

**FOR LEASE**  
**INTERNATIONAL TRADEPORT**  
**BUILDING VII | 13910 ALVAREZ RD | JACKSONVILLE, FL 32218**



**± 18,000 - ± 27,000 SF AVAILABLE**

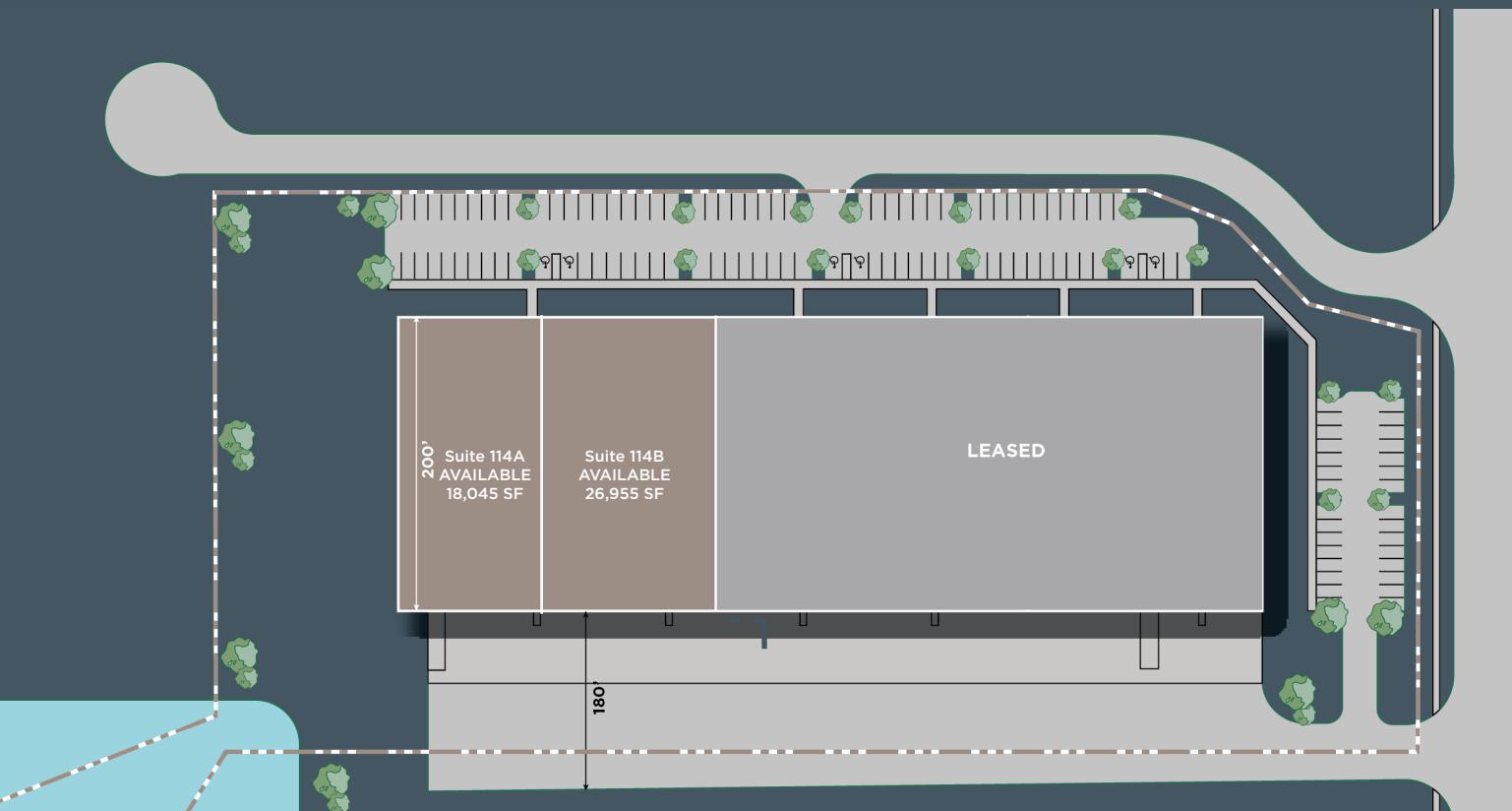
Located in the International Tradeport of Jacksonville is a premier 425-acre master-planned industrial park strategically located at the nexus of I-95 and I-295, adjacent to Jacksonville International Airport. This prime location offers seamless access to major transportation routes and proximity to JAXPORT's marine terminals, including Blount Island and Dames Point, facilitating efficient global distribution. The area provides flexible solutions for warehousing, logistics, and manufacturing needs. Enhanced by nearby amenities like the River City Marketplace, hotels, and restaurants, the International Tradeport of Jacksonville stands out as a dynamic hub for businesses seeking connectivity, convenience, and a thriving commercial environment.



**FOR MORE INFO:**  
[WWW.GIDTRADEPORT.COM](http://WWW.GIDTRADEPORT.COM)

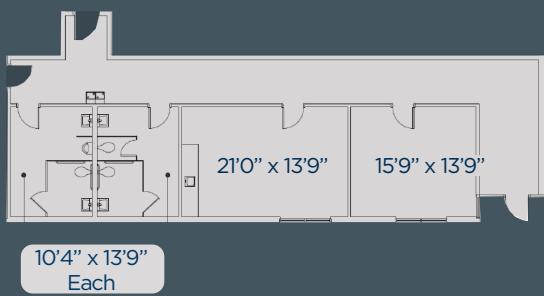
**G|I|D**  
INDUSTRIAL

 CUSHMAN &  
WAKEFIELD



## PROPERTY HIGHLIGHTS

	AVAILABLE SPACE	OFFICE	DOORS	CLEAR HEIGHT	
Suite 114 A	± 18,045 SF	± 851 SF	4 Dock / 1 Drive-in	25'	Available Now
Suite 114 B	± 26,955 SF	± 1,382 SF (plus ± 4,668 SF Production Area)	9 Dock	25'	Available Now
<ul style="list-style-type: none"> <li>• ESFR Fire Protection</li> <li>• PUD Zoning</li> </ul>	<ul style="list-style-type: none"> <li>• Tilt Wall Construction</li> <li>• 225 Amp; 480/277v Power</li> </ul>	<ul style="list-style-type: none"> <li>• 45'x50' Columns</li> <li>• Rear Load</li> </ul>			

Suite  
114BSuite  
114ASUITE 114B  
Office - 1,382 SFSUITE 114A  
Office - 851 SF

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