

# For Lease

## Westlake Commerce Center

9395 Pritchard Road | Jacksonville, FL 32219

### Class A Master Planned Industrial Park

- Delivering Q4 2024
- Building 1 - 337,104± SF
- Building 2 - 192,924± SF
- Exceptional multimodal location in Jacksonville's Westside submarket
- Excellent proximity to I-295, I-10 and I-95
- Known as America's Logistics Center, Jacksonville boasts same-day access to 98 million people

*\*Conceptual Rendering*



Click here to view  
property website

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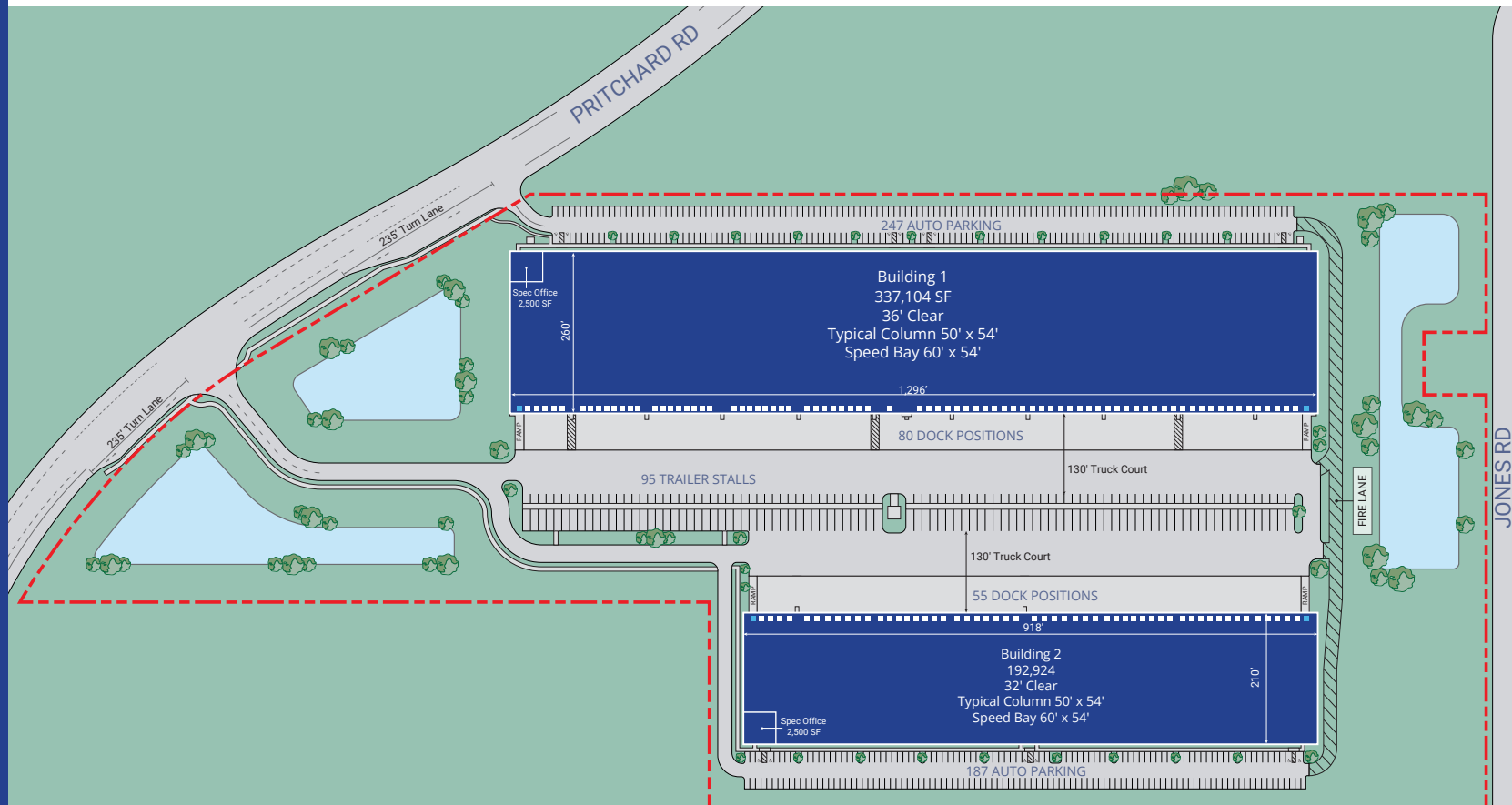
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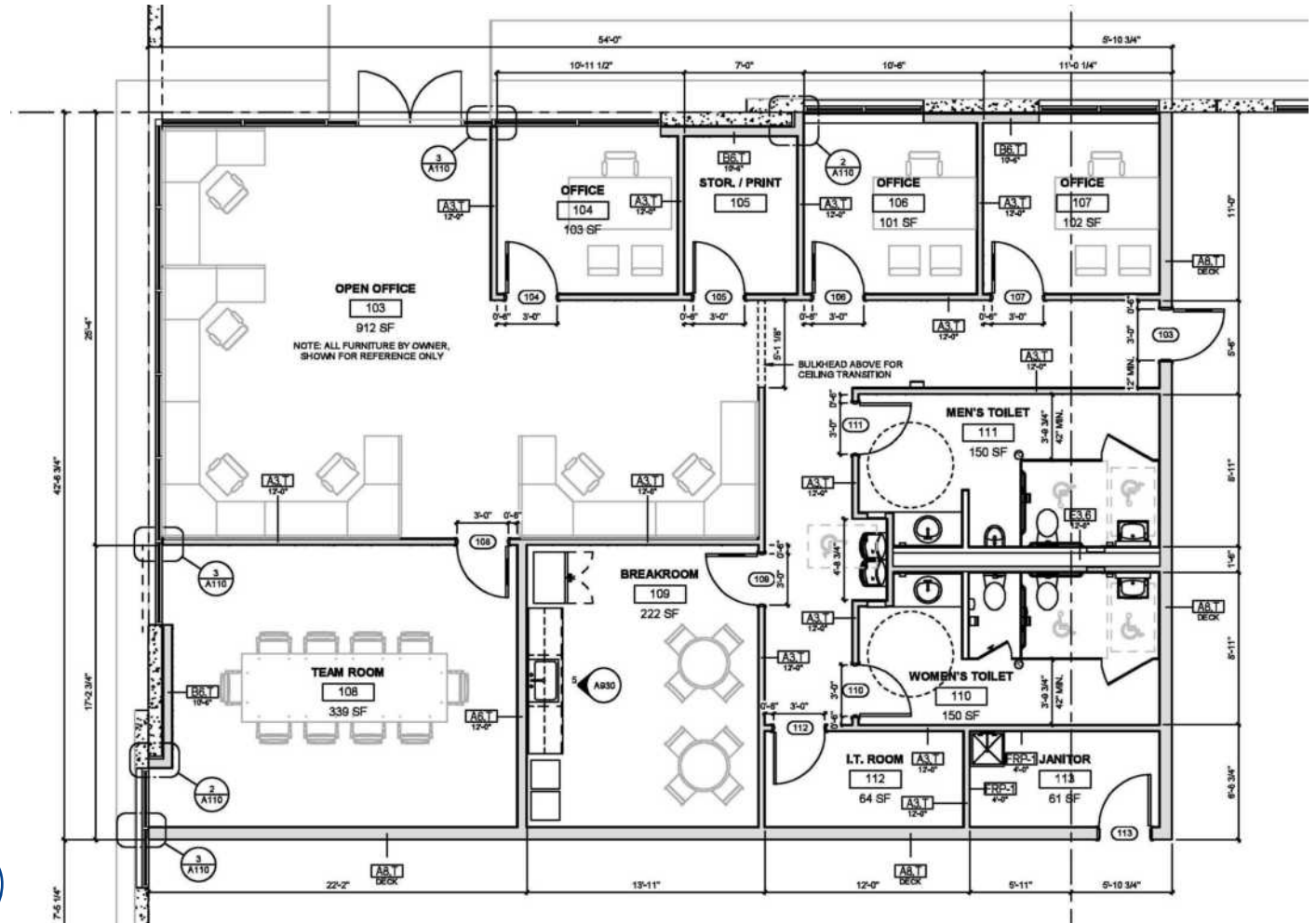
# Property Overview

