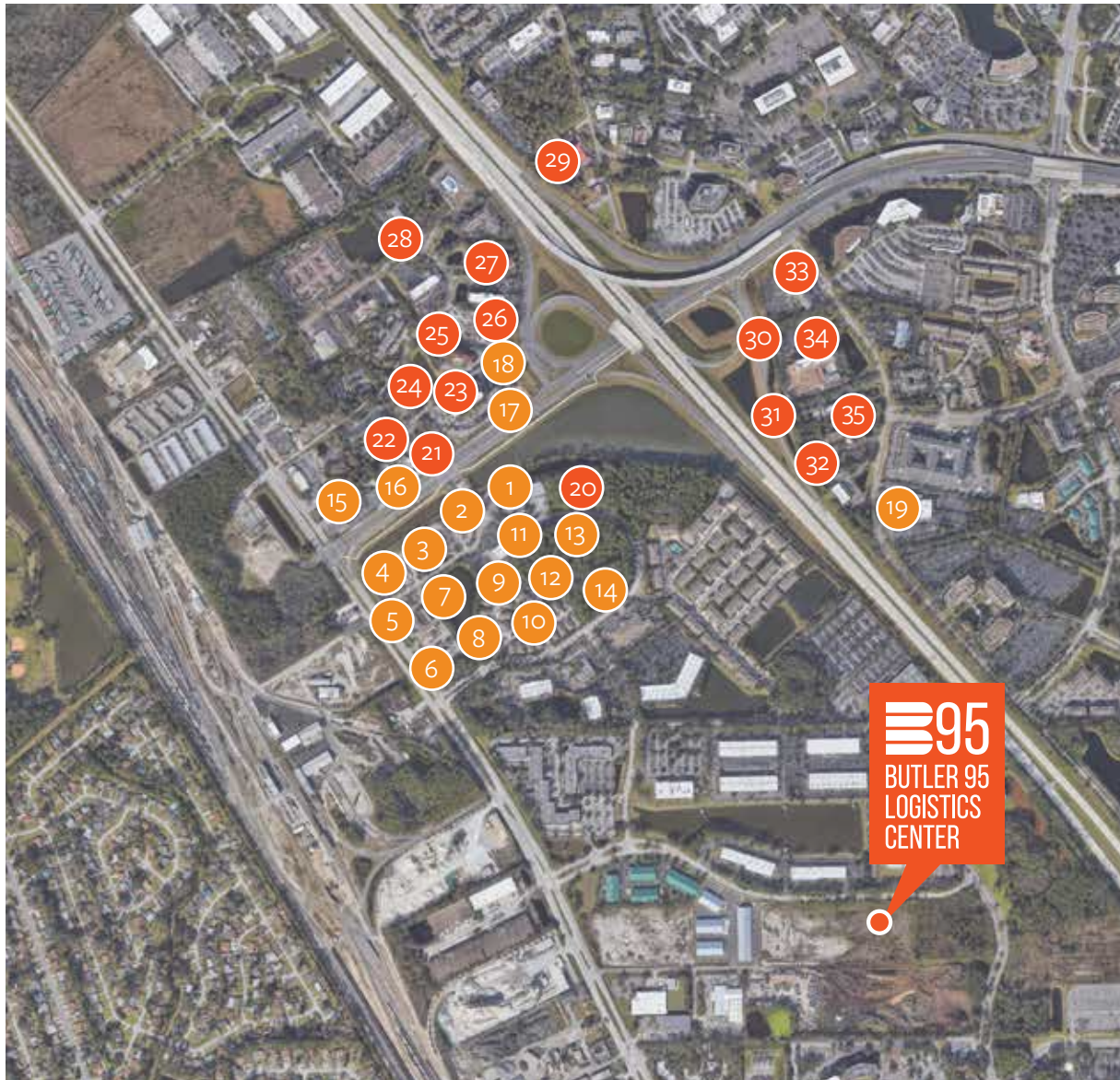
Butler 95 offers quick and easy access to Jacksonville's primary roadways in a true infill, last mile logistics location. Only minutes from the Beaches, Downtown, all parts of Southside and Mandarin, Butler 95 is the ideal location to serve the Jacksonville market.



LEASING INQUIRIES: 904.699.3518 | BUTLER95LOGISTICSCENTER.COM

# AMENITIES MAP

## BUTLER 95 LOGISTICS CENTER



### RESTAURANTS

1. Tex-Mex Cantina
2. McDonald's
3. Wendy's
4. Zaxby's
5. Sonic
6. Chick-fil-A
7. Starbucks
8. Jimmy Johns
9. Whataburger
10. Dunkin Donuts
11. Chicken Salad Chick
12. Newks Eatery
13. Smoothie King
14. Kazu Sushi Burrito
15. Arby's
16. Waffle House
17. Applebee's
18. Cracker Barrel
19. Dave & Busters

### ACCOMMODATIONS

20. WoodSpring Suites
21. Baymont by Wyndham
22. Hometown Inn & Suites
23. La Quinta Inn & Suits
24. Extended Stay
25. Courtyard by Marriot
26. Hampton Inn
27. Fairfield Inn & Suites
28. Red Roof Inn
29. Extended Stay America
30. TownePlace Suites
31. Marriot Jacksonville
32. Wyndham Garden
33. Best Western
34. Courtyard Inn & Suites
35. Holiday Inn

## LEASING CONTACTS

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A DEVELOPMENT BY:

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**BARINGS**

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