

For Lease

Becknell at
Westlake Industrial Park
Jacksonville, FL

Fulfillment/Distribution Center

11015 Development Way
Jacksonville, FL 32220

- Building 3
 - > 270,716± SF
 - > Under construction - delivering Q2 2025
- Master planned industrial business park
- Exceptional multimodal location in Jacksonville's Westside submarket, offering superior access to the southeastern U.S. market via I-295 and I-10, with easy access to I-95 and I-75

270,716± SF



Click here to view
marketing video



Click here to view
property website

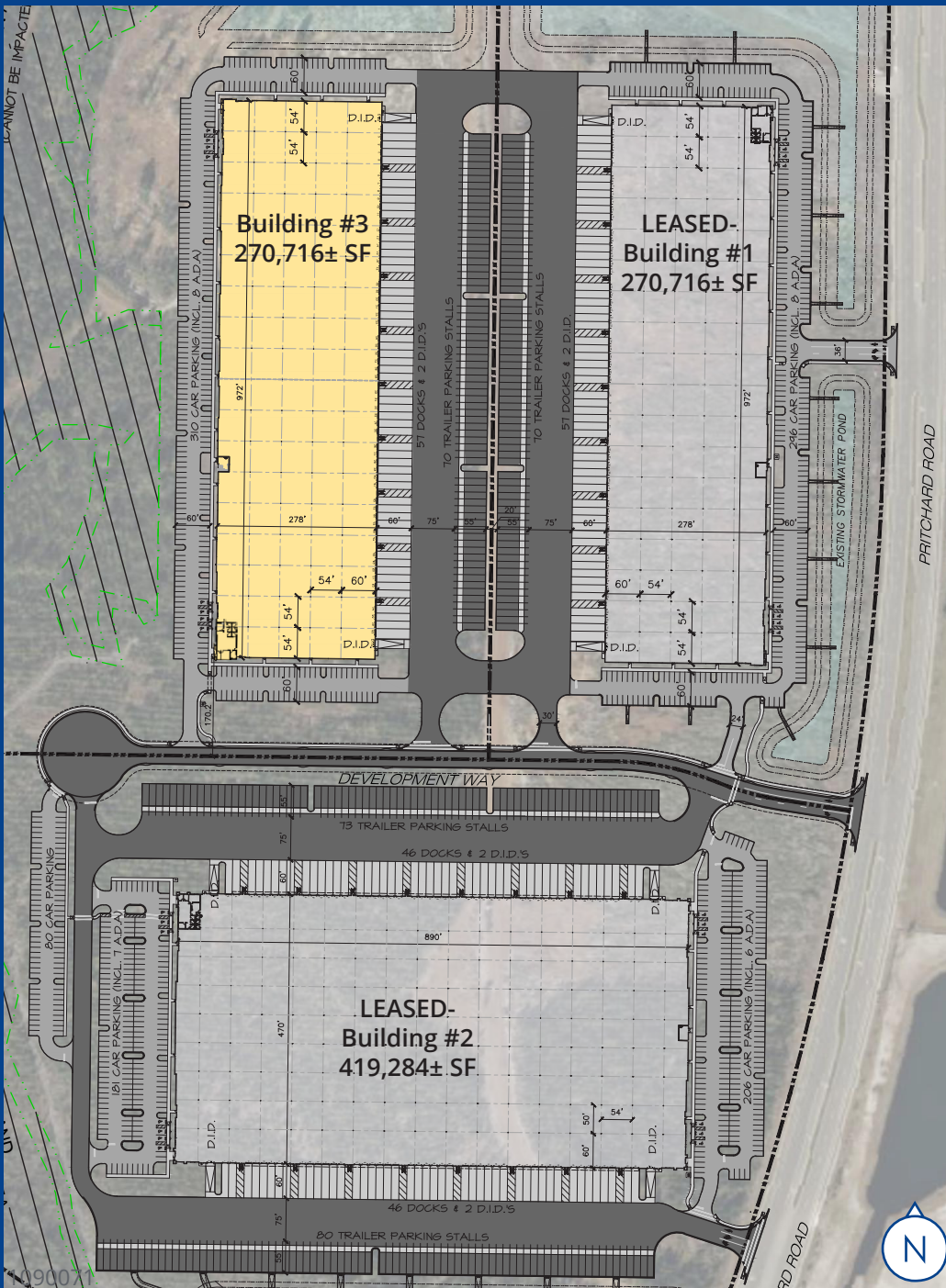
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Site Plan

