



# Park 295 Landing

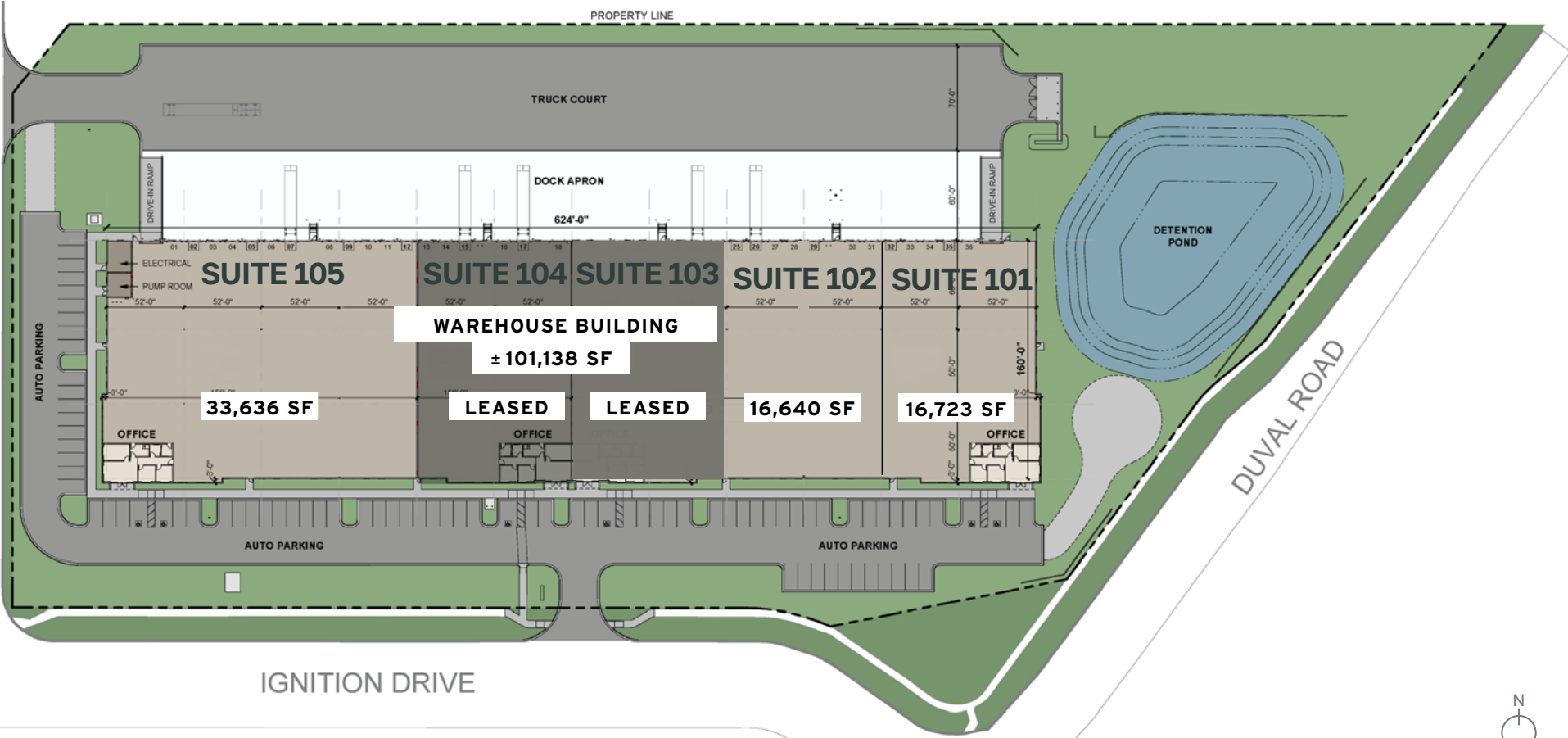
±101,138 SF TOTAL | CLASS A INDUSTRIAL PARK

