



Park 295 Landing

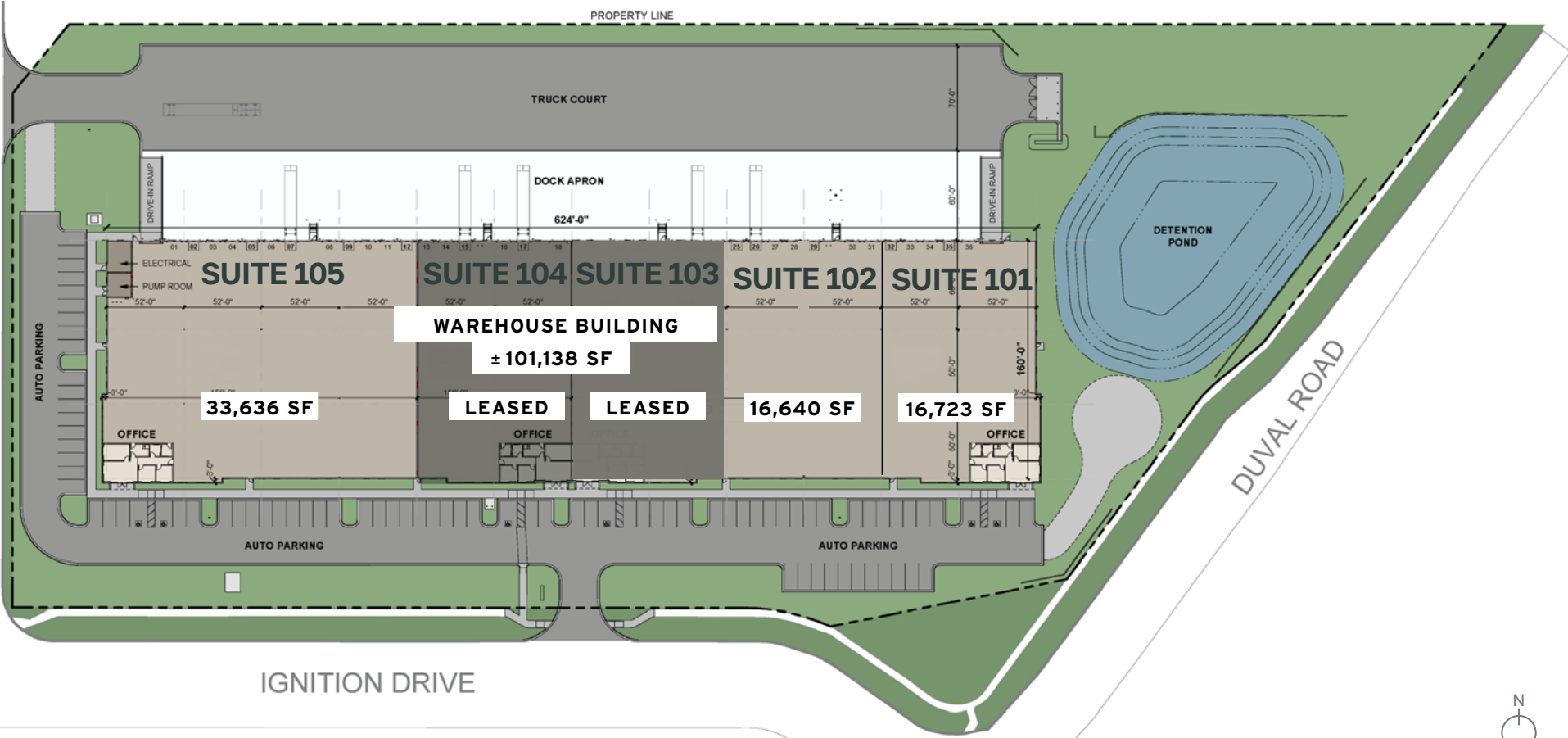
±101,138 SF TOTAL | CLASS A INDUSTRIAL PARK

