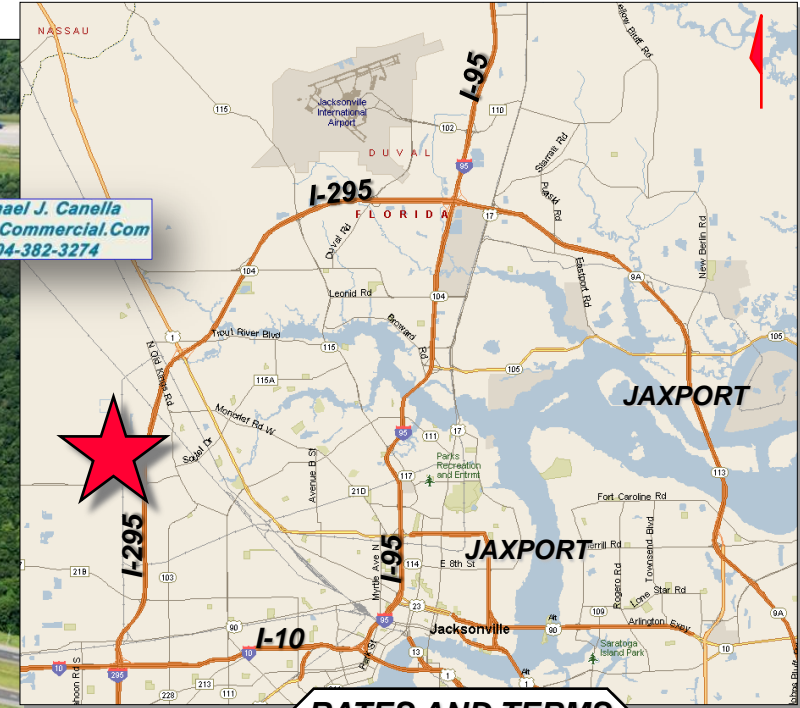


LEASE PRIME INDUSTRIAL FACILITIES, JACKSONVILLE, FL **READY FOR UP TO +/- 600,000 SQ. FT. BUILD-TO-SUIT**



**RATES AND TERMS
NEGOTIABLE**

SIZE/FRONTAGE: +/- 37 acres usable;
+/- 1,500 ft frontage on I-295, +/- 1,300 ft.
frontage on Sportsman Club Rd.

ZONING: IBP (Industrial Business Park)

CONDITION/USE: Excellent condition,
ready for development. Distribution,
office/warehouse options. Will consider
lease-purchase.

INFRASTRUCTURE AND IMPROVEMENTS: +/- 600,000 sf of total
improvements can be constructed on this site; Example: +/- 324,000 sf +/-
280,000 sf (see attached site plan). All utilities - JEA, water and sewer in
place. **FAST TRACK FUNDING!** Owner/developer can fund build-to-suit
projects internally.

AVAILABILITY: *Building permits can be obtained in
6-8 months. Occupancy potentially within 18 months
of signed agreement.*

(see attached conceptual site plan)

**Michael J Canella
Commercial R.E. Broker
(904) 382-3274**

www.CanellaCommercial.com
Michael@CanellaCommercial.com

S89-48-18E 1,299.45'

CHD L=720.67'
CHD B=N00-36-06E
D=02-24-34
L=720.72'
R=17,138.73'

ARC=600.71'

168 Car Parking Spaces

Concrete Apron, typ.

+/- 324,000 sf

Concrete Apron, typ.

Concrete Apron, typ.

Guard House

185'

ARC=607.01'

D=03-35-37 R=23,008.31'

READY FOR UP TO +/- 600,000 SQ. FT. BUILD-TO-SUIT

Michael J. Canella
CanellaCommercial.Com
904-382-3274

Sportsman Club Road

ARC=720.07'

Power Line Easement

ARC=121.0'

CHD L=1607.54' CHD B=807-14-88W L=1607.8'

Interstate 295
State Road No. 9A 300' R.O.W.

+/- 140,000 sf

+/- 139,000 sf

65 Car Parking Spaces

Conc. Apron, typ.

71 Car Parking Spaces

Conc. Apron, typ.

N00-36-11W 556.29'

Concrete Apron, typ.

24 Car Spaces

Concrete Apron, typ.

Guard House




25 Car Spaces

Storm Water Detention Basin, typ.

N85-11-25W 590.96'

FLEXIBLE DESIGN CONFIGURATION(S)

Legend

Key	No.	Description	Area
	Building No.1	A Single and/or Multi-Tenant Dry/Cold Storage Distribution Center w/ Cross-Dock Access, Mezzanine Office Area and 40' Clear Height.	Grd. Floor Area = 300,250 sq.ft. Mezzanine Office Area = 24,250 sq.ft. Total Bldg. Area = 324,500 sq.ft.
	Building No.2	A Single Tenant Dry Storage Distribution Center w/ Cross-Dock Access, Mezzanine Office Area & 40' Clear Height.	Grd. Floor Area = 124,700 sq.ft. Mezzanine Office Area = 16,250 sq.ft. Total Bldg. Area = 140,950 sq.ft.
	Building No.3	A Single Tenant Dry Storage Distribution Center w/ Cross-Dock Access, Mezzanine Office Area & 40' Clear Height.	Grd. Floor Area = 121,800 sq.ft. Mezzanine Office Area = 17,750 sq.ft. Total Bldg. Area = 139,550 sq.ft.