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

2555 Ignition Drive,  
Jacksonville, FL 32218



# SITE PLAN



# SUITE 101

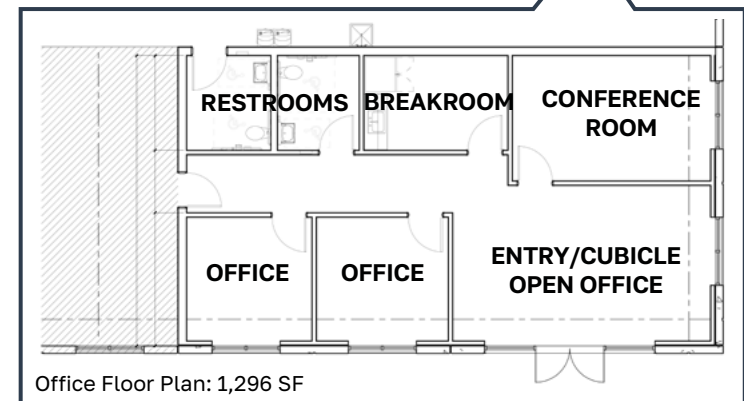
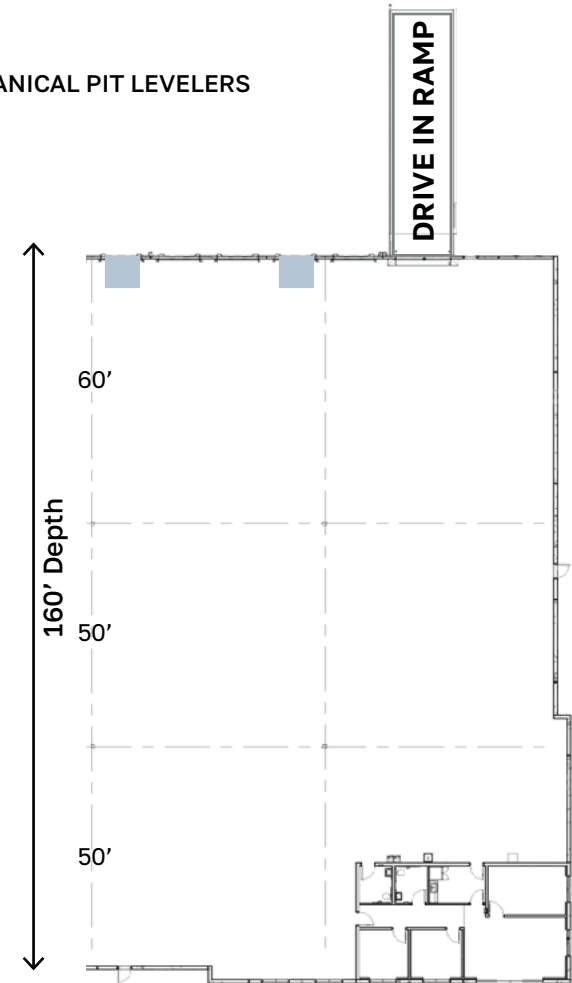
[CLICK FOR 3D TOUR](#)