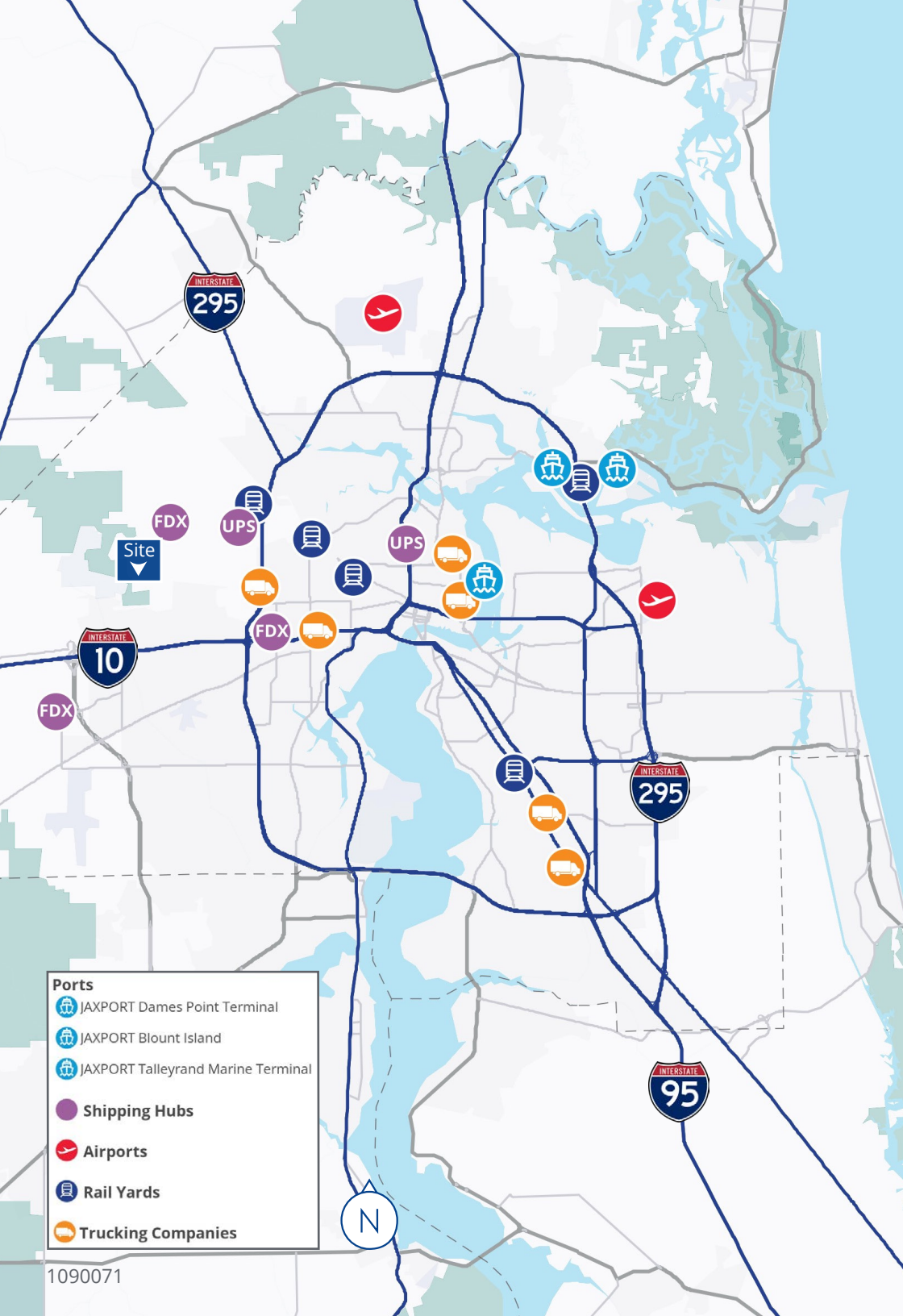


Property Overview

11015 Development Way | Jacksonville, FL 32220

Area	36.97 acres
Building Area	270,716 SF
Spec Office	2,234 SF
Dimensions	278'd x 972'w
Typical Bays	54' x 54'
Speed Bays	60' x 54'
Clear Height	32'
Roof	.60 mil TPO with R-20 insulation
Floor Slab	7", 4000 PSI unreinforced with vapor barrier
Dock High Doors	57 (9'x10') insulated
Drive In Doors	2 (12'x14') insulated
Dock Package	Bumpers and bollards
Dock Levelers	18 air-bag style, 7' x 8', 40,000 lb. capacity
Car Parking	310
Off Dock Trailer Stalls	70 (12' x 55')
Configuration	Rear load
Truck Court Depth	190'
WH Windows	Clerestory
Interior Tilt Wall	Painted white
WH Exhaust Fans	Code minimum
Sprinklers	ESFR per NFPA 13
Floor Sealer	Ashford or equivalent
Electric Service	(2) 1200a, 277/480v, 3p, 4wire
WH Lighting	Motion sensor LED - 30 foot candles





Interstate 295	6 miles
Interstate 10	3 miles
Interstate 95	18 miles



CSX Intermodal Facility	8 miles
Norfolk Southern Intermodal Facility	9 miles
FEC Intermodal Facility	23 miles



Jacksonville Int'l Airport	18 miles
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JAXPORT Talleyrand	21 miles
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JAXPORT Dames Point	25 miles
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JAXPORT Blount Island	22 miles
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Port of Savannah	123 miles
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Port of Charleston	221 miles
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Port of Tampa	250 miles
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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

Excellent connectivity to the region's major transportation infrastructure.