16,640 SF - 33,636 SF AVAILABLE FOR IMMEDIATE OCCUPANCY

2555 Ignition Drive,
Jacksonville, FL 32218



SITE PLAN



SUITE 101

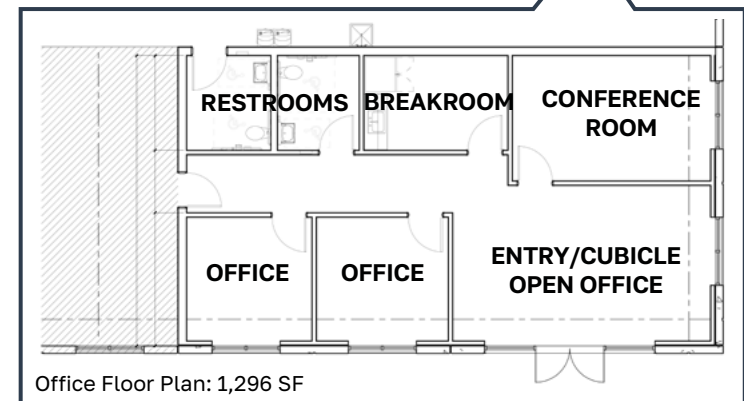
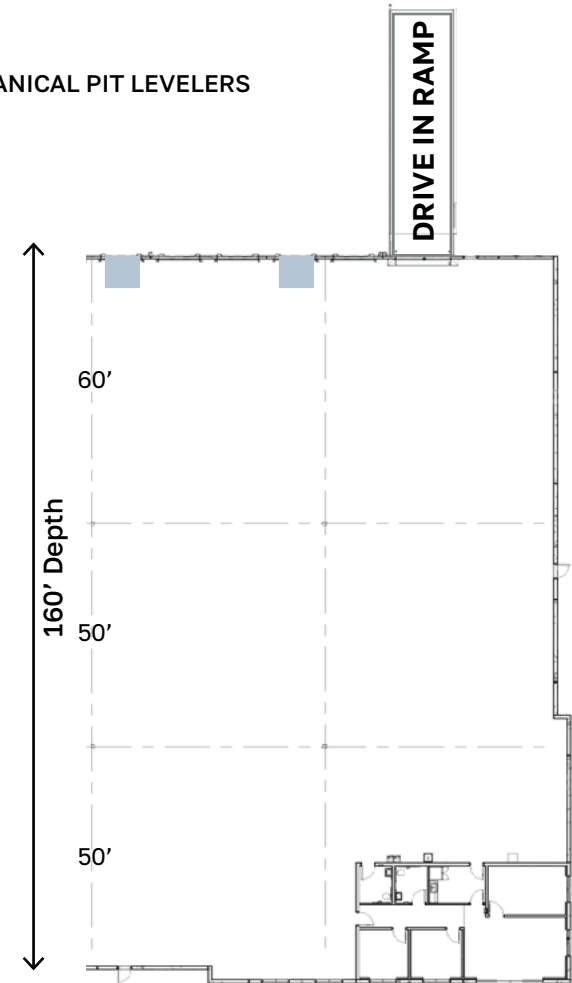
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SUITE 101 - 16,723 SF

SPEC OFFICE:	1,296 SF (One (1) Conference Room, Two (2) Private Offices, One (1) Breakroom and Two (2) Restrooms)
LIGHTING:	LED - light fixtures, individual motion detectors, 30 FC measured at 36" above finished door
INTERIOR WAREHOUSE WALLS:	Painted White
TRUCK COURT:	130'
LOADING DOCKS:	Six (6) Dock High Doors (9'x10')
DOCK EQUIPMENT:	Two (2) Dock doors equipped with seal, dock light and duplex outlet
MECHANICAL PIT LEVELERS	Two (2) 40,000 LB mechanical pit levelers
DRIVE IN DOOR:	One (1) Drive in Door (12'x14')
CLEAR HEIGHT:	32'
COLUMN SPACING	52' (W) x 50' (D)
FIRE SUPPRESSION:	ESFR

