

# For lease

## 186,624 SF

1 Imeson Park Blvd.  
Bldg. 200  
Jacksonville, FL 32218

 **JLL**  **LBA Logistics** 



# 1 Imeson Park Blvd.

Spanning 1,500 acres of master-planned industrial development, Imeson Industrial Park stands as Jacksonville's premier logistics hub, strategically positioned between Jacksonville International Airport, the Port of Jacksonville, and downtown. This central location provides unmatched multimodal connectivity for distribution and manufacturing operations.

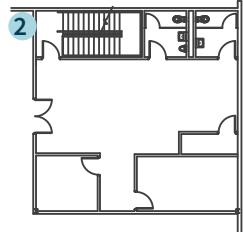
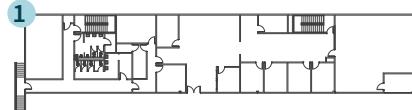
The park offers direct I-95 access with seamless connections to I-295 and I-10, creating efficient pathways to regional and national markets. Distinguished by institutional-quality development standards and substantial critical mass, Imeson Industrial Park has attracted industry leaders including Samsonite, Kaman Aerospace, and Komyo.

## Key Building Features

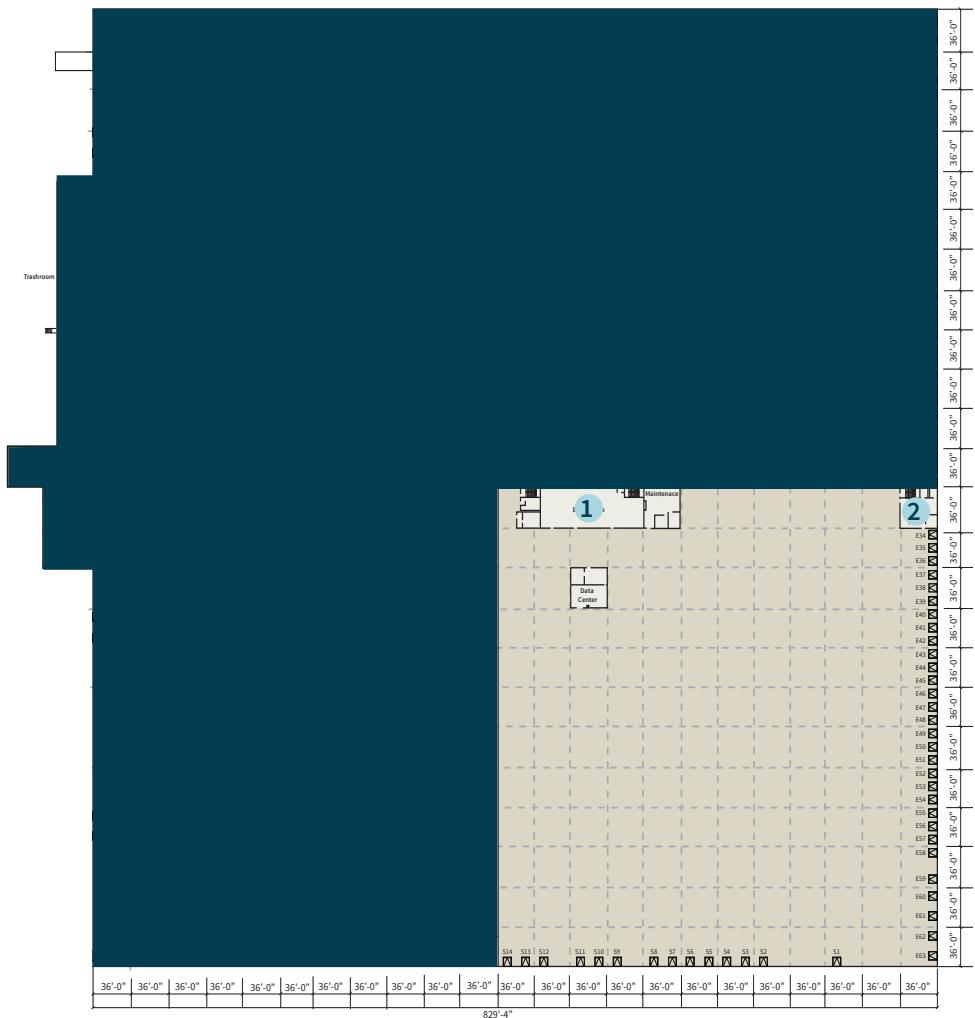
- Prime Jacksonville Northside location with superior transportation access
- Secured truck courts for enhanced operational security
- Fully climate-controlled warehouse environments
- Flexible building configurations with divisible space options
- Florida's advantageous tax structure with no state or personal income tax



# Building specs



Mezzanine level



<b>Available s.f.</b>	186,000 s.f.	<b>Trailer parks</b>	±111
<b>Office s.f.</b>	±6,000 s.f.	<b>Auto parks</b>	±194
<b>Year built</b>	1990	<b>Truck court</b>	East - 121'6"
<b>Land size</b>	57.92 ac.	<b>Construction</b>	Concrete tilt-up
<b>Clear height</b>	25'-30'	<b>Electrical</b>	Two - 3,000-amp, 480/2777-volt
<b>Column spacing</b>	36' x 36'	<b>Fire protection</b>	ESFR
<b>Dock doors</b>	43 - 9' x 10'	<b>Utilities</b>	JEA- water, sewer & electric
<b>Drive-ins doors</b>	1 - (9' x 10)	<b>HVAC</b>	Can be fully air conditioned
<b>Slab</b>	6" reinforced	<b>Zoning</b>	IL, Light industrial

## Strategic location

I-95	1 mile
I-295	2.7 miles
Dames Point	4.5 miles
Downtown Jacksonville	5 miles
Jacksonville International Airport	5.5 miles
Blount Island	5.7 miles
Savannah, GA	142 miles
Orlando, FL	153 miles
Tampa, FL	195 miles
Charleston, SC	241 miles
Atlanta, GA	342 miles
Miami, FL	359 miles
Montgomery, AL	363 miles
Charlotte, NC	386 miles
Baltimore, MD	747 miles



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