



Alliance★Florida®  
at

# CECIL COMMERCE CENTER

5550 POW-MIA MEMORIAL PKWY, BLDG E  
JACKSONVILLE, FL

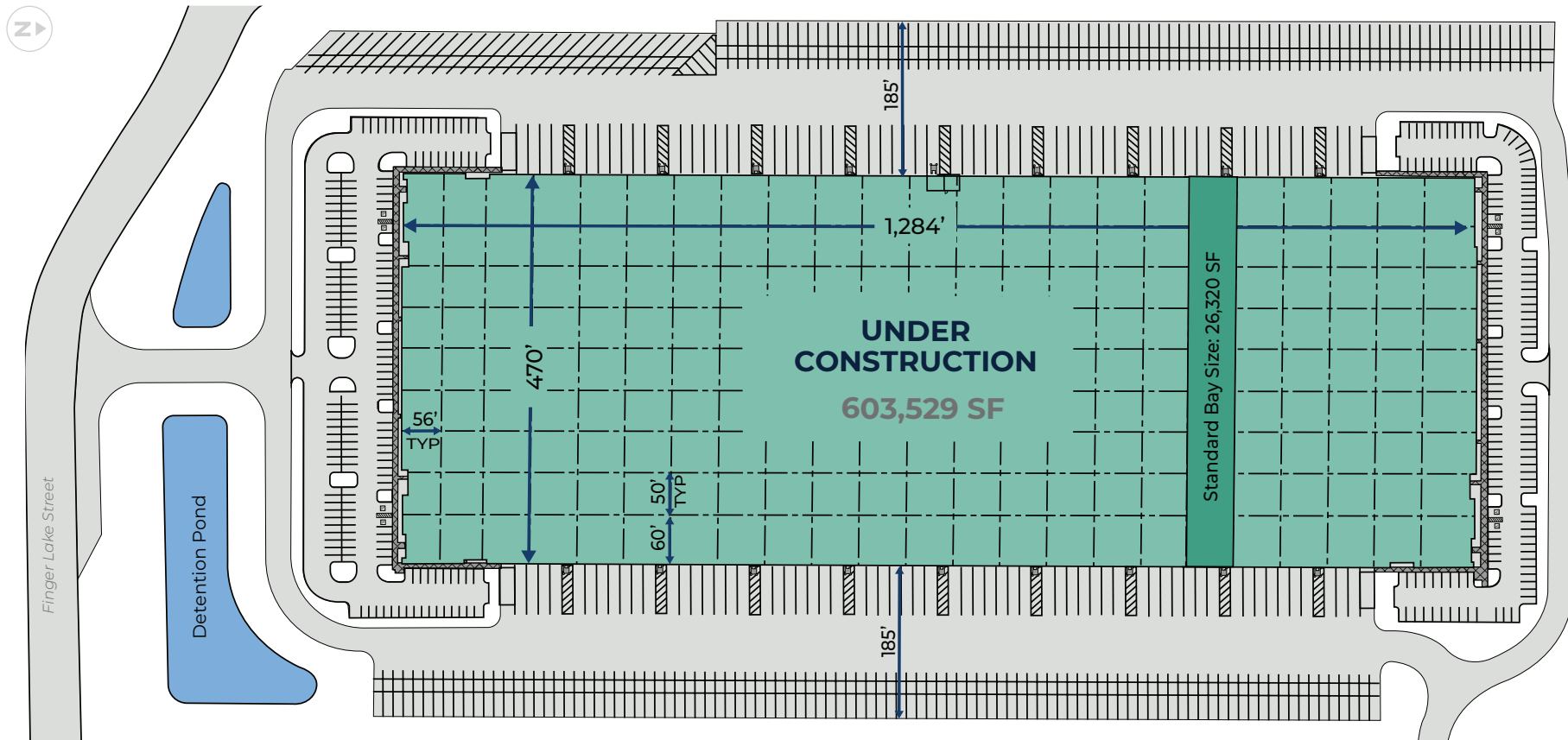
[www.hillwood5550powmia.com](http://www.hillwood5550powmia.com)

603,529 SF Available

Q3 2025 Delivery



AllianceFlorida is a premier master-planned business park with state-of-the-art facilities available. The park's excellent multimodal location on Jacksonville's Westside offers superior access to the Southeastern U.S. market.



