

NEWMARK
PHOENIX REALTY GROUP

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PORT COMMERCE CENTER

10616 Alta Drive, Jacksonville, Florida

Property Highlights

- ±100,000 - 237,500 SF For Lease
- ±2,238 SF Office
- Located in Northside Industrial Submarket
- Excellent Access to Jaxport's Blount Island and Dames Point Marine Terminals
- Immediate Access to I-295 and I-95
- Rear Load with Ample Trailer Parking
- ± 38 Acres

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

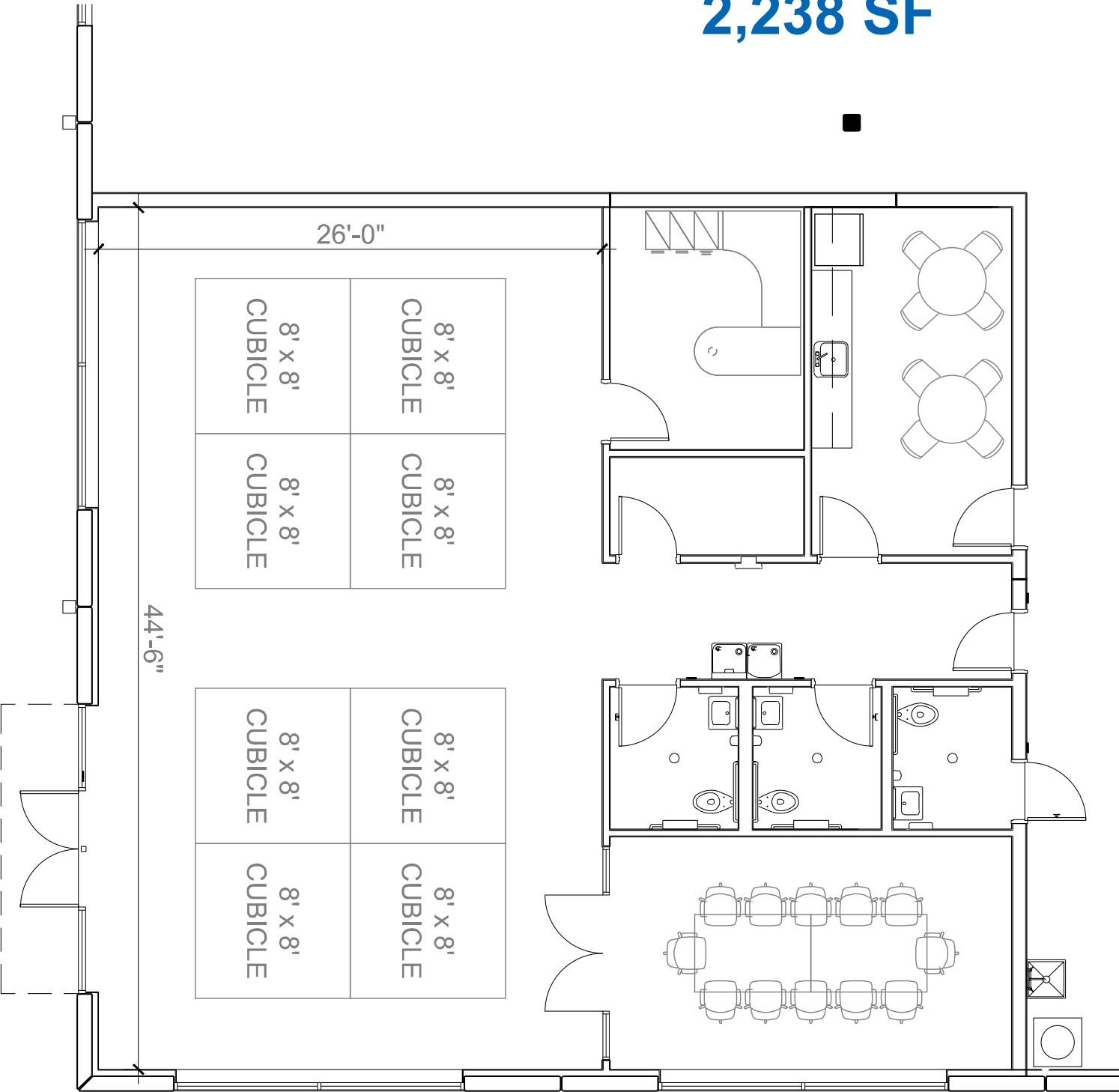
PORT COMMERCE CENTER SITE PLAN



	BUILDING SIZE	±237,500 SF
	BUILDING DIMENSIONS	250' x 950'
	COLUMN SPACING	47.6' x 54'
	CLEAR HEIGHT	32'
	OFFICE	± 2,238 SF
	DOCK DOORS	54 (9' x 10' w/ vision panel)
	DRIVE IN DOORS	2 (12' x 14' w/ vision panel)
	AUTO PARKING	182 (176 standard + 6 ADA)
	TRAILER PARKING	25 additional trailer positions
	TRUCK COURT	125'
	FIRE PROTECTION	ESFR
	ROOF	TPO - 45 mil membrane
	UTILITIES	JEA
	ZONING	PUD (IH land use)
	ELECTRICAL	3,000 AMP, 480 volt, 3-phase power
	CONSTRUCTION	Concrete tilt w/conventional steel wall
	SLAB	6" thick reinforced, 4,000 PSI concrete slab
	LIGHTING	To Suit
	BAY SIZE	12,500 SF: 50' x 250'