14
Miles



4
Miles



5
Miles



17
Miles



6
Miles

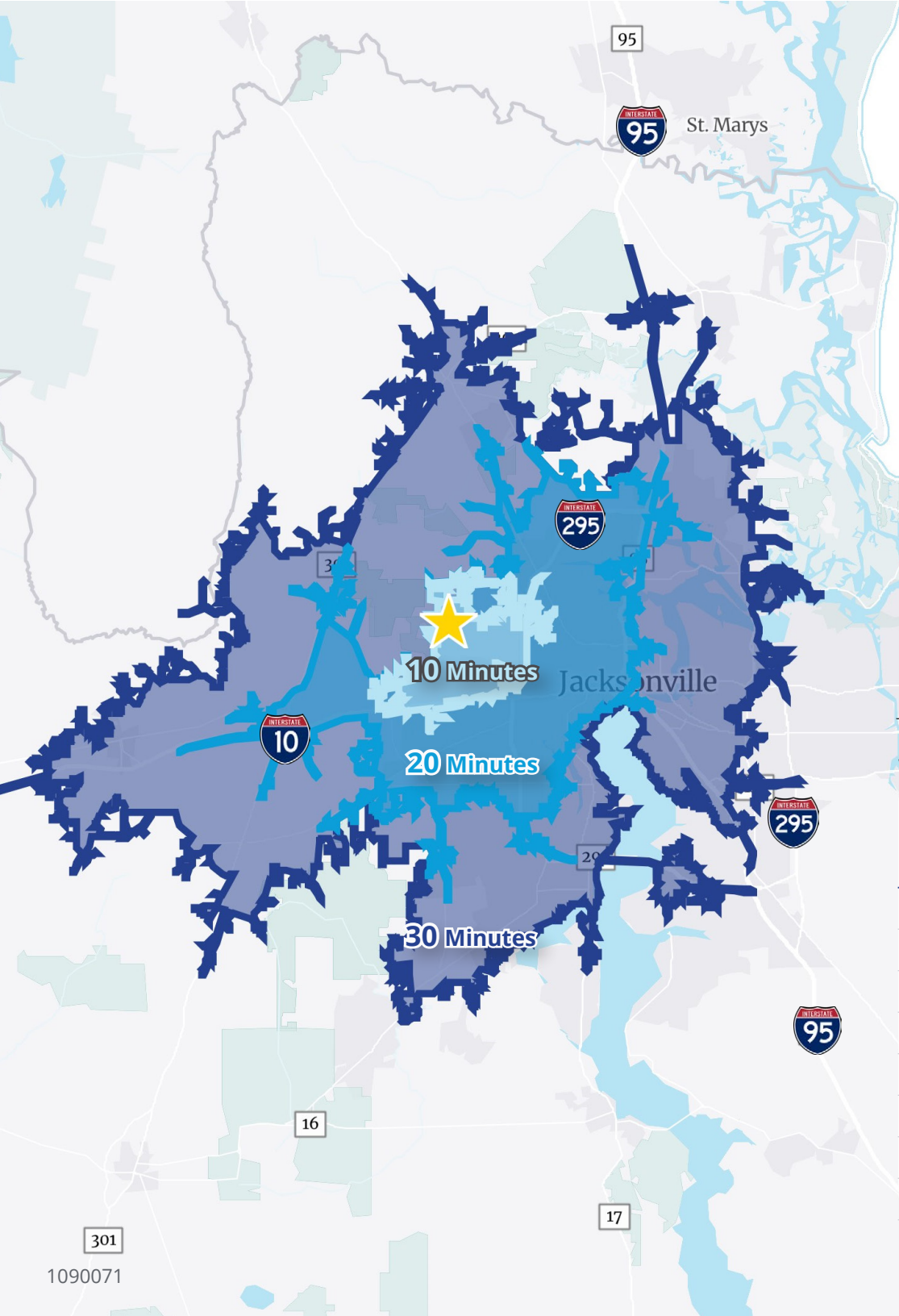


21
Miles

Jacksonville Int'l Airport

CSX Intermodal

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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← Site

Westside Industrial Park

Pritchard Rd. & I-295

Perimeter West Industrial Park

Imeson Road Distribution Complex

Crossroads Distribution Center

Westlake Industrial Park

Commonwealth & I-295



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