## SUITE 101 - 16,723 SF

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

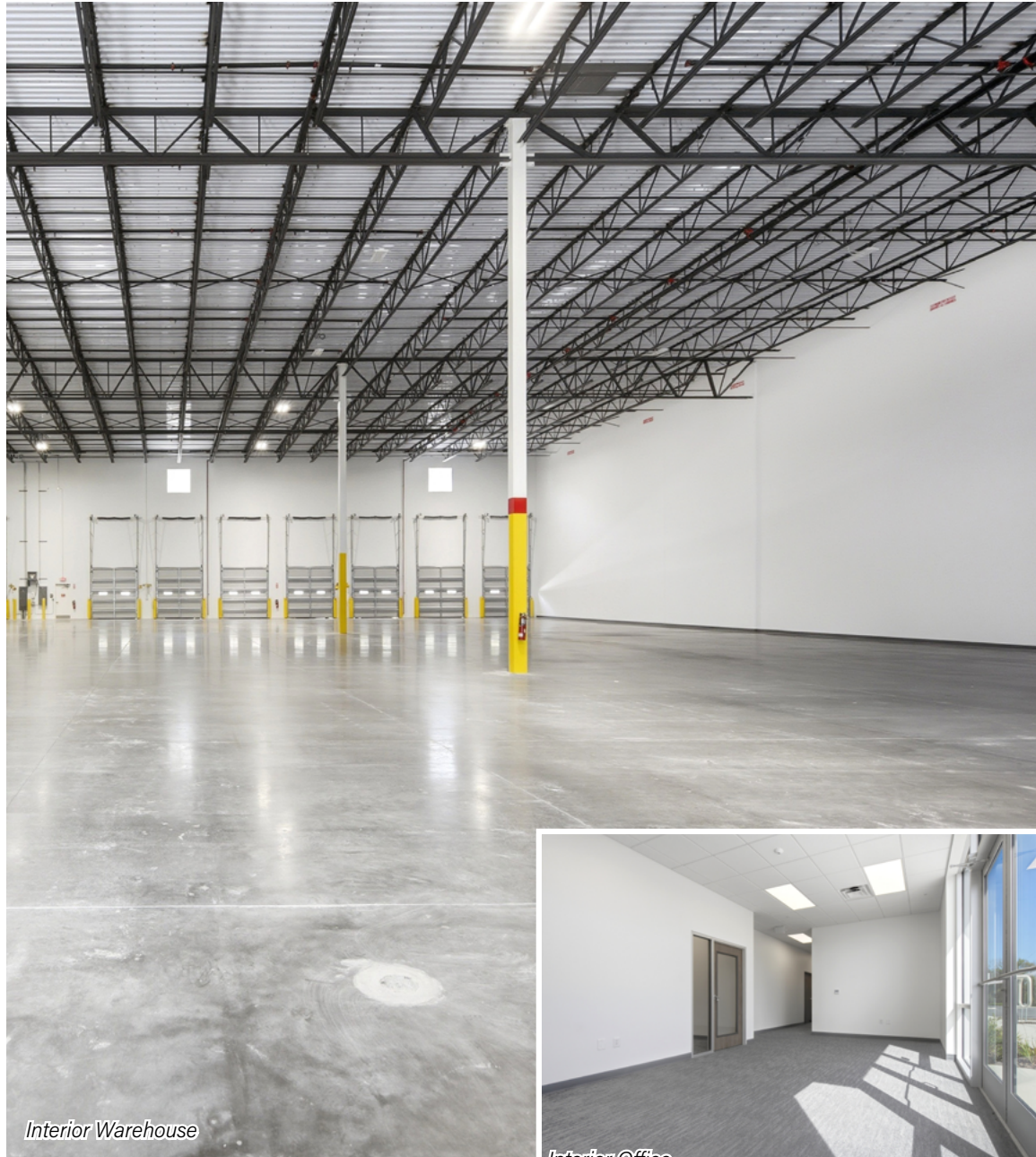
MECHANICAL PIT LEVELERS



Office Floor Plan: 1,296 SF