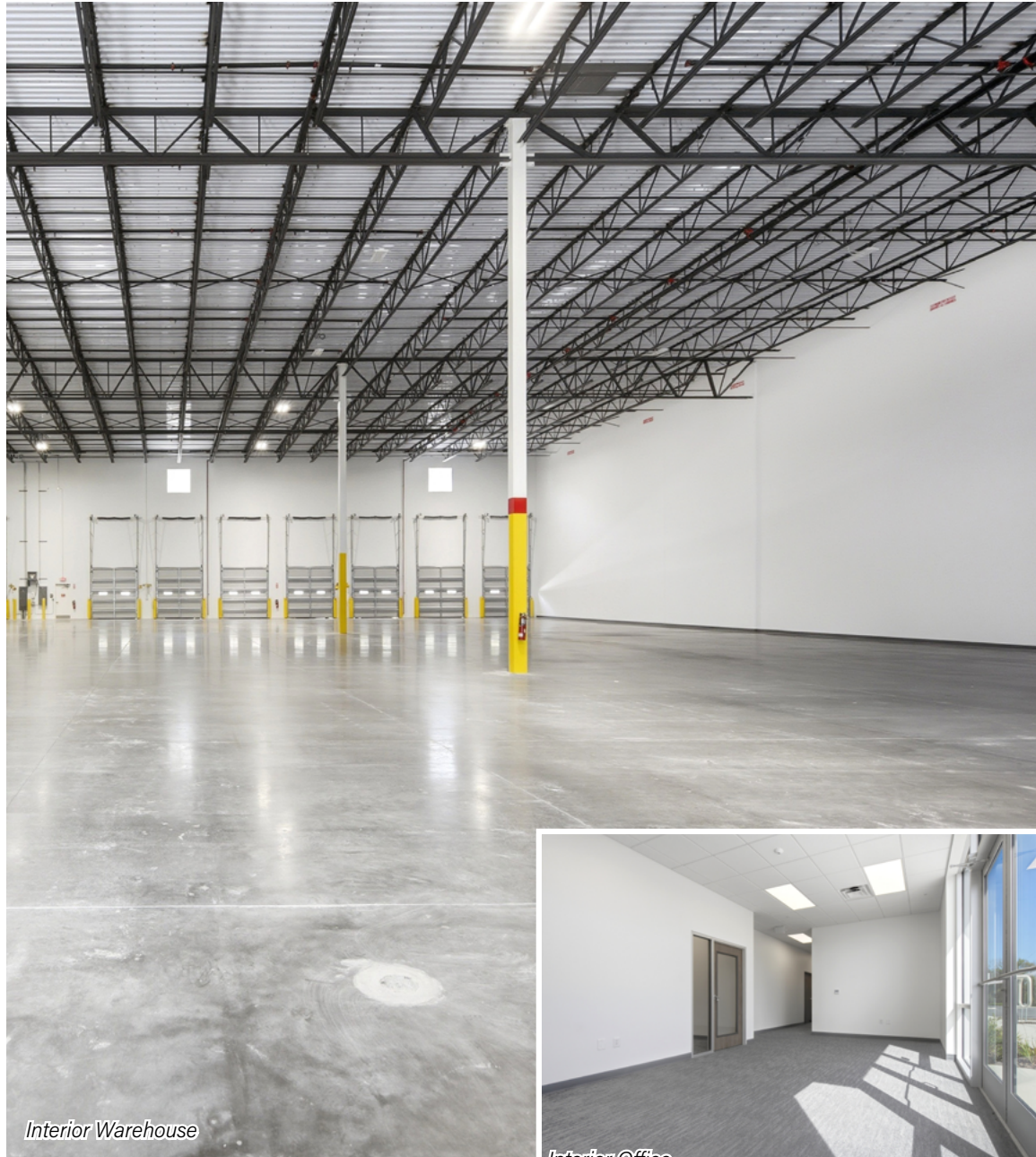
MECHANICAL PIT LEVELERS



Office Floor Plan: 1,296 SF

SUITE 101: 16,723 SF | INTERIOR PHOTOS

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TOUR