## PROPERTY HIGHLIGHTS

**AVAILABLE SF** 603,529 SF

**SITE AREA** 43.54 Acres

**CONFIGURATION** Cross Dock

**BUILDING DIMENSIONS** 470' x 1,284'

**CLEAR HEIGHT** 40'

**COLUMN SPACING** 56' w x 50' d

**STAGING BAYS** 56' w x 60' d

**DOCK DOORS** 124 (9' x 10' insulated)

**DRIVE-IN RAMPS** 4 (14' x 16')

**CONCRETE** 7" thick, 4,000 psi floor slab with full vapor barrier

**ROOF** 45 Mil TPO with 20-yr warranty

**TRUCK COURT** 185' deep

**AUTO PARKING** 322

**TRAILER PARKING** 210

**FIRE PROTECTION** ESFR

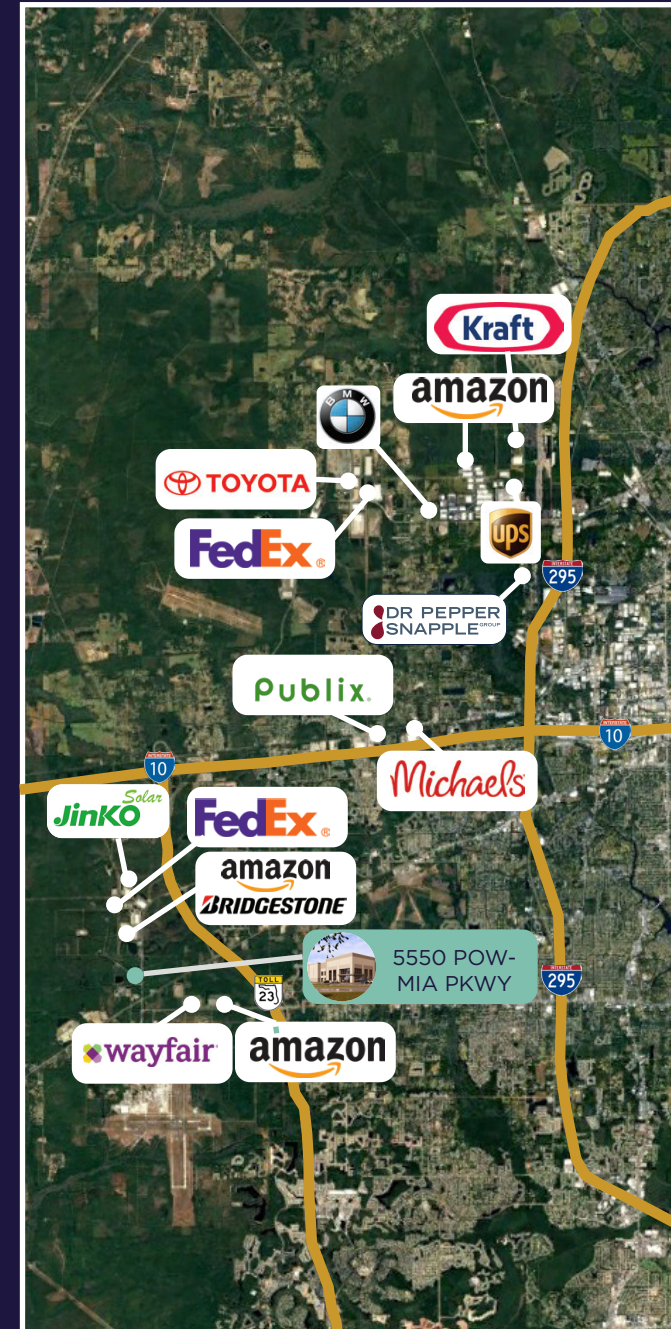
