

# Alta Lakes II Commerce Center

## CABOT COMMERCE CIRCLE

199,260 sq. ft.  
AVAILABLE

62 total  
DOCK DOORS

1,833± SF  
OFFICE AREA

.31  
LOADING RATIO

36'  
CLEAR HEIGHT

74  
OFF DOCK TRAILER STALLS

**DELIVERY Q4 2026**

### Features

- A 199,260 Class A industrial building with 74 off-dock trailer positions
- Located in the port-adjacent northeast submarket
- Able to accommodate a single tenant or divide as small as 50,000 SF
- Full 360° access
- Located in FTZ #64
- Access to an abundant regional labor pool including more than 3,000 individuals separating from the military annually



WHO WE ARE

# More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

74M+

square feet of logistics space

550+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



## Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



## The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



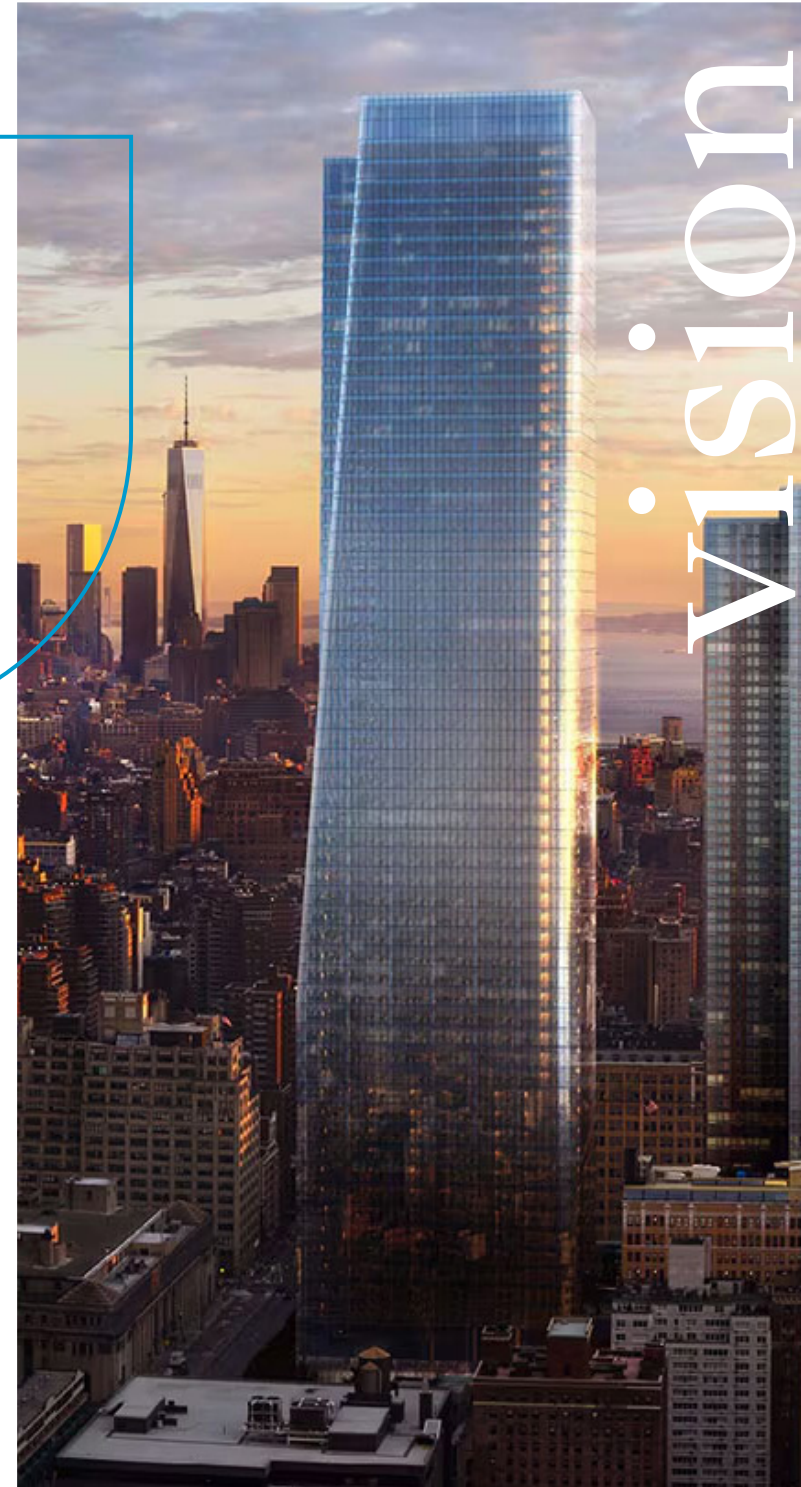
## Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