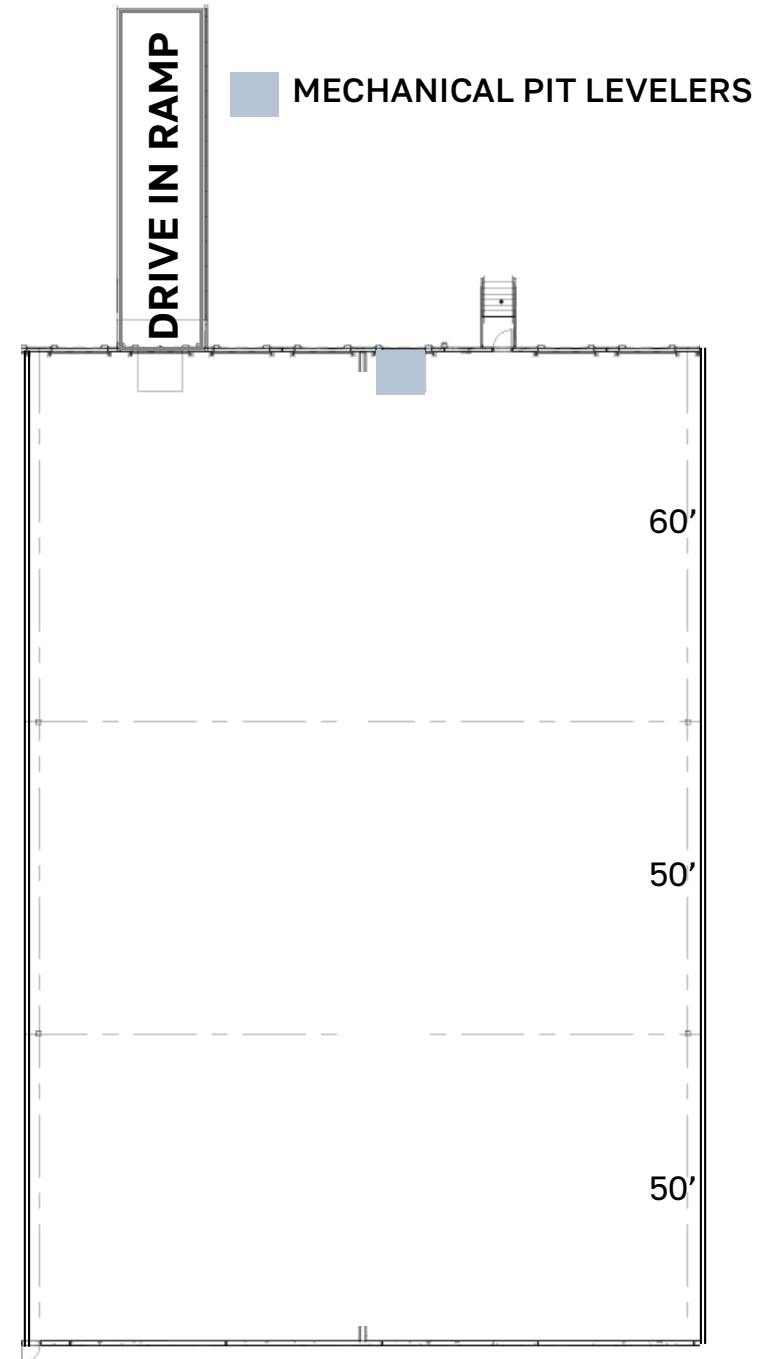
SUITE 102

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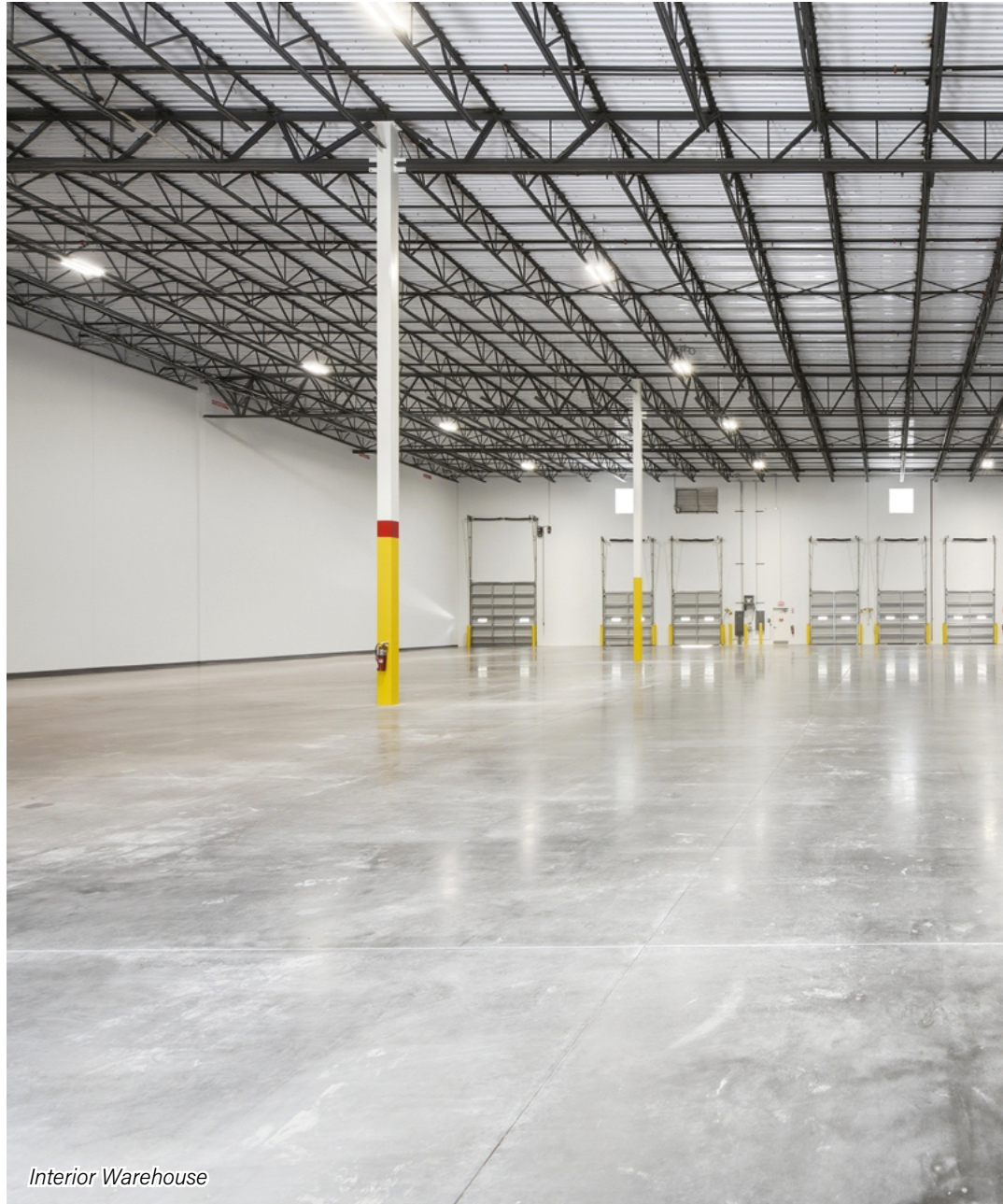
SUITE 102 - 16,640 SF

