



FIRST WESTLAKE

LOGISTICS PARK

9388 PRITCHARD RD
JACKSONVILLE



CLICK TO VIEW WEBSITE

NOW PRE-LEASING

PHASE 1 - 109,000± SF

PHASE 2 - 300,000± SF

FIRST GULF





FIRST WESTLAKE LOGISTICS PARK

PROPERTY OVERVIEW



LOCATED IN

Jacksonville's largest industrial submarket



EXCELLENT ACCESS

to I-295, I-10 and I-95



PROXIMITY

to JAXPORT facilities



MINUTES FROM

CSX, Norfolk Southern and Florida East Coast Rail facilities



REGIONAL DISTRIBUTION REACH

to 61M+ consumers within an 8-hour drive



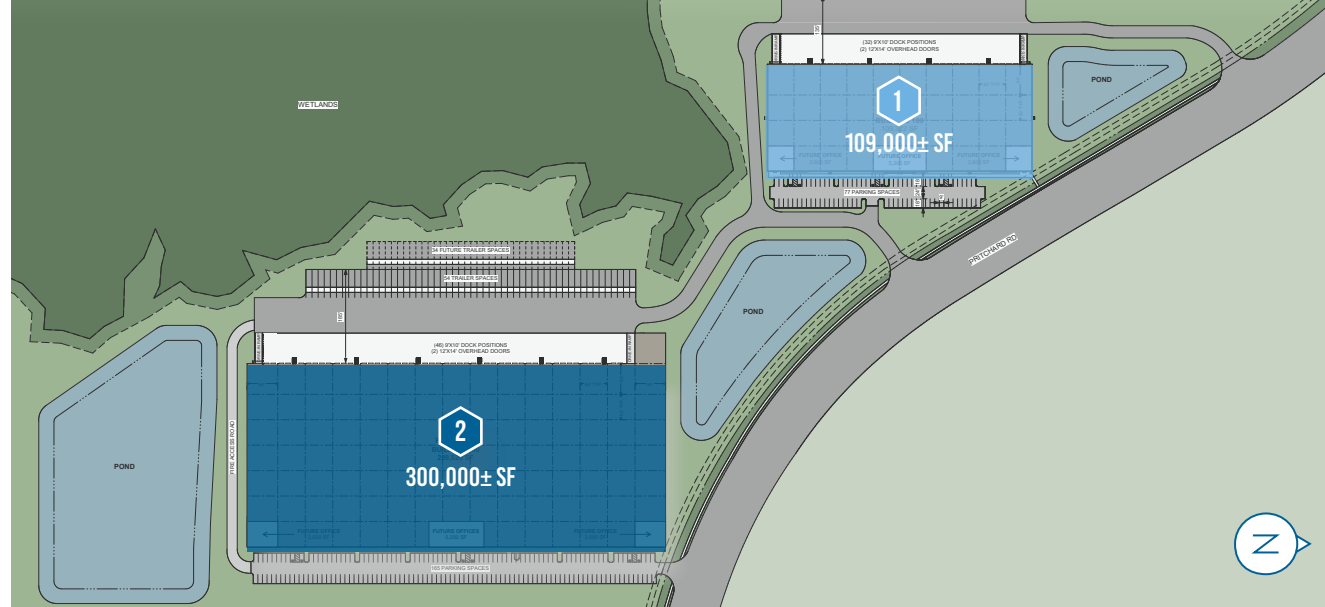
Q2 2025

delivery



3 ACCESS POINTS

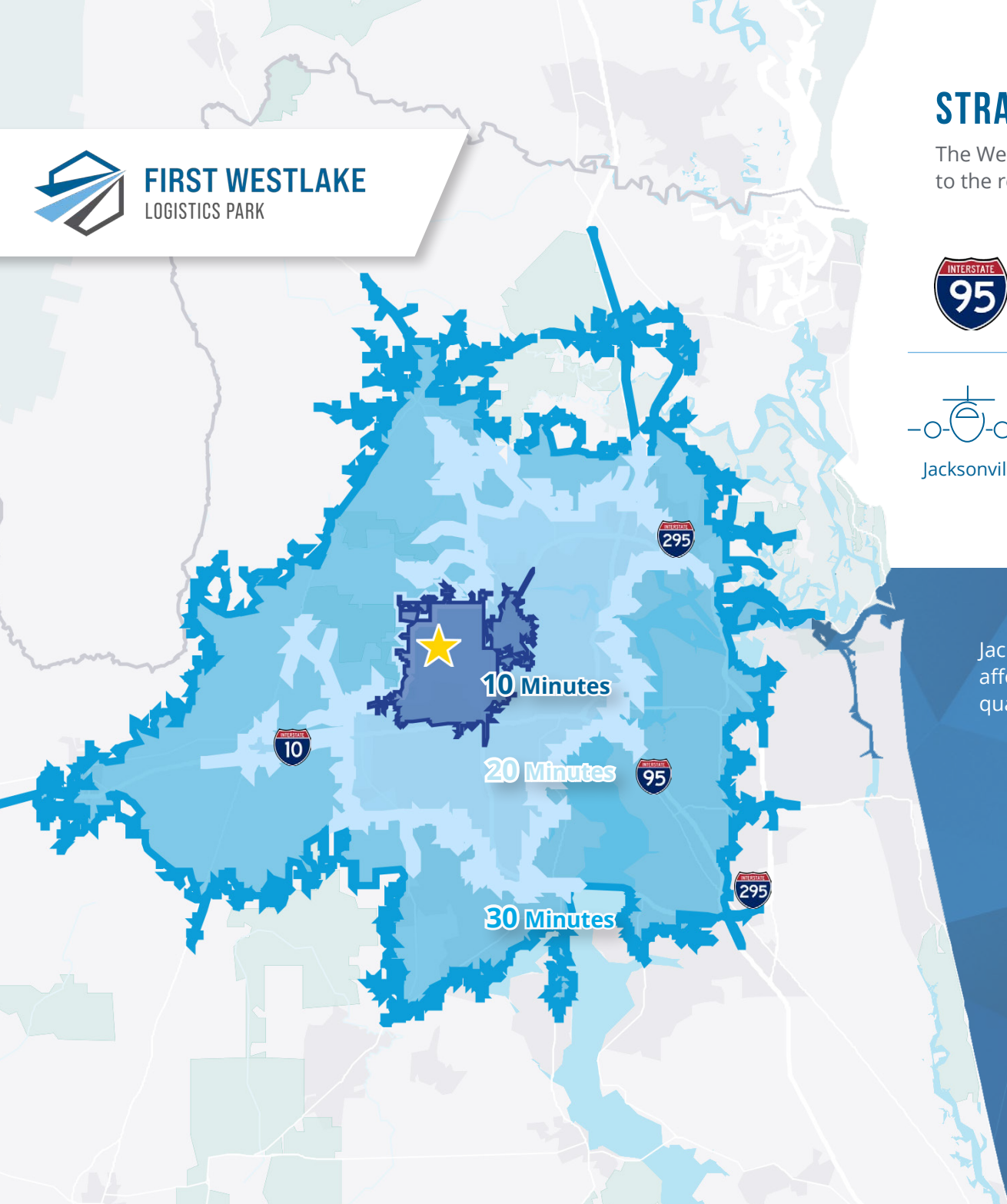
to Pritchard Road



	PHASE 1	PHASE 2
Site Area	10.25	26
Total Building SF	109,322±	299,520±
Office	2,623± SF	3,600± SF
Building Dimensions	210' x 520'	360' x 756'
Column Spacing	50' deep x 52' wide	50' deep x 54' wide
Speed Bays	60' deep x 52' wide	60' deep x 54' wide
Clear Height	32' clear	36' clear
Configuration	Rear load	Rear load
Dock High Doors	32 (9' x 10')	46 (9' x 10')
Drive In Doors	2 (12' x 14') with bollards	2 (12' x 14') with bollards