# SUITE 101: 16,723 SF | INTERIOR PHOTOS

CLICK FOR 3D  
TOUR



*Interior Warehouse*



*Interior Office*

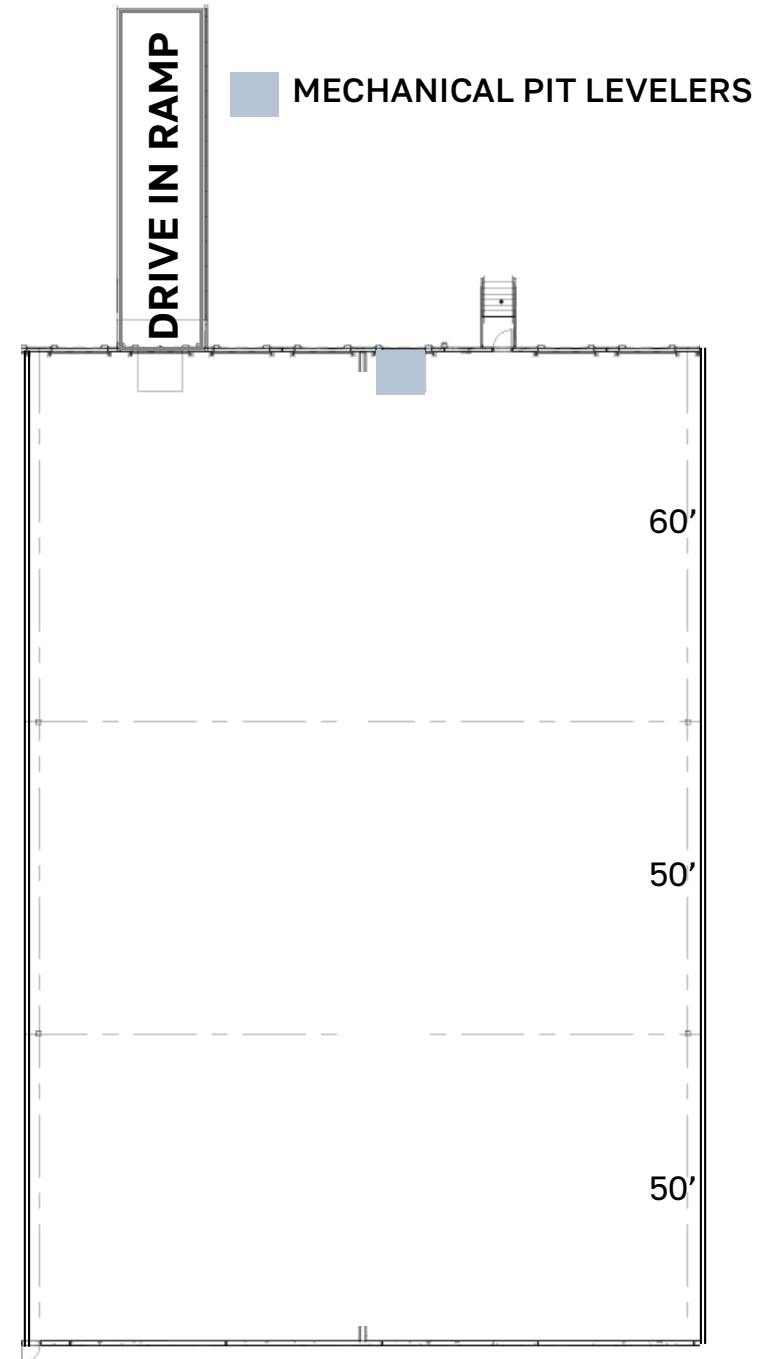
# SUITE 102

[CLICK FOR 3D TOUR](#)