# SITE AERIAL



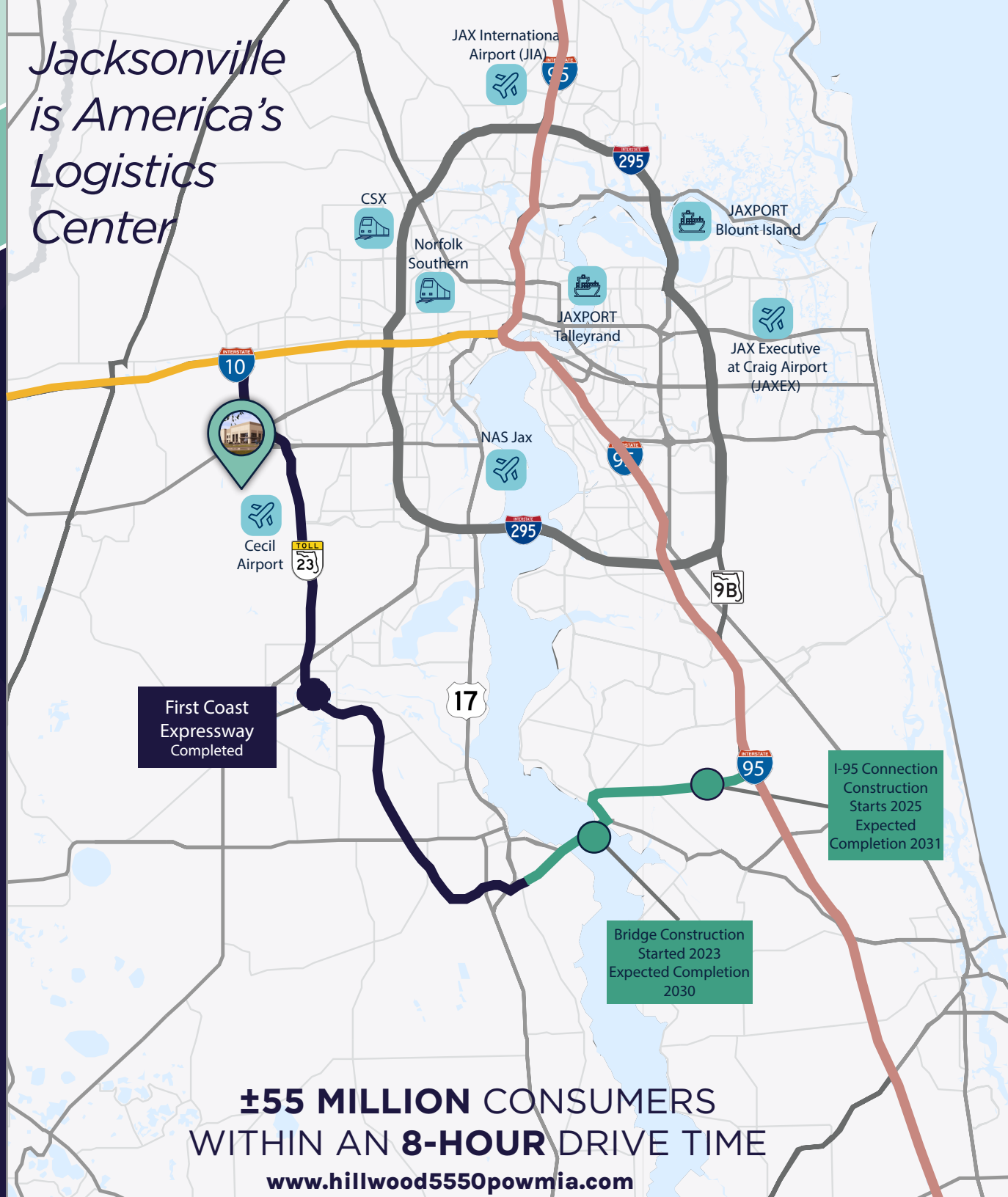
## Alliance★Florida®

- Immediate access via the newly completed high-speed I-10 interchange to I-75, I-295, and I-95
- Pro-growth local government
- No state or local personal income tax
- No inventory tax
- FTZ available (proposed FTZ magnet site under FTZ #64)
- Federal Empowerment Zone incentives available
- State Enterprise Zone incentives available
- On-site workforce training and education