Dock Package	(10) mechanical levelers, 7' x 8', 40,000 lb; bumpers; door track guards	(15) mechanical levelers, 7' x 8', 40,000 lb; bumpers; door track guards
Truck Court	135' with concrete apron	185' to 240' with 60' concrete apron
Trailer Positions	NA	54 exp. to 88 with 15' concrete dolly pad
Sprinkler	ESFR	ESFR
Electric Service	2,000 A, 277/480v, 3p, 4wire	3,000 A, 277/480v, 3p, 4wire
Lighting	LED - 30 foot candles	LED - 30 foot candles
Roofing	60 mil TPO; R-21 insulation	60 mil TPO; R-21 insulation
Windows	Clerestory - 10 (5' x 5')	Clerestory - 15 (5' x 5')
Air Exchange	1 per hour	1 per hour
Interior Tilt Wall	Painted white	Painted white
Slab	6", 4000 PSI unreinforced	6", 4000 PSI unreinforced
Car Parking	77	165



FIRST WESTLAKE
LOGISTICS PARK



STRATEGIC LOCATION

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



14
Miles



4
Miles



5
Miles



15
Miles

Jacksonville Int'l Airport



4
Miles

CSX Intermodal



22
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	16,803	326,681	835,633
2028 Population	16,786	330,913	852,763
Population Change 2023 - 2028	-0.1%	1.3%	2.0%
2023 Households	6,384	130,675	331,425
Median Household Income	\$60,686	\$49,589	\$57,148
Total Employees	9,143	177,583	422,561



