

For Lease

JAX Airport Logistics Center

14825 International Airport Blvd., Jacksonville, FL 32218

Class A Master Planned Industrial Park

- Class A Master Planned Industrial Park
- Located within the boundary of the Northwest Jacksonville Economic Development Fund
 - > jacksonville.gov/nwjedf
- Building 1 - 200,000± SF
- Building 2 - 225,000± SF
- Flexible suites starting at 50,000±SF
- Pre-leasing now
- Zoning: IL



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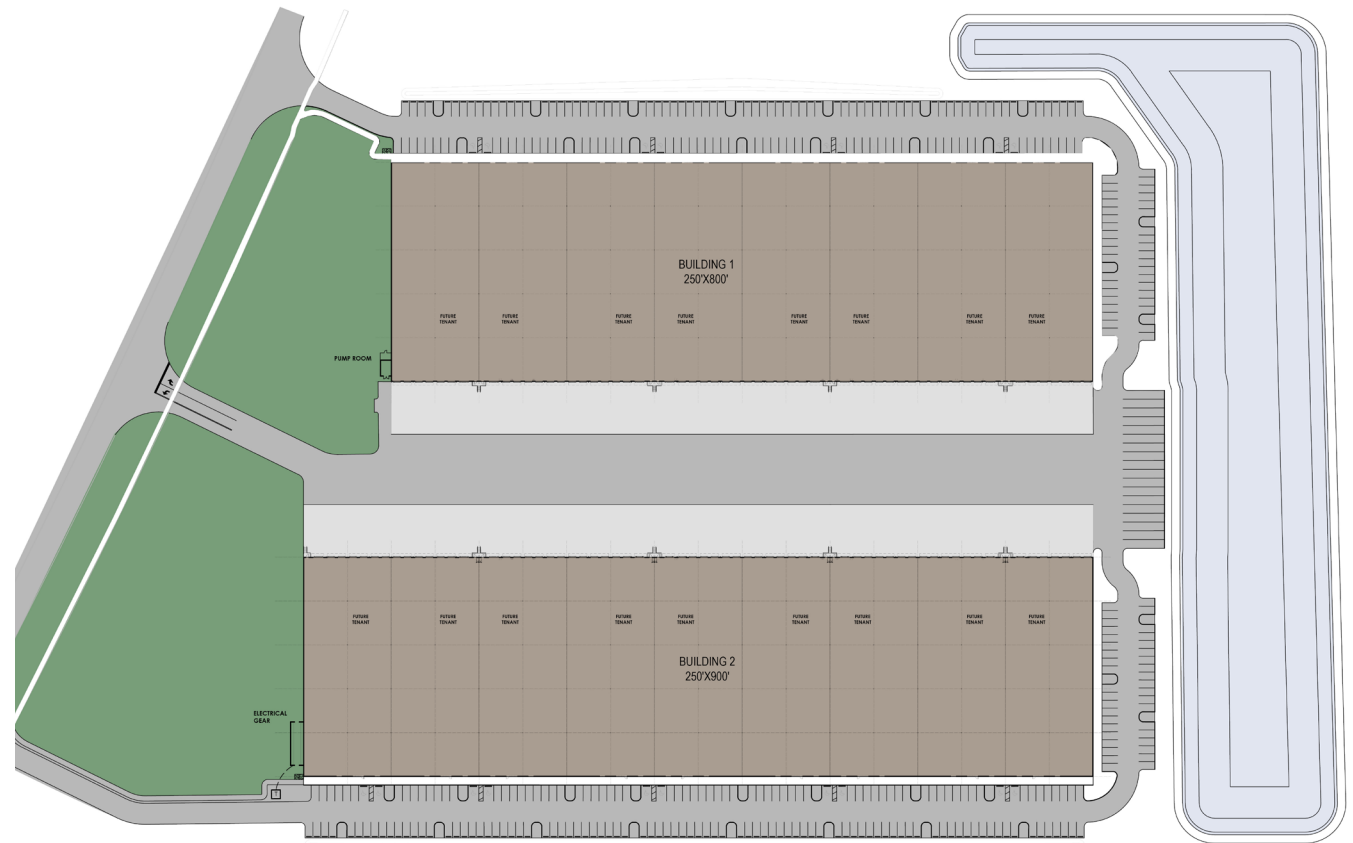


Property Overview

14825 International Airport Blvd
Jacksonville, FL 32218



	<u>Warehouse 1</u>	<u>Warehouse 2</u>
Site Area	14.8 AC	15.3 AC
Zoning	IL	IL
Total Footprint	200,000± SF	225,000± SF
Spec Office	2,000± SF per unit	2,000± SF per unit
Min Demised	50,000± SF	50,000± SF
Bldg. Dimensions	250' x 800'	250' x 900'
Clear Height	32'	32'
Loading	Rear	Rear
Off Dock Trailer Stalls	18	18
Truck Apron	60'	60'
Typical Bays	50' x 50'	50' x 50'
Truck Court	200'	200' shared
Dock High Doors	48 (9' x 10')	54 (9' x 10')
Drive In Doors	8 (12' x 14')	9 (12' x 14')
Power	2000 amps	2000 amps
Car Parking	180	209



Property Renderings

14825 International Airport Blvd
Jacksonville, FL 32218



A Strategic Location

The Northside submarket provides **excellent connectivity** to the region's major transportation infrastructure.