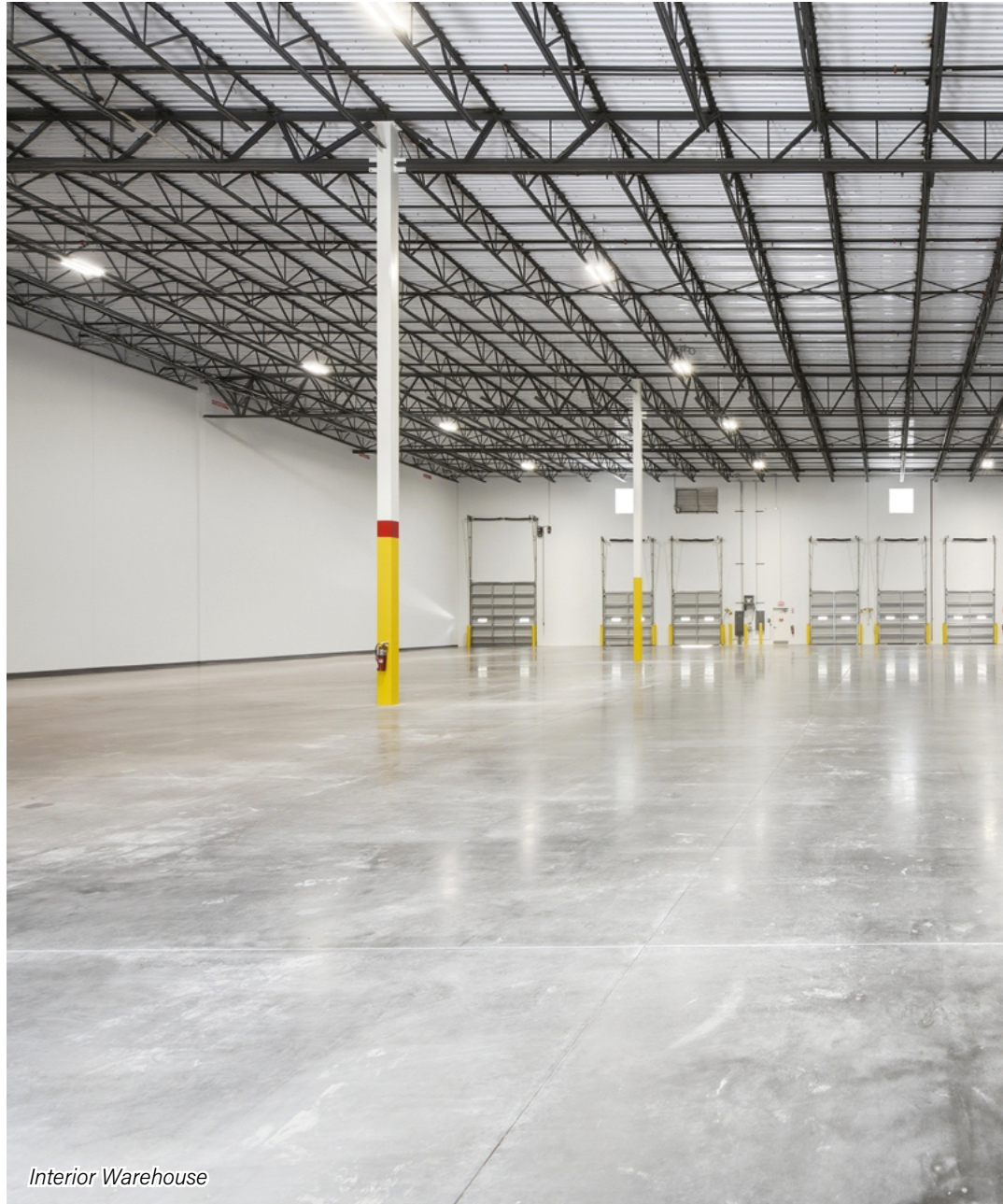
## SUITE 102 - 16,640 SF

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



# SUITE 102: 16,640 SF | INTERIOR PHOTOS

CLICK FOR 3D  