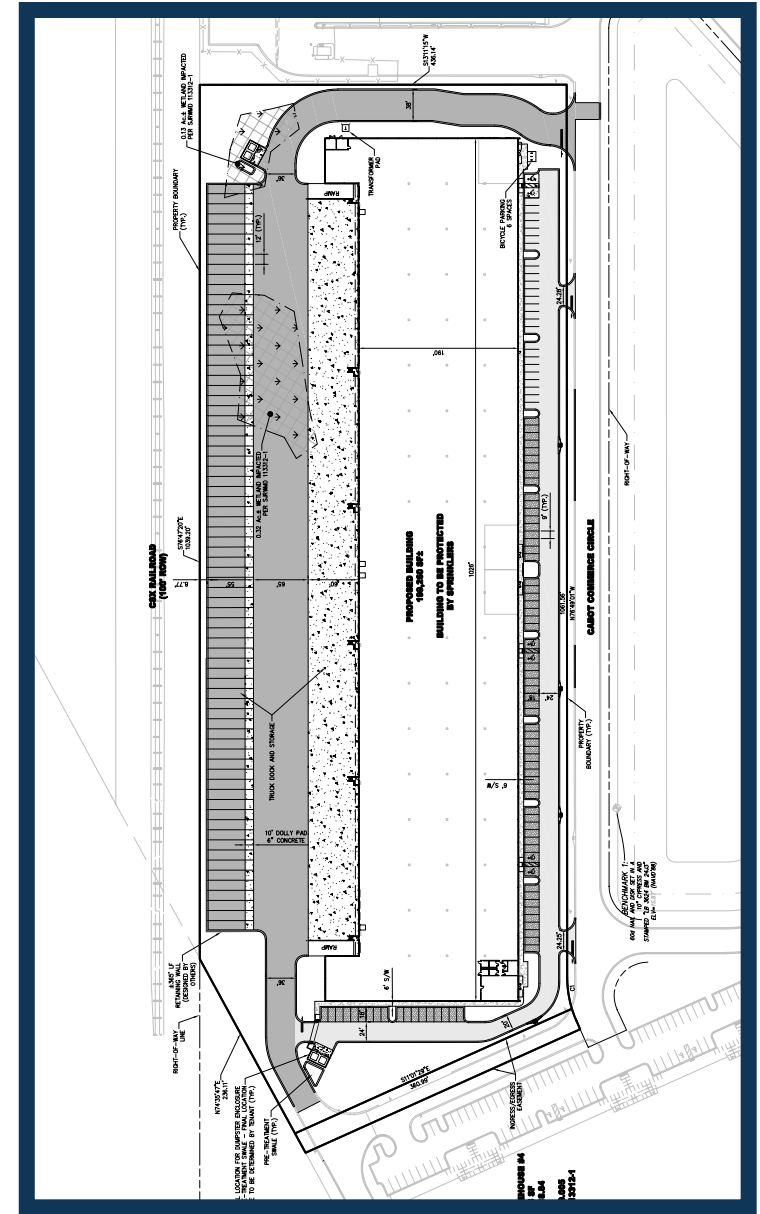
## Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



# Building 1 Specifications

Site Area	11.90
Building Area	199,260
Spec Office	1,833
Bldg. Dimensions	190'd x 1,026'
Typical Bays	45'd x 54'w , 60' speed bays
Clear Height	36'
Floor Slab	7"
Dock High Doors	62 (9'x10')
Drive In Doors	2 (12'x16')
Dock Levelers	4 (7'x 8' 40,000 lb mechanical dock leveler)
Truck Court Depth	180'
Off Dock Trailer Stalls	74
Car Parking	107
Configuration	Rear Load
Sprinklers	ESFR
Electric Service	1200 amps, 277/480 volt, 3 phase, 4-wire
WH Windows	Clerestory windows
WH Lighting	LED with motion sensors - 25 foot candles
WH Exhaust Fans	0.5 air change per hour
Roof	60-mil TPO
Interior Tilt Wall	Painted white