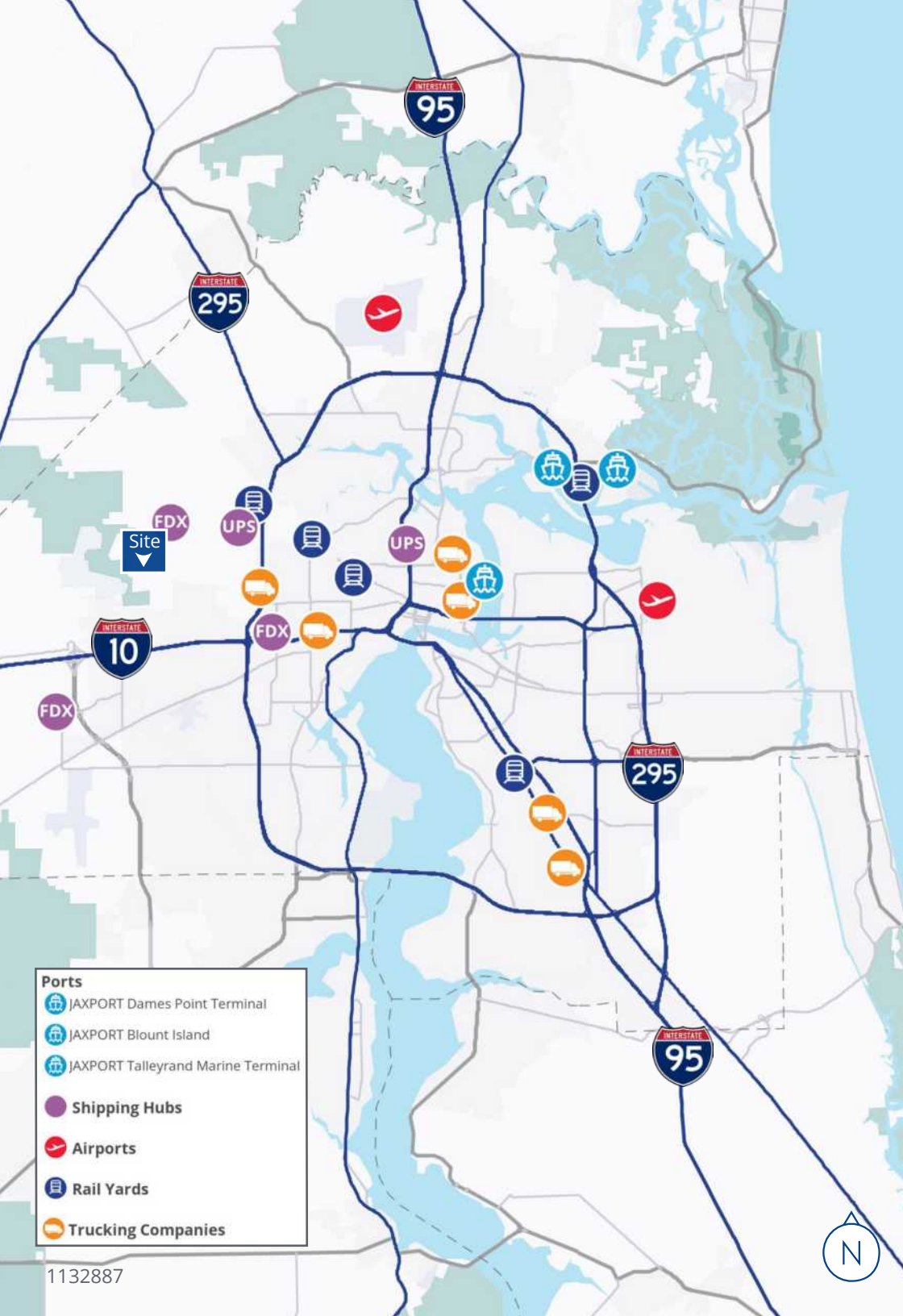
<b>Building area</b>	Bldg 1: 337,104± SF   Bldg 2: 192,924± SF	<b>Column spacing</b>	54' x 50'
<b>Dimensions</b>	Bldg 1: 260' x 1,296'   Bldg 2: 210' x 918'	<b>Speed bays</b>	54' x 60'
<b>Spec office</b>	Bldg 1: 2,543± SF   Bldg 2: 2,500± SF	<b>Dock high doors</b>	Bldg 1: 80 (9'x10')   Bldg 2: 55 (9'x10')
<b>Windows</b>	Clerestory	<b>Dock levelers</b>	Bldg 1: 20 levelers, 45,000 lb capacity Bldg 2: 14 levelers, 45,000 lb capacity
<b>Clear height</b>	Bldg 1: 36'   Bldg 2: 32'	<b>Drive-in doors</b>	2 (12'x14') per building, motorized
<b>Power</b>	Bldg 1: 4,000A capacity, 277/480 V, 3-phase, 4-wire Bldg 2: 2,000A capacity, 277/480 V, 3-phase, 4-wire	<b>Configuration</b>	Rear load
<b>Sprinkler system</b>	ESFR	<b>Truck court</b>	130'
<b>Lighting</b>	LED 30 fc with motion sensors	<b>Concrete apron</b>	60'
<b>Roofing</b>	TPO roof system; 60 mil, R-21	<b>Trailer positions</b>	95 Off-dock positions, shared
<b>Slab</b>	7" thick non-reinforced, 4,000 PSI	<b>Car parking</b>	Bldg 1: 247   Bldg 2: 187