INTERSTATE 295 4 miles

INTERSTATE 10 5 miles

INTERSTATE 95 14 miles



CSX INTERMODAL FACILITY 4 miles

NORFOLK SOUTHERN INTERMODAL 8 miles

FEC INTERMODAL FACILITY 20 miles



JACKSONVILLE INT'L AIRPORT 15 miles

JAXPORT | TALLEYRAND 14 miles

JAXPORT | DAMES POINT 22 miles

JAXPORT | BLOUNT ISLAND 22.5 miles



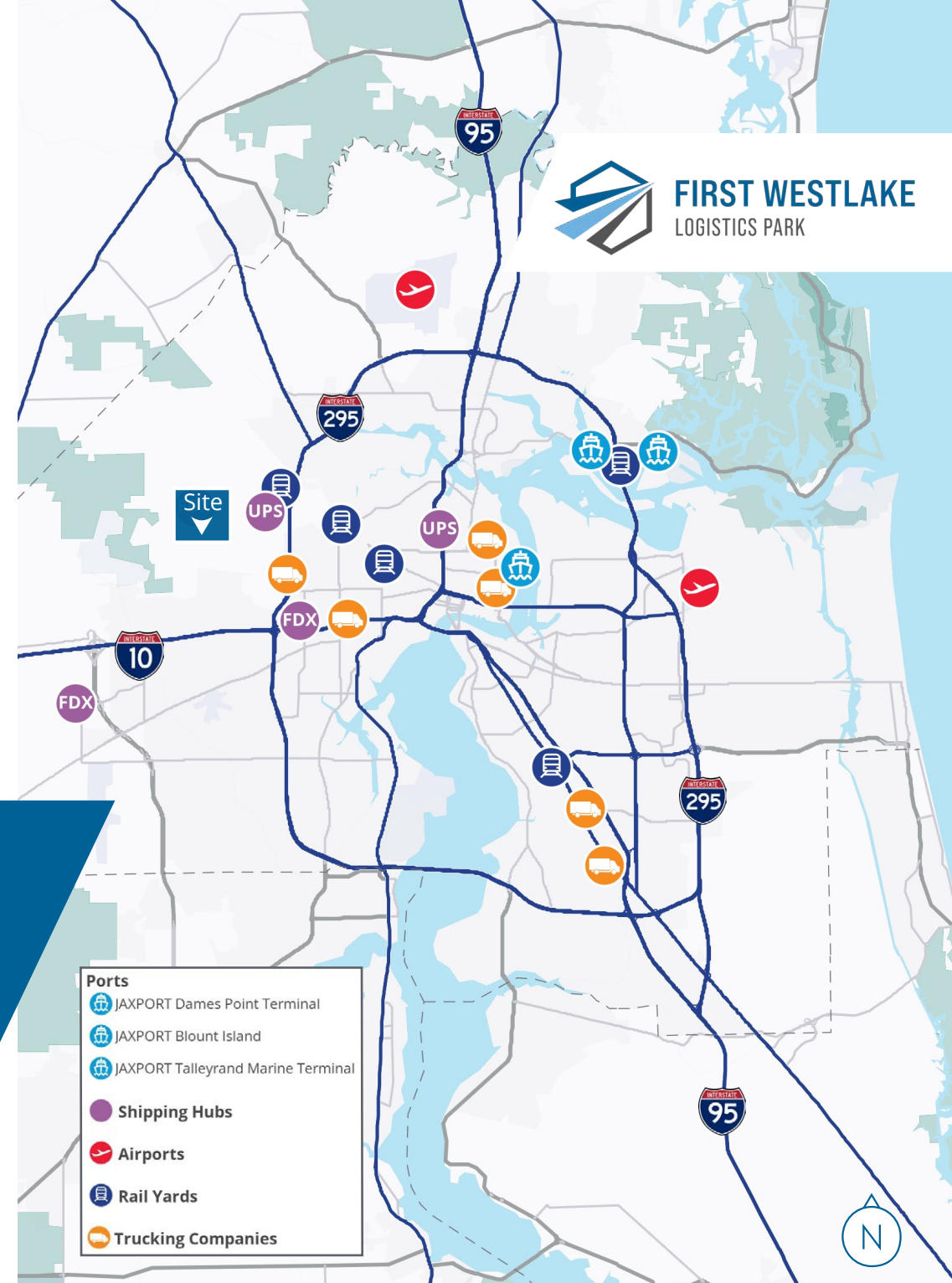
PORT OF SAVANNAH 123 miles

PORT OF CHARLESTON 221 miles

PORT OF TAMPA 250 miles

BUSINESS-FRIENDLY ENVIRONMENT

- Located within the boundary of the Northwest Jacksonville Economic Development Fund, a public fund accessible by existing and prospective businesses in the Northwest Jacksonville area
- Abundant regional labor pool
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax





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TRADE AREA



Site ▶

Westlake Industrial Park

Imeson Road Distribution Complex

Crossroads Distribution Center

Commonwealth & I-295

Westside Industrial Park

Pritchard Rd. & I-295

Perimeter West Industrial Park

Edgewood Ave. N