

# Now Preleasing Design-to-Suit Opportunities Available

## JAX Westlake Logistics Center Jacksonville, FL

### Class A | New Construction

0 Pritchard Rd, Jacksonville, FL 32220

- 617,760± SF of state-of-the-art industrial space
- Cross-dock configuration for optimal efficiency
- 178 dedicated off-dock trailer parking positions
- 40' clear height for maximum vertical storage
- 360° circulation for enhanced flow and accessibility
- Targeted delivery: Q2 2027

*\*stock photo*

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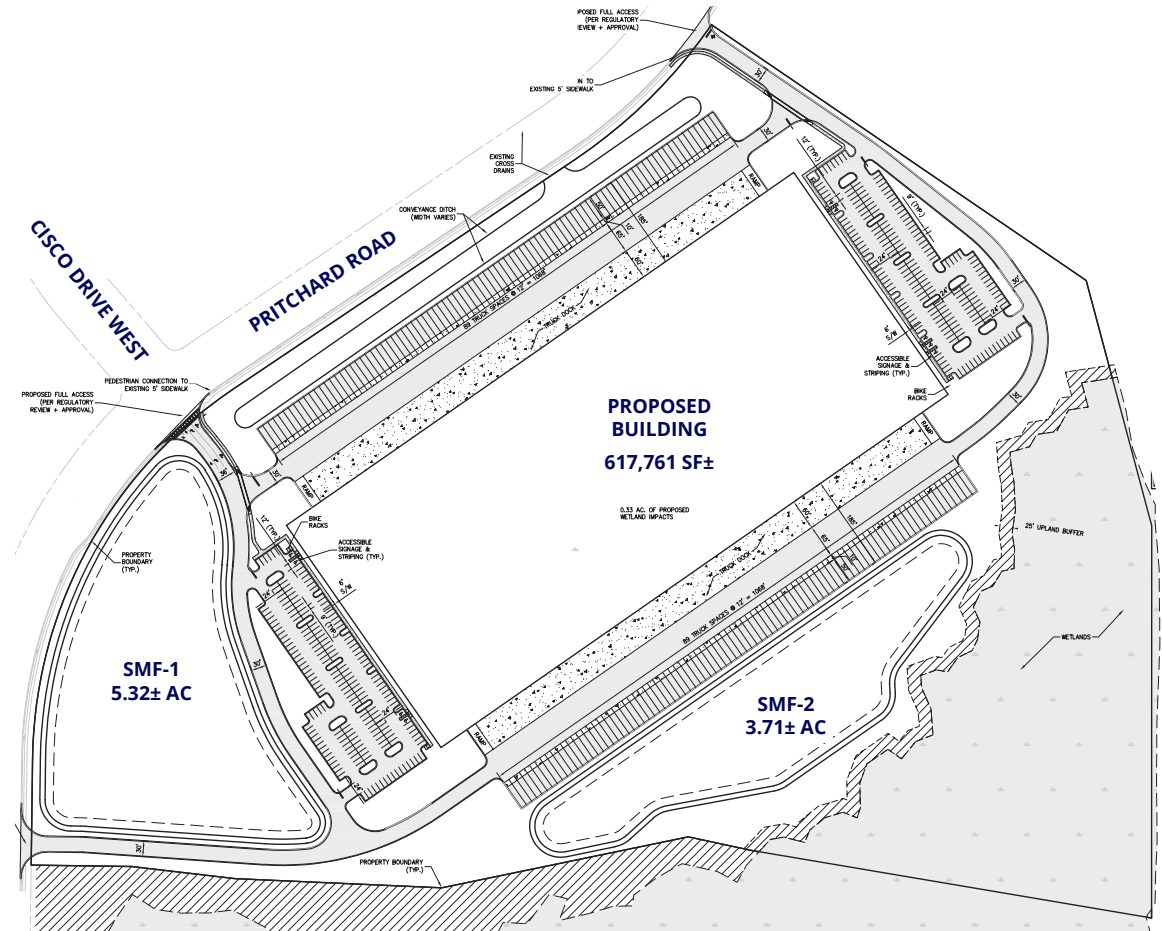
# Site Plan