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*Jacksonville  
is America's  
Logistics  
Center*



**±55 MILLION CONSUMERS  
WITHIN AN 8-HOUR DRIVE TIME**

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## DRIVE TIMES

### FIRST COAST EXPRESSWAY

4.0 MILES  
6 MINUTES

### I-10

6.3 MILES  
8 MINUTES

### I-295

6.3 MILES  
8 MINUTES

### I-95

6.3 MILES  
8 MINUTES

### CSX INTERMODAL

16 MILES  
22 MINUTES

### JAXPORT TALLEYRAND

22 MILES  
26 MINUTES

### JAXPORT BLOUNT ISLAND

33 MILES  
33 MINUTES

### JIA AIRPORT

27 MILES  
31 MINUTES

AREA INFORMATION

# MASTER SITE PLAN



Alliance★Florida®  
at CECIL COMMERCE  
CENTER  
5550 POW-MIA PKWY

**RETAIL SITES  
AVAILABLE**

Alliance★Florida®

**SITE DATA**

- INDUSTRIAL USE**  
22,643,000 SF
- MEGA SITE**  
9,400,000 SF
- MIXED USE**  
1,475,000 SF
- CECIL COMMERCE CENTER - BLDG E**  
603,529 SF



**500 MILES**

**1-DAY TRANSIT**

**A CORNERSTONE FOR JACKSONVILLE'S SUPPORT OF THE WORLD'S SUPPLY CHAIN IS THE JACKSONVILLE PORT AUTHORITY (JAXPORT).**

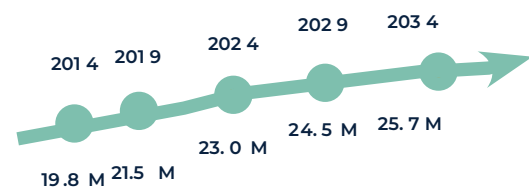
**OFFERING CONNECTIVITY TO 140 PORTS IN MORE THAN 70 COUNTRIES WITH ITS 47-FOOT-DEEPWATER SHIPPING CHANNEL, TWO-WAY SHIP TRAFFIC AND SAME-DAY ACCESS TO 98 MILLION CONSUMERS IN THE UNITED STATES.**



Sources: ESRI, United States Census Bureau, Florida Office of Economic & Demographic Research (EDR), U.S. Bureau of Labor Statistics

# DEMOGRAPHICS

## POPULATION



For a five year period beginning April 2024, the Florida population growth is expected to average 319,109 net new residents per year.

## JACKSONVILLE LABOR

Civilian Labor Force	864,000
Industrial Labor Force	4.5%
Average Blue Collar Hourly Rate	\$17.41
Unemployment Rate	3.6%

## FIRST COAST EXPRESSWAY (STATE ROAD 23)

4 Miles / 6 Minutes

from 5550 POW-MIA Memorial Parkway



State Road 23 helps reduce traffic congestion and enhances access to important employment centers, fostering economic development and strengthening local connectivity for business across the region. Completion anticipated for 2031.

## WHY JAX?

<p><b>2</b></p> <p>DEEP WATER PORTS</p>	<p><b>3</b></p> <p>INTERSTATE HIGHWAYS</p>	<p><b>4</b></p> <p>MILITARY INSTALLATIONS</p>	<p><b>4</b></p> <p>RAILROADS (2 CLASS I)</p>
<p><b>90</b></p> <p>DAILY NON STOP FLIGHTS</p>	<p><b>17</b></p> <p>GLOBAL SHIPPING LINES</p>	<p><b>39</b></p> <p>MEDIAN AGE</p>	<p><b>26</b></p> <p>AVERAGE COMMUTE TIME (MINS)</p>



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JACKSONVILLE, FL

# Q3 2025 DELIVERY

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