

IMESON

PORT CENTER



Available for lease

1001 Zoo Pkwy.

Jacksonville, FL 32218

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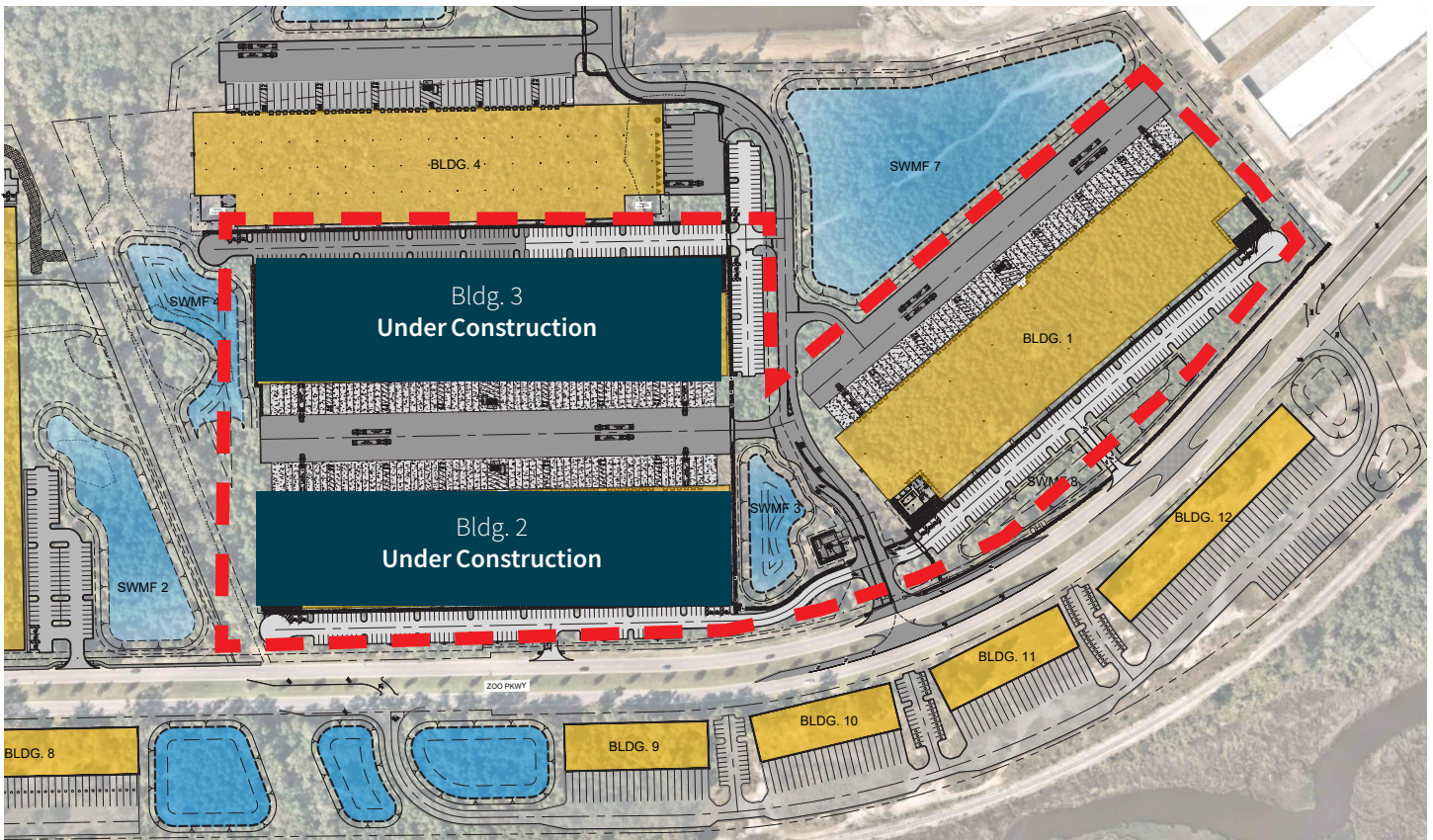
Imeson Port Center

Imeson Port Center is a 106 acre, master planned, industrial development located within Jacksonville's Imeson Industrial Park. The development is strategically located one mile east of I-95 along Heckscher Drive and less than four miles west of I-295. Tenants are able to take advantage of being centrally located to JaxPort (4.5 miles), Jacksonville International Airport (5.5 miles) and Downtown Jacksonville (6 miles).

Imeson Port Center can accommodate multiple facilities totaling over 1,300,000 square feet. Phase 1 consists of two 198,000 square foot speculative facilities. Build-to-suit sites as well as outside storage opportunities are also available.

- Conveniently located in Imeson Industrial Park
- Buildings 2 & 3 currently under construction totaling 389,968 s.f.
- Over 61 million consumers located within an 8 hour drive
- FTZ # 64 available
- No state or local personal income tax
- No inventory tax
- 5th lowest tax climate in the U.S.
- 3rd largest military population in U.S.
- Pro-growth consolidated local government
- Various target industry incentives available via City and State





Building specifications

	Bldg. 1	Bldg. 2	Bldg. 3	Bldg. 1	Bldg. 2	Bldg. 3
Building size (s.f.)	198,000	198,000	198,000			
Speculative office (s.f.)	3,104	3,104	BTS			
Building dimensions	900' x 220'	900' x 220'	900' x 220'			
Column spacing	53'4" x 50' typical 53'4" x 60' speed	53'4" x 50' typical 53'4" x 60' speed	53'4" x 50' typical 53'4" x 60' speed			
Clear height	36'	36'	36'			
Roof	45 mil, R-20	45 mil, R-20	45 mil, R-20			
Dock doors	53 (9'x10')	53 (9'x10')	53 (9'x10')			
Drive-in doors	2 (12' x 14')	2 (12' x 14')	2 (12' x 14')			
Dock equipment	51 levelers, 20,000/40,000 lbs	51 levelers, 20,000/40,000 lbs	51 levelers, 20,000/40,000 lbs			
Truck court depth	155'	155'	155'			
Lighting				LED w/ motion sensors	LED w/ motion sensors	LED w/ motion sensors
Fire Suppression				ESFR	ESFR	ESFR
Power				3,200amps 480Y/277V 3 Phase	3,200amps 480Y/277V 3 Phase	3,200amps 480Y/277V 3 Phase
Auto parking				168	163	205
Slab design				7" thick, 4000 psi fiber-reinforced concrete slab on grade over 10 mil vapor barrier at warehouse floor	7" thick, 4000 psi fiber-reinforced concrete slab on grade over 10 mil vapor barrier at warehouse floor	7" thick, 4000 psi fiber-reinforced concrete slab on grade over 10 mil vapor barrier at warehouse floor
Zoning				IL	IL	IL



1
mile from
I-95



4.5
miles from
Dames Point



5.5
miles from
Jacksonville
International Airport

Contact

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