OFFICE PLAN

2,238 SF



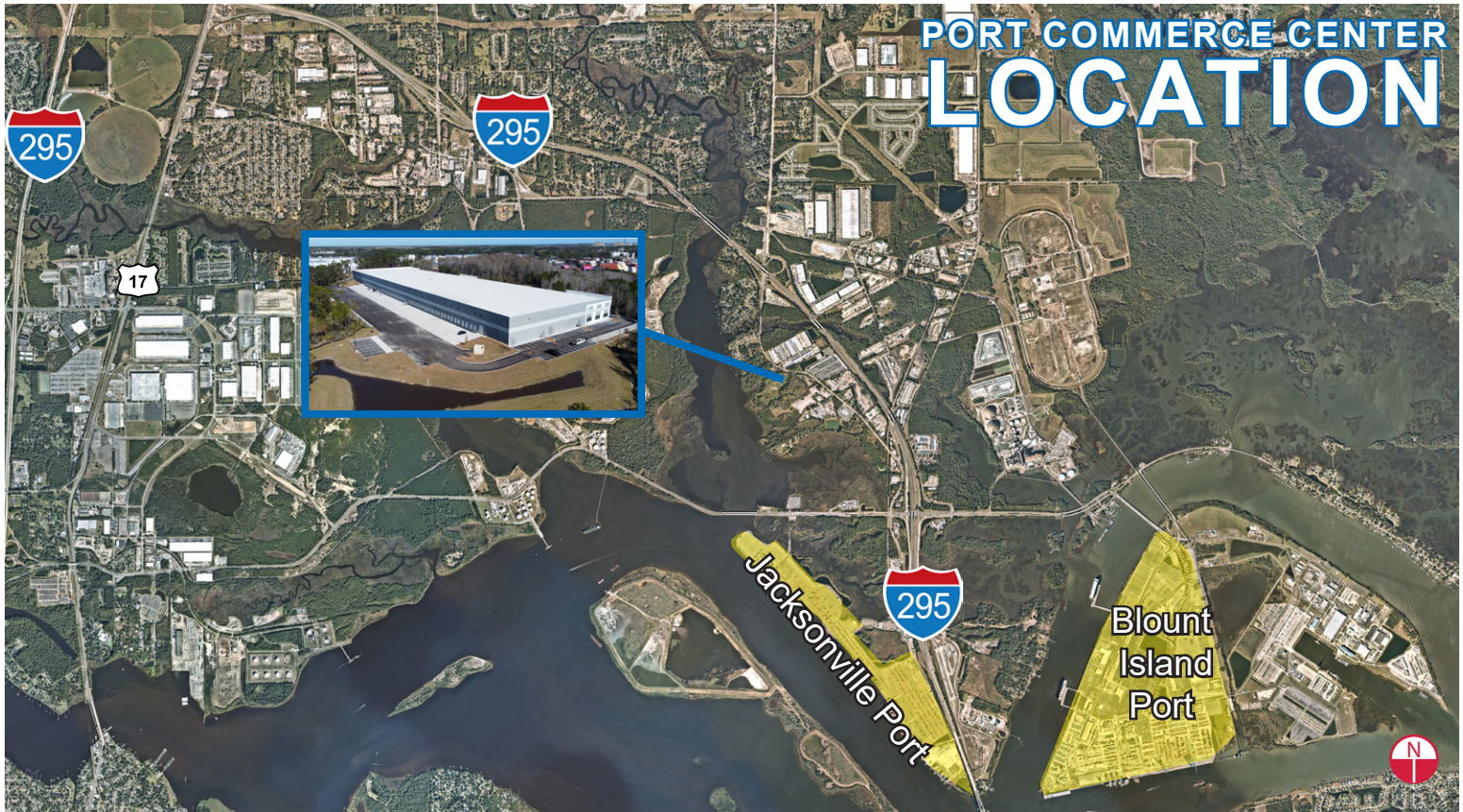
PORT COMMERCE CENTER PHOTOS



Dock High Loading With 2 Ramps



32' Clear Height

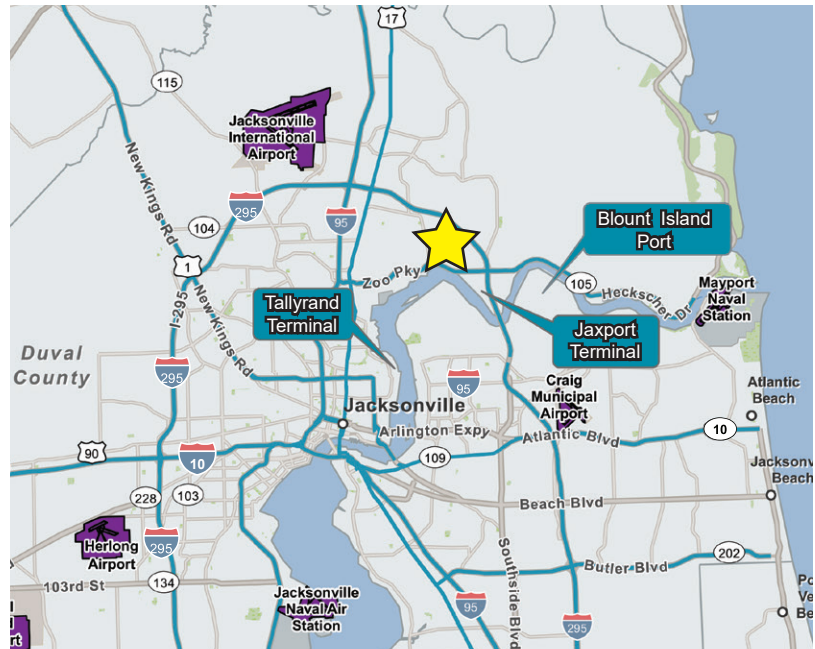
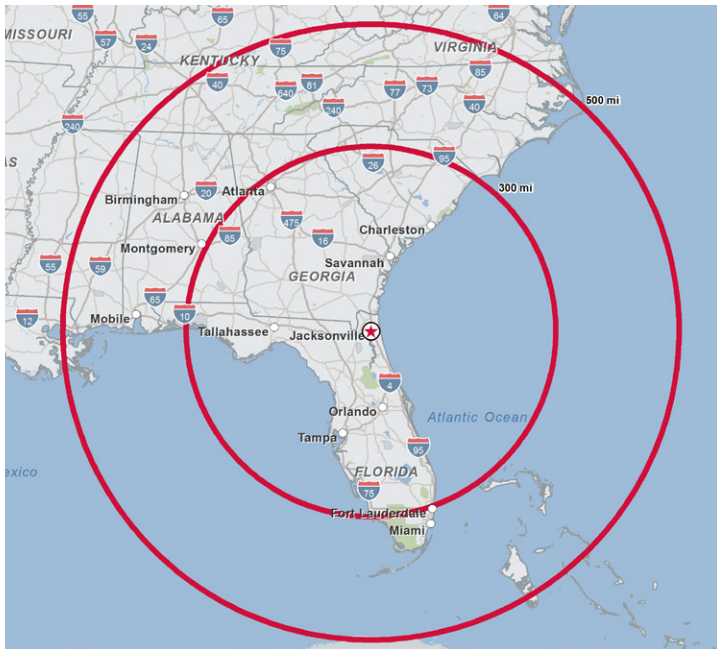


PORT COMMERCE CENTER LOCATION

TRUCK TRANSIT TIME: From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.

PROXIMITY from Jacksonville to the following U.S. cities

- ♦ Atlanta: 296 miles
- ♦ Miami: 317 miles
- ♦ Birmingham: 375 miles
- ♦ New Orleans: 507 miles



INTERSTATE HIGHWAYS

I-95, I-295, I-10, US1, US17, US 301

The future First Coast Expressway (FCE, SR 23) is a multi-lane, limited access toll road that will cross Duval, Clay and St. Johns counties. The FCE will connect I-10 (in NW Jax) to I-95 in St Johns County.