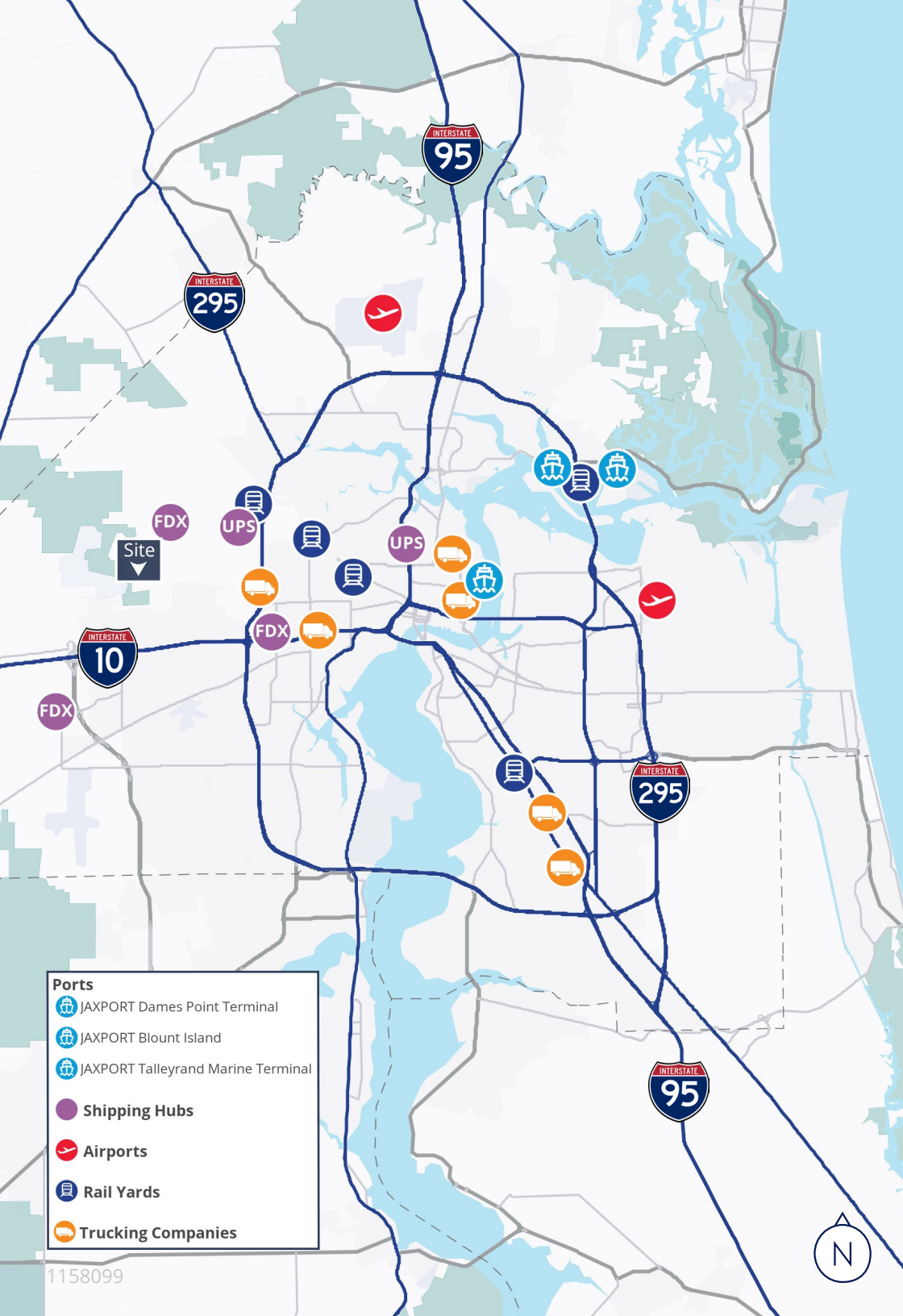


## Property Overview

0 Pritchard Rd, Jacksonville, FL 32220

Site Area	58.28
Zoning	PUD Light Industrial
Building Area	617,760
Clear Height	40'
Loading	Cross
Truck Court Depth	185'
Car Parking	413
Off Dock Trailer Stalls	178





	I-10	4.4 miles
	I-295	5.2 miles
	I-95	15.5 miles
	CSX Intermodal Facility	6.1 miles
	Norfolk Southern Intermodal Facility	6.8 miles
	FEC Intermodal Facility	21.2 miles
	Jacksonville Int'l Airport	17.4 miles
	JAXPORT   Talleyrand	15.7 miles
	JAXPORT   Dames Point	22.9 miles
	JAXPORT   Blount Island	24.3 miles
	Port of Savannah	147 miles
	Port of Charleston	192 miles
	Port of Tampa	245 miles

## Business Friendly Environment

- Located within the boundary of the Northwest Jacksonville Economic Development Fund, a public fund accessible by existing and prospective businesses in the Northwest Jacksonville area
- Abundant regional labor pool
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

Ports	
	JAXPORT Dames Point Terminal
	JAXPORT Blount Island
	JAXPORT Talleyrand Marine Terminal
Shipping Hubs	
	Shipping Hubs
Airports	
	Airports
Rail Yards	
	Rail Yards
Trucking Companies	
	Trucking Companies