SPEC OFFICE:	Built to Suit
LIGHTING:	LED - light fixtures, individual motion detectors, 30 FC measured at 36" above finished door
INTERIOR WAREHOUSE WALLS:	Painted White
TRUCK COURT:	130'
LOADING DOCKS:	Five (5) Dock High Doors (9'x10')
DOCK EQUIPMENT:	One (1) Dock doors equipped with seal, dock light and duplex outlet
MECHANICAL PIT LEVELERS	One (1) 40,000 LB mechanical pit levelers
DRIVE IN DOOR:	One (1) Drive in Door (12'x14')
CLEAR HEIGHT:	32'
COLUMN SPACING	52' (W) x 50' (D)
FIRE SUPPRESSION:	ESFR



SUITE 102: 16,640 SF | INTERIOR PHOTOS

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TOUR



Interior Warehouse

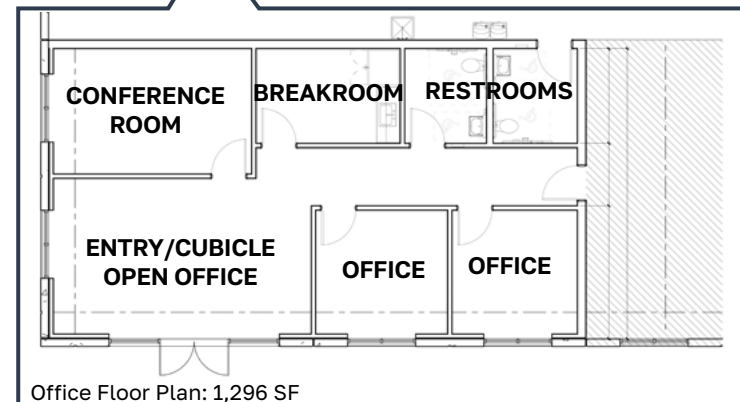
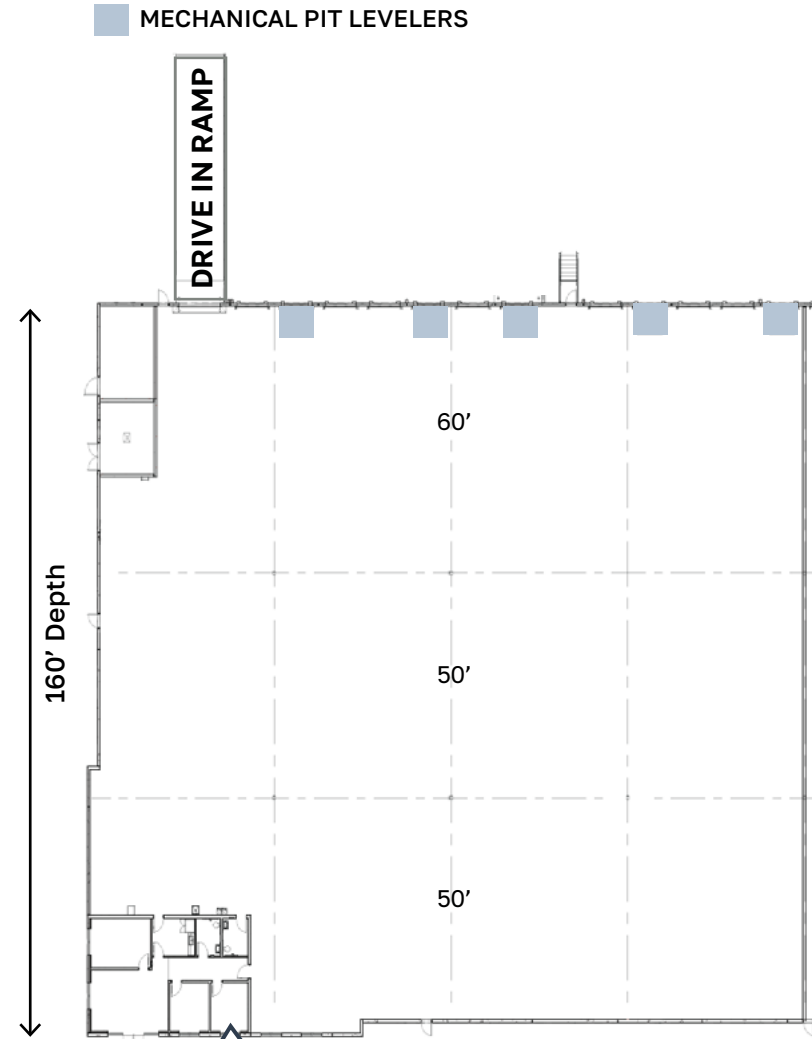
SUITE 105