**60'**  
Speed  
Bay



**Rear**  
Loading  
Configuration



**36'**  
Clear  
Height



**74**  
Off Dock  
Trailer Stalls



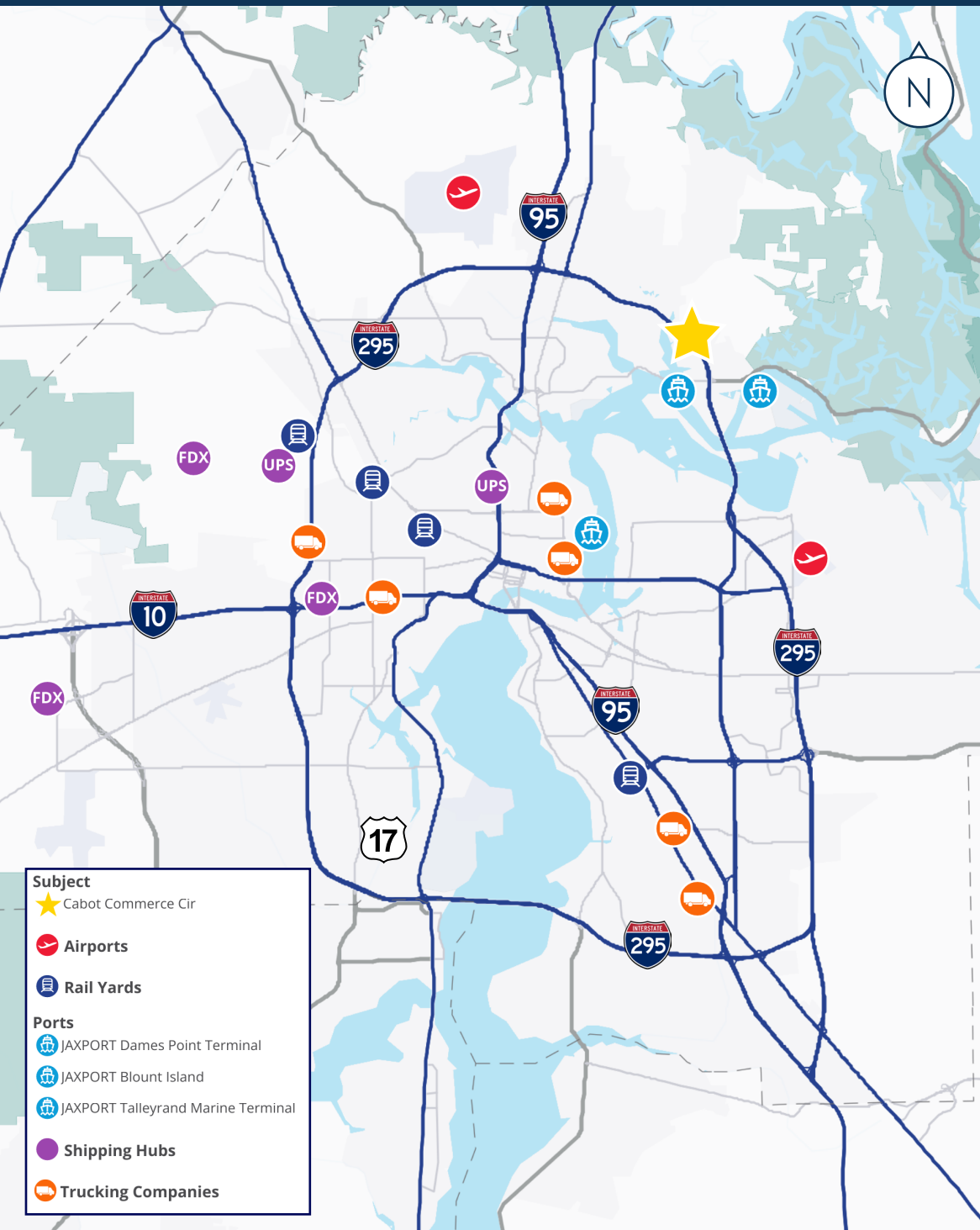
**62**  
Dock  
High



**180'**  
Truck Court  
Depth







	Interstate 295	1.3 miles
	Interstate 95	6.2 miles
	Interstate 10	16.7 miles
	CSX Intermodal Facility	17.6 miles
	FEC Intermodal Facility	21.1 miles
	Norfolk Southern Intermodal Facility	18 miles
	Jacksonville Int'l Airport	9.7 miles
	JAXPORT   Dames Point	3.6 miles
	JAXPORT   Blount Island	4.7 miles
	JAXPORT   Talleyrand	16.1 miles
	Port of Savannah	137 miles
	Port of Tampa	214 miles
	Port of Charleston	235 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

# Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Building to WELL standards
- Clerestory windows optimizing natural light, creating a healthier working environment

## 100% LEED

Certified or higher on new development

## Up to 75%

Reduction in utility costs due to efficient design

## Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction





# Alta Lakes II Commerce Center

CABOT COMMERCE CIRCLE



## Leasing Contacts

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