# Strategic Location

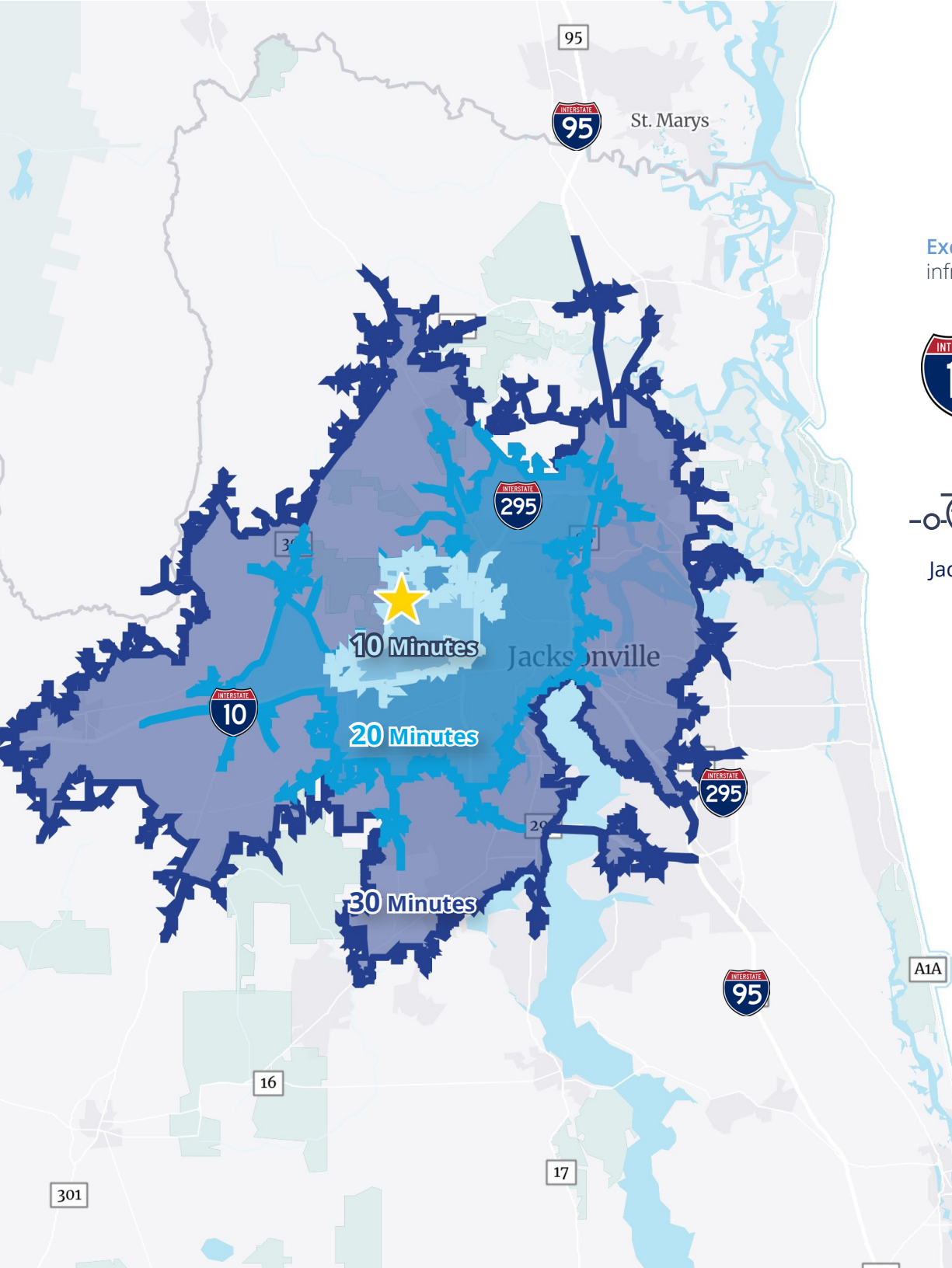
Excellent connectivity to the region's major transportation infrastructure.



Jacksonville's **strong regional demographics** offers an affordable alternative to other metros in Florida and a high quality of life for skilled labor with a growing workforce.

## Demographics

Demographics	10 Mins	20 Mins	30 Mins
2025 Population	77,512	449,918	985,098
2030 Population	79,223	471,782	1,031,138
Population Change 2025-2030	0.44%	0.95%	0.92%
2025 Households	29,307	181,397	394,590
Median Household Income	\$49,000	\$60,814	\$70,402
Bachelor's Degree or Higher	11.3%	16.1%	20.9%
Unemployment Rate	6.8%	5.3%	4.4%
Total Employees	30,219	208,207	481,278



# Contact Us

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