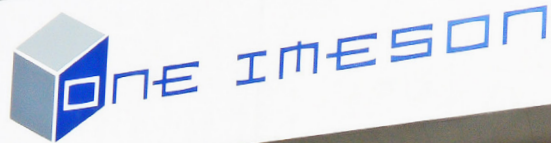


1 IMESON PARK BLVD, JACKSONVILLE, FL 32218

UP TO **±228,178 SF**

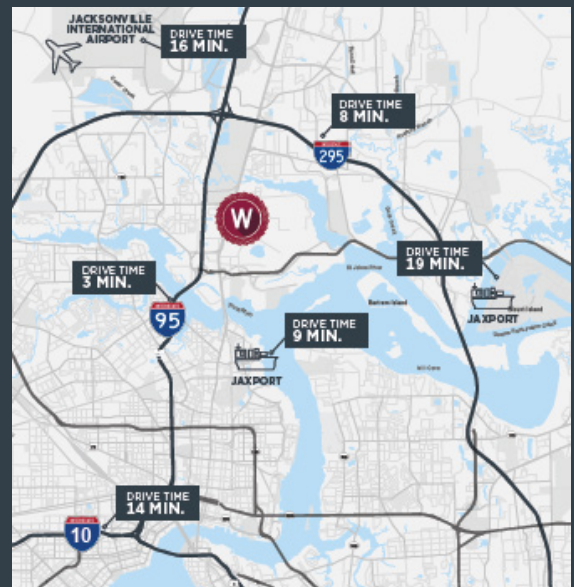
FOR LEASE
INDUSTRIAL BUILDING