[CLICK FOR 3D TOUR](#)



SUITE 105 - 33,636 SF

SPEC OFFICE:	1,296 SF (One (1) Conference Room, Two (2) Private Offices, One (1) Breakroom and Two (2) Restrooms)
LIGHTING:	LED - light fixtures, individual motion detectors, 30 FC measured at 36" above finished door
INTERIOR WAREHOUSE WALLS:	Painted White
TRUCK COURT:	130'
LOADING DOCKS:	Twelve (12) Dock High Doors (9'x10')
DOCK EQUIPMENT:	Each Dock door equipped with seal, dock light and duplex outlet
MECHANICAL PIT LEVELERS	Five (5) 40,000 LB mechanical pit levelers
DRIVE IN DOOR:	One (1) Drive in Door (12'x14')
CLEAR HEIGHT:	32'
COLUMN SPACING	52' (W) x 50' (D)
FIRE SUPPRESSION:	ESFR



SUITE 105: 33,636 SF | INTERIOR PHOTOS

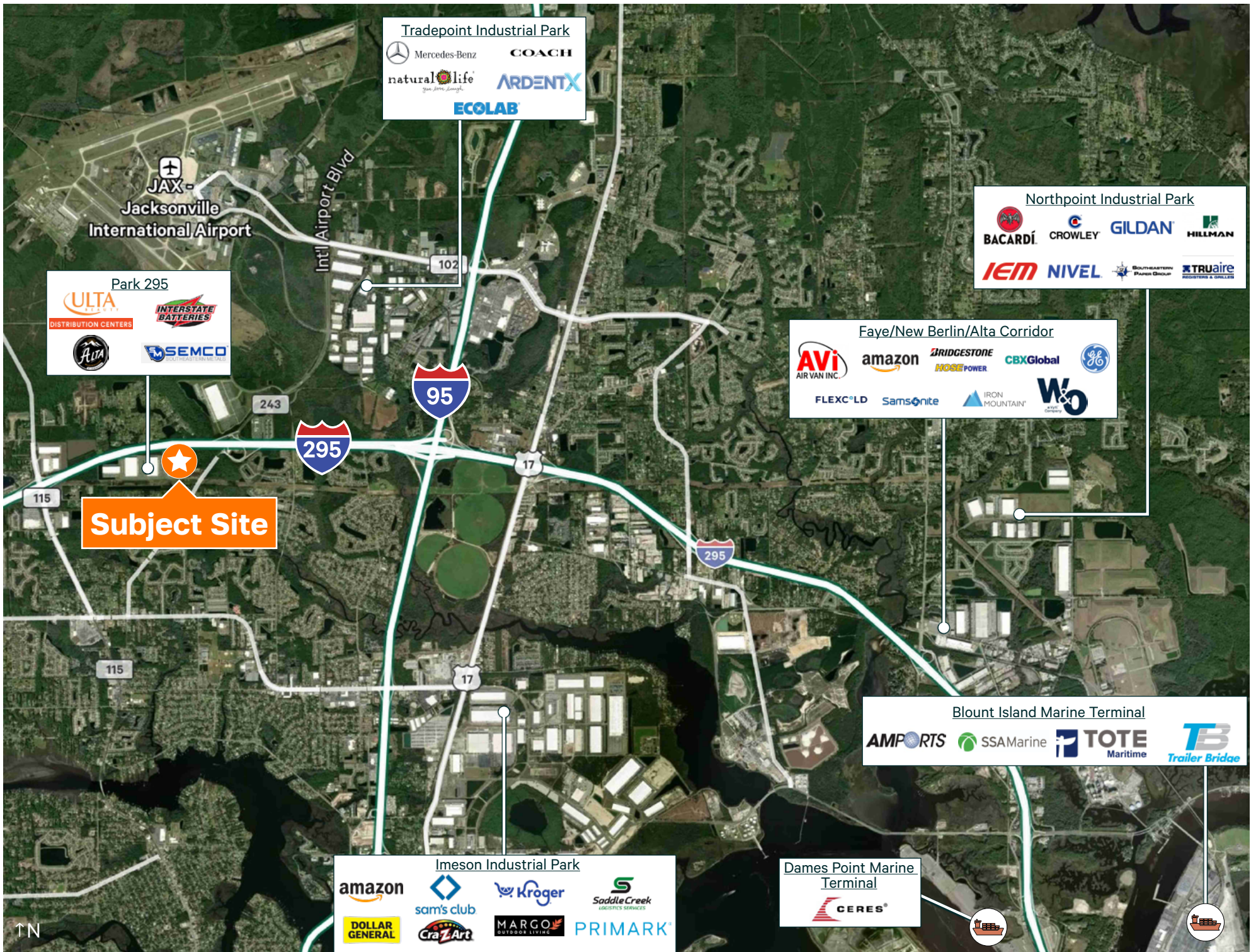
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Interior Warehouse