TOUR



*Interior Warehouse*

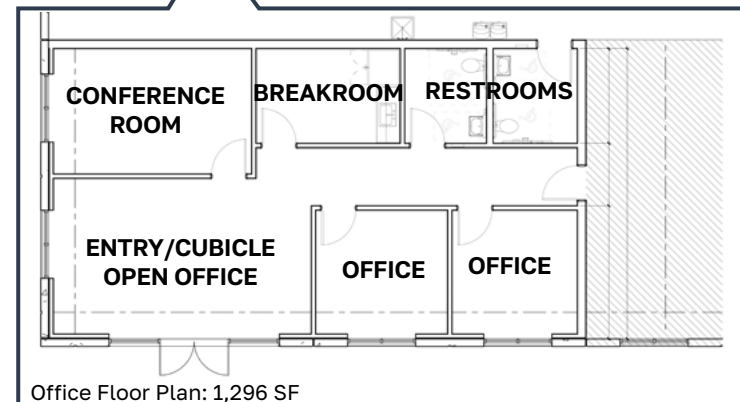
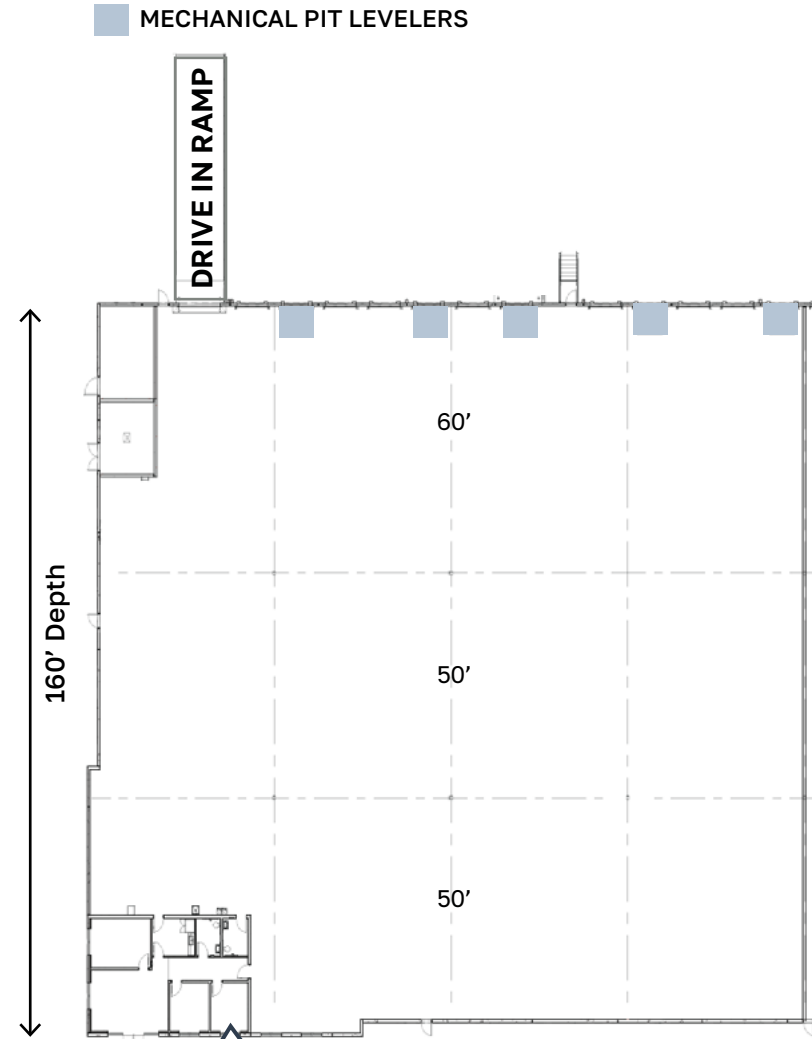
# SUITE 105

[CLICK FOR 3D TOUR](#)