INTERSTATE 95
1.8 Miles

INTERSTATE 295
3.7 Miles

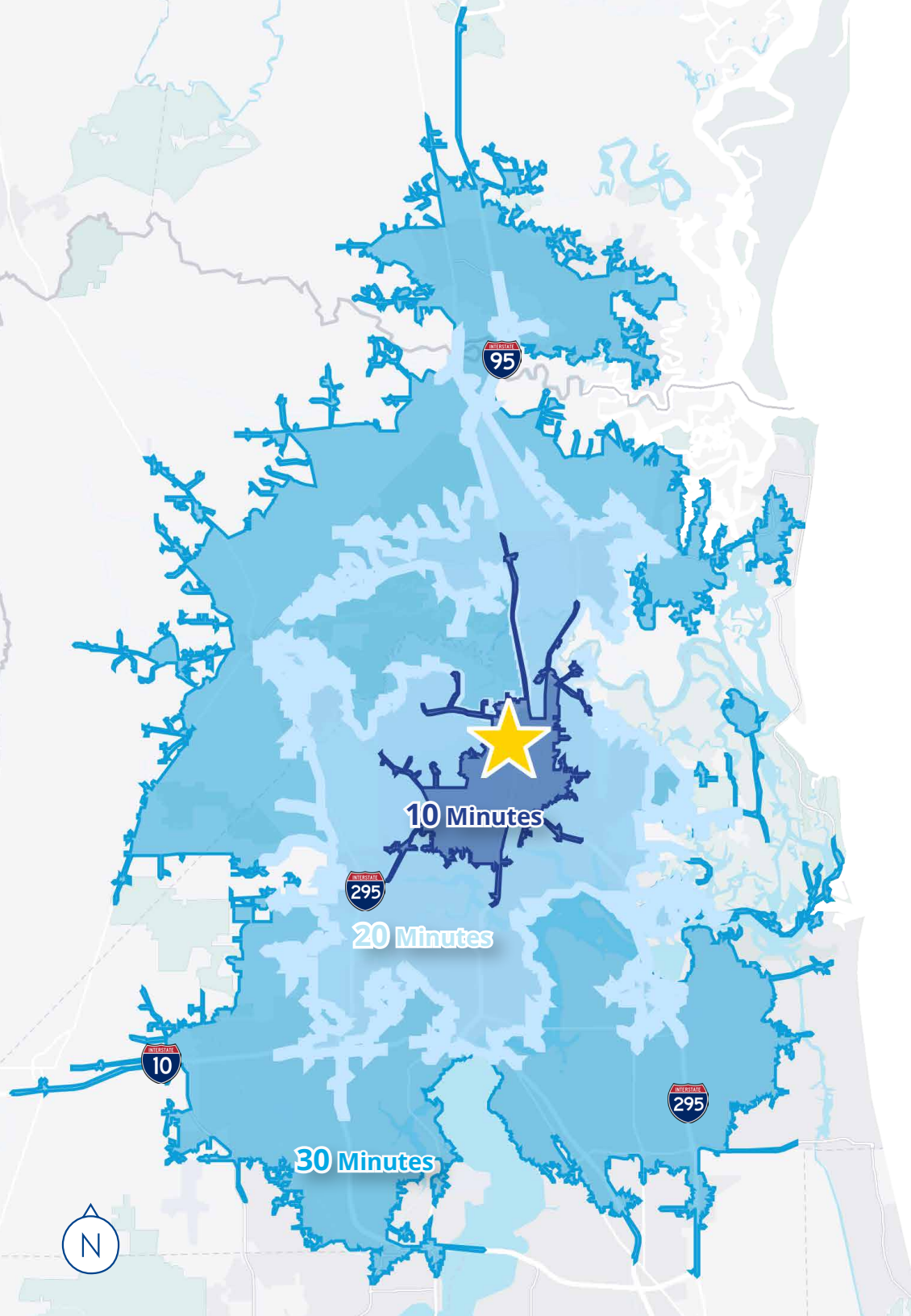
INTERSTATE 10
9 Miles

 **3 Miles**
Jacksonville Int'l Airport

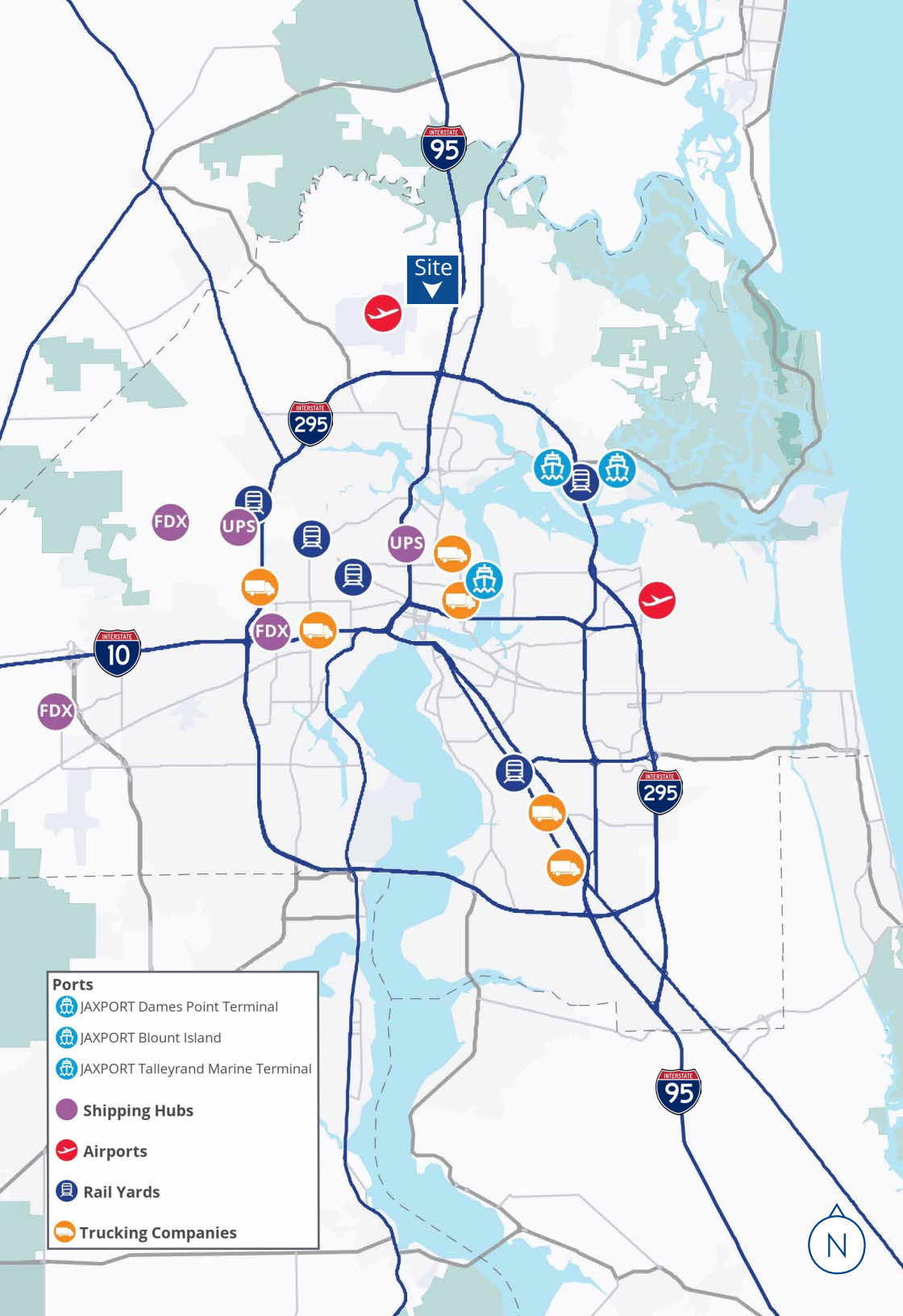
 **14 Miles**
CSX Intermodal

 **12 Miles**
JAXPORT

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	10 Mins	20 Mins	30 Mins
2023 Population	31,634	242,491	832,152
2028 Population	33,100	257,097	855,411
Population Change 2023 - 2028	4.6%	6.0%	2.8%
2023 Households	12,263	93,957	331,991
Median Household Income	\$62,527	\$50,603	\$57,809
Bachelor's Degree or Higher	17%	15%	20%
Unemployment Rate	5.8%	5.4%	4.4%
Total Employees	15,618	111,235	416,471



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

	Interstate 95	1.8 miles
	Interstate 295	3.7 miles
	Interstate 10	19 miles
	CSX Intermodal Facility	14 miles
	Norfolk Southern Intermodal	13.8 miles
	FEC Intermodal Facility	22 miles
	Jacksonville Int'l Airport	3 miles
	JAXPORT Talleyrand	13.7 miles
	JAXPORT Dames Point	12 miles
	JAXPORT Blount Island	12.5 miles
	Port of Savannah	127 miles
	Port of Charleston	227 miles
	Port of Tampa	212 miles

Business-Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax



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