Interior Office



Tradepoint Industrial Park

Mercedes-Benz COACH

natural life ARDENTX

ECOLAB

Northpoint Industrial Park

BACARDI CROWLEY GILDAN HILLMAN

IEM NIVEL SOUTHEASTERN PAPER GROUP TRUaire

Faye/New Berlin/Alta Corridor

AVI AIR VAN INC. amazon BRIDGESTONE CBXGlobal GE

FLEXC^{LD} Sams^{on}ite IRON MOUNTAIN W&O

Blount Island Marine Terminal

AMP^{ORTS} SSA^{Marine} TOTE Maritime TB Trailer Brides

Imeson Industrial Park

amazon sam's club Kroger Saddle Creek LOGISTICS SERVICES

DOLLAR GENERAL CraZArt MARGO OUTDOOR LIVING PRIMARK

Dames Point Marine Terminal

CERES

Park 295

ULTA INTERSTATE BATTERIES

FLTA SEMCO

Subject Site

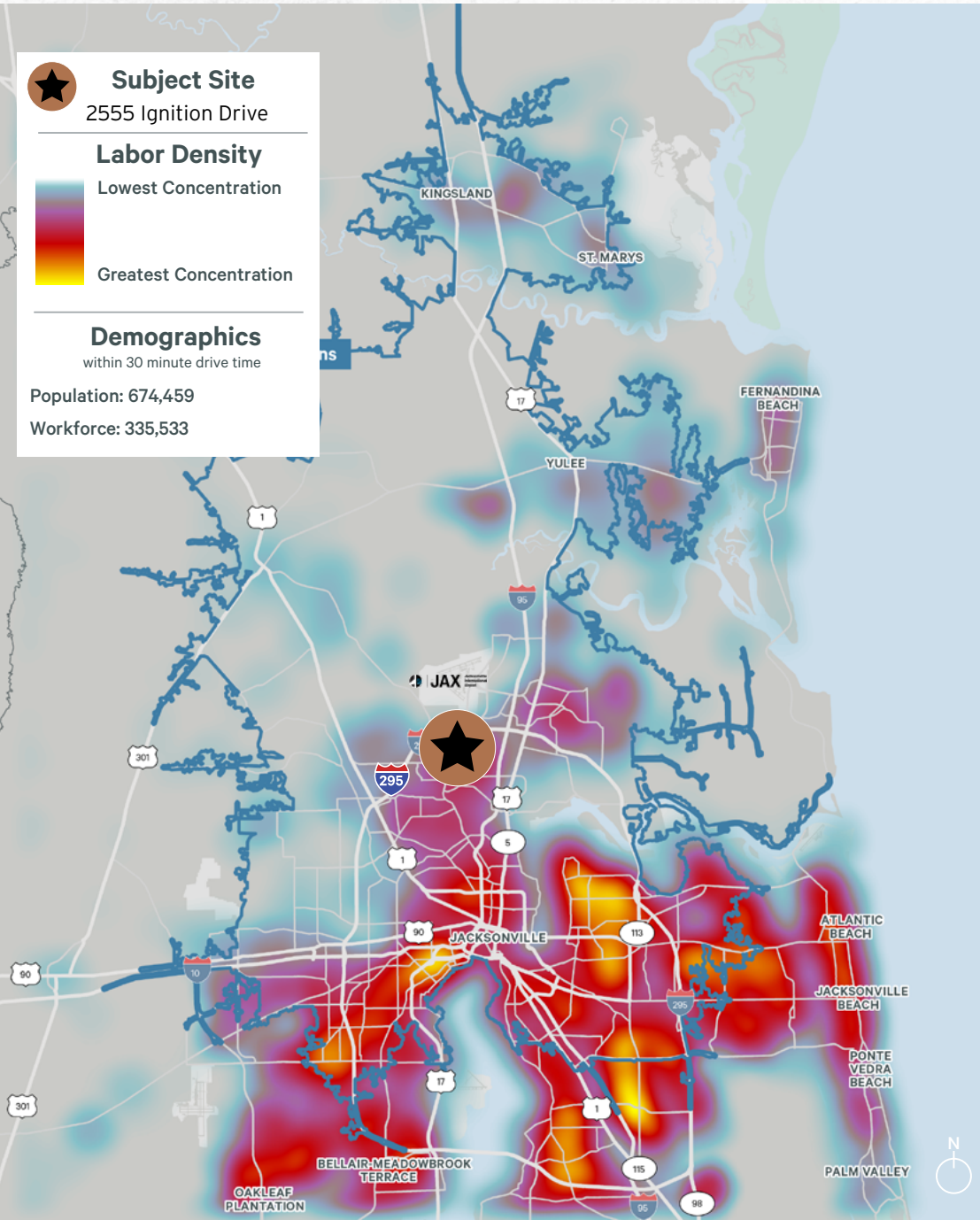
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LOCATION STATISTICS

★ Subject Site
2555 Ignition Drive

Labor Density
Lowest Concentration
Greatest Concentration

Demographics
within 30 minute drive time
Population: 674,459
Workforce: 335,533



Key Metrics (Drive Time)	10 minutes	20 minutes	30 minutes
Population	82,313	477,631	1,067,131
Daytime Population	77,877	543,793	1,150,847
Labor Force (Transportation, Production, Material Moving)	5,168	29,895	70,035
Bachelor's Degree or Higher	13,079	84,944	249,221
Businesses	2,715	20,391	44,160
Avg Household Income	\$80,040	\$81,855	\$96,760

FOREIGN TRADE ZONE (FTZ) NO. 64 BENEFITS & STATS