## SUITE 105 - 33,636 SF

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



# SUITE 105: 33,636 SF | INTERIOR PHOTOS

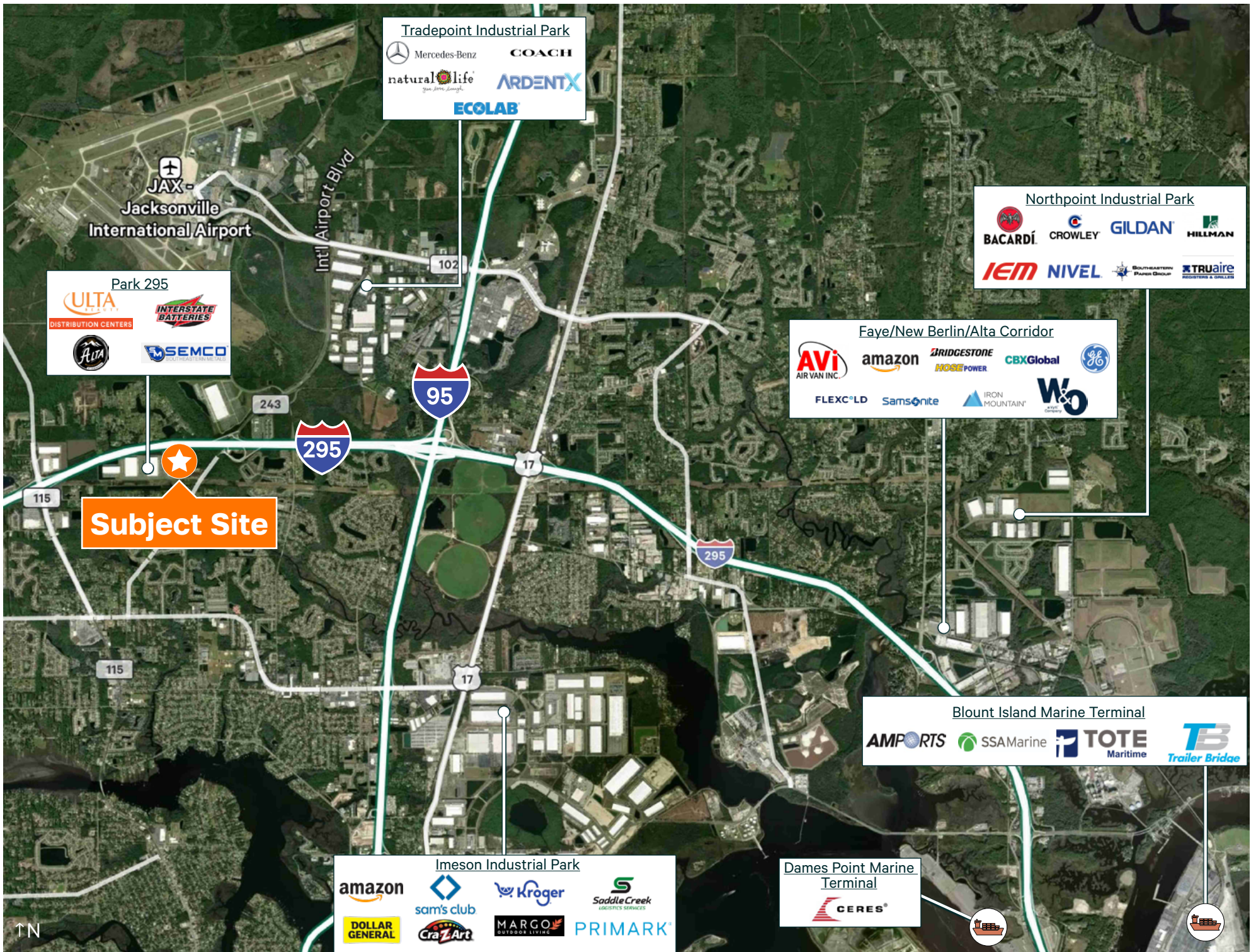
[CLICK FOR 3D TOUR](#)



*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<sup>LD</sup>    Sams<sup>on</sup>ite    IRON MOUNTAIN    W&O

**Blount Island Marine Terminal**

AMP<sup>ORTS</sup>    SSA<sup>Marine</sup>    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**