Sportsman Club Road Park of Commerce - Total Building Area = 617,100 sq.ft. - Total Site Area = 1,624,788 sq.ft. /37.30 Acres+/-



Sportsman Club Rd

+/- 1,300'

+/- 1,300'

+/- 1,600'

I-295

Michael J. Canella
CanellaCommercial.Com
904-382-3274



CSX Rail Hub

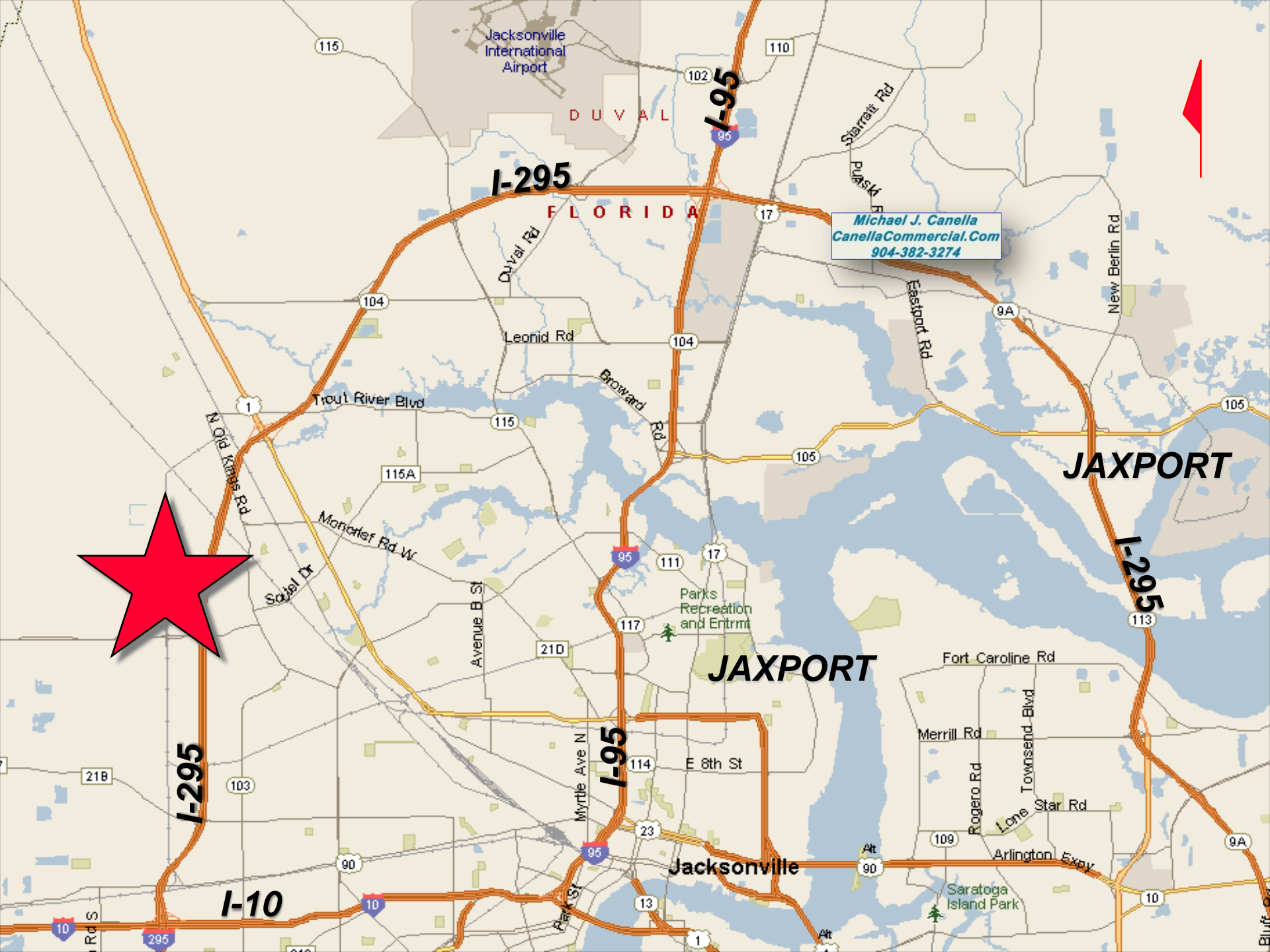
Michael J. Canella
CanellaCommercial.Com
904-382-3274

Sportsman Club Rd

I-295

Pritchard Rd





I-295

I-95

Michael J. Canella
CanellaCommercial.Com
904-382-3274

JAXPORT

I-295

JAXPORT

Jacksonville

I-95

I-295

I-10