- + **Duty Deferral, Reduction, or Elimination** - Businesses operating within FTZ No. 64 can defer, reduce, or even eliminate customs duties, including:
 - Duty deferral while goods remain stored in the FTZ
 - Duty exemption for re-exported goods
- + **Streamlined Customs Efficiencies** - Goods moved into FTZ No. 64 are treated as outside U.S. Customs jurisdiction, enabling:
 - Direct delivery from port to facility
 - Faster, simplified customs clearance
- + **Large, High-Capacity Service Area** - FTZ No. 64 is Florida's largest FTZ, offering:
 - 5,000+ square miles of zone coverage
 - 156 million sq. ft. of nearby warehouse/distribution space
- + **Fast Site Activation for Industrial Properties** - Industrial facilities within the FTZ service area can activate quickly:
 - ≤ 30 days for storage/distribution sites
 - ≤ 120 days for manufacturing, kitting, or assembly
- + **Proven Economic Impact & Workforce Strength** - FTZ No. 64 is a major regional economic engine, including:
 - 1,500+ U.S. workers employed by FTZ No. 64 operators
 - 9 participating counties and 8 active FTZ operations

Sources: CBRE Research; JaxPort



Park 295 Landing

2555 Ignition Drive, Jacksonville, FL 32218

For more information, please contact Kyle Fisher by email or phone:
kyle.fisher@cbre.com +1 864 540 5926

KYLE FISHER
First Vice President

KYLE MURPHY
Associate

ALLIAH HARDEE
Associate



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