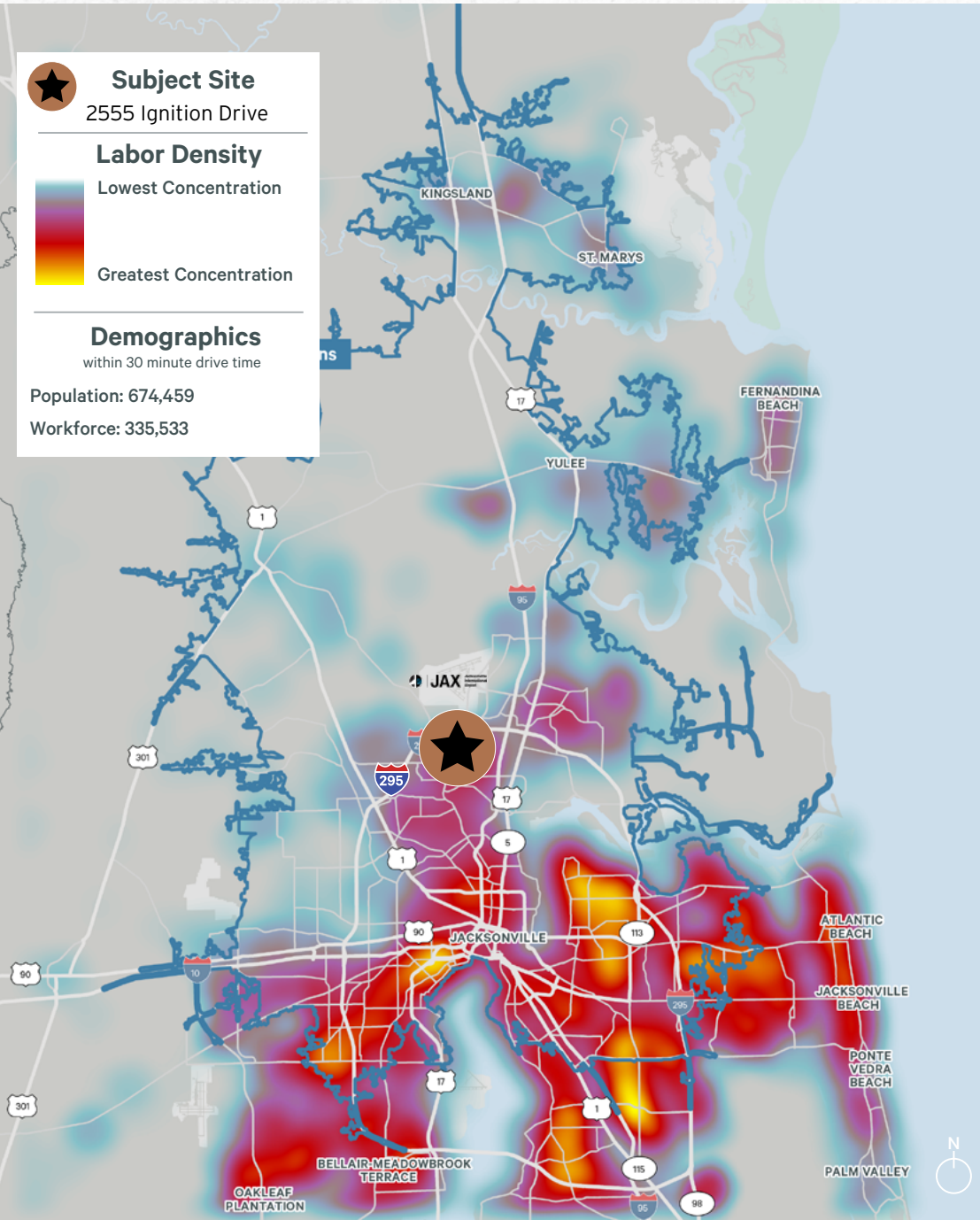
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# LOCATION STATISTICS

**★ 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

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**KYLE MURPHY**  
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Associate



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