



OFFERING MEMORANDUM

514 Addor Lane Jacksonville, FL 32220

CARLOS VILLANUEVA

Vice President

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BK0638148

 The Keyes Company

CONFIDENTIALITY & DISCLAIMER

The Keyes Company has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by The Keyes Company or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgement as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expression of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived.

This Offering Memorandum may be used by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Keyes Company. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.



 The Keyes Company

EXECUTIVE SUMMARY

Introducing a premier build-to-suit industrial distribution center nestled in the heart of Jacksonville, Florida, strategically positioned along the bustling I-10 corridor. Boasting an expansive footprint spanning approximately 500,000 square feet, this state-of-the-art facility offers unparalleled convenience and efficiency for businesses seeking optimal logistics solutions. Neighbors include Publix and Michael's Distribution Centers.

Designed with meticulous attention to detail, this distribution center caters to the diverse needs of modern enterprises, providing customizable features and flexible layouts to accommodate varying operational requirements. Whether for warehousing, manufacturing, or distribution purposes, tenants have the opportunity to tailor the space to align perfectly with their specific objectives. The prime location along I-10 ensures seamless connectivity to major transportation arteries, facilitating seamless access to key markets across Florida and beyond. With proximity to major ports, rail hubs, and airports, businesses can effortlessly streamline their supply chain operations, maximizing productivity and minimizing transit times.

Furthermore, the vibrant economic landscape of Jacksonville, coupled with its robust infrastructure and business-friendly environment, makes it an ideal destination for companies looking to expand or establish their presence in the Southeastern United States. Elevate your business to new heights with this premier build-to-suit industrial distribution center in Jacksonville, Florida – where unparalleled convenience, strategic location, and customizable capabilities converge to drive success in today's dynamic marketplace.



PROPERTY HIGHLIGHTS

- Modern design with versatile floor plan
- 40' High ceilings for a spacious feel
- Ample parking for tenants and visitors
- Convenient access to Interstate 10 through Mallory Road
- State-of-the-art security system
- Energy-efficient, eco-friendly features
- Flexible lease terms available
- Customizable space to suit unique business needs.
- Refrigeration option available
- Freezer options available
- 140 dock height loading docks for easy logistics.
- 4 drive-in bays
- Rail spur connection
- Prominent signage opportunity for visibility
- Adjacent to Publix and Michael's Distribution Centers



OFFERING SUMMARY



514 ADDOR LANE
JACKSONVILLE, FL 32220



500,000 SQUARE FEET
Building Size



28.51 ACRES
Lot Size



IL-Industrial Light
Zoning



1
Number of Units



Jacksonville
Market



Riverside
Submarket



2025
Year Built

SITE PLAN




AERIAL



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