# Office Floor Plan

Building 1  
2,543± SF








**Ports**

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

1132887

	Interstate 295	4 miles
	Interstate 10	5 miles
	Interstate 95	14 miles
	CSX Intermodal Facility	6 miles
	Norfolk Southern Intermodal Facility	8 miles
	FEC Intermodal Facility	24 miles
	Jacksonville Int'l Airport	17 miles
	JAXPORT   Talleyrand	14 miles
	JAXPORT   Dames Point	22 miles
	JAXPORT   Blount Island	22 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

# Strategic Location

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

 **14**  
Miles

 **4**  
Miles

 **5**  
Miles

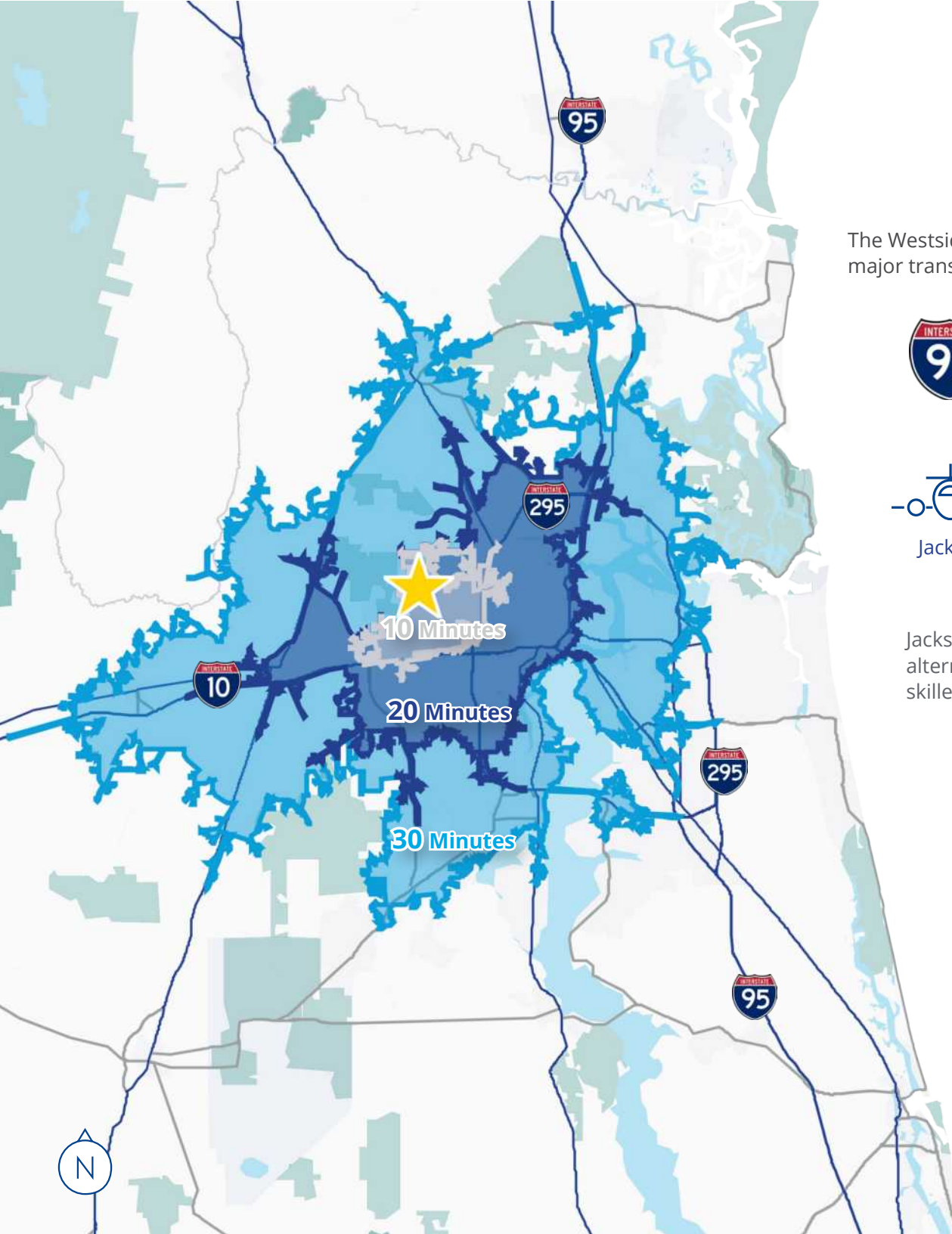
 **17**  
Miles  
Jacksonville Int'l  
Airport

 **6**  
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	13,158	223,736	457,454
2028 Population	13,107	226,724	466,370
Population Change 2023 - 2028	-0.8%	0.27%	0.39%
2023 Households	4,926	87,191	179,592
Median Household Income	\$76,073	\$51,898	\$58,036
Bachelor's Degree or Higher	12.9%	15.4%	18.4%
Unemployment Rate	2.8%	5.4%	4.4%
Total Employees	6,681	107,767	227,632



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**Westside Industrial Park**

ups BMW THE HOME DEPOT amazon  
 JOHNSTONE SUPPLY Fanatics GRAINGER  
 Kraft Heinz

**Pritchard Rd. & I-295**

K Pilot SUBWAY Arby's

**Perimeter West Industrial Park**

VW CardinalHealth UniFirst

**Imeson Road Distribution Complex**

Clack PCIA

**Crossroads Distribution Center**

GRAINGER INTERLINE

**Westlake Industrial Park**

BJ's genplant IPEX HD SUPPLY  
 frida CardinalHealth BOXOUT  
 GP Georgia-Pacific FedEx TOYOTA  
 STANDARD PRECAST INC. Total Distribution, Inc. Unilever Suddath IRON MOUNTAIN

**Commonwealth & I-295**

WAFFLE HOUSE ZAXBY'S  
 Wendy's BURGER KING  
 Hardee's



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