RAIL

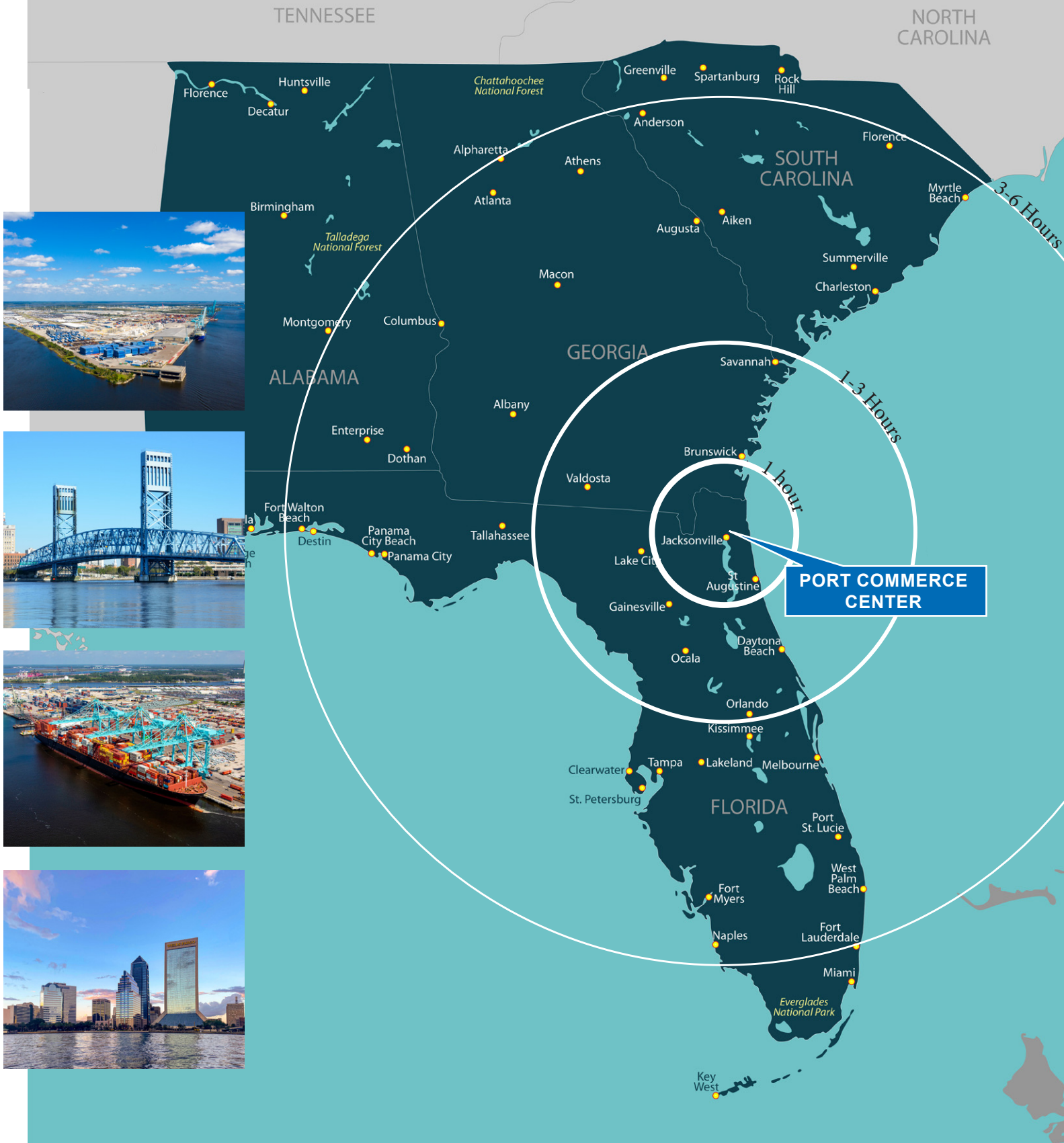
CSX; Norfolk Southern; Florida East Coast; Florida Gulf & Atlantic

SEAPORTS

JaxPort Marine Terminal includes 4 modern seaports

AIRPORTS

Jacksonville Aviation Authority (JAA) includes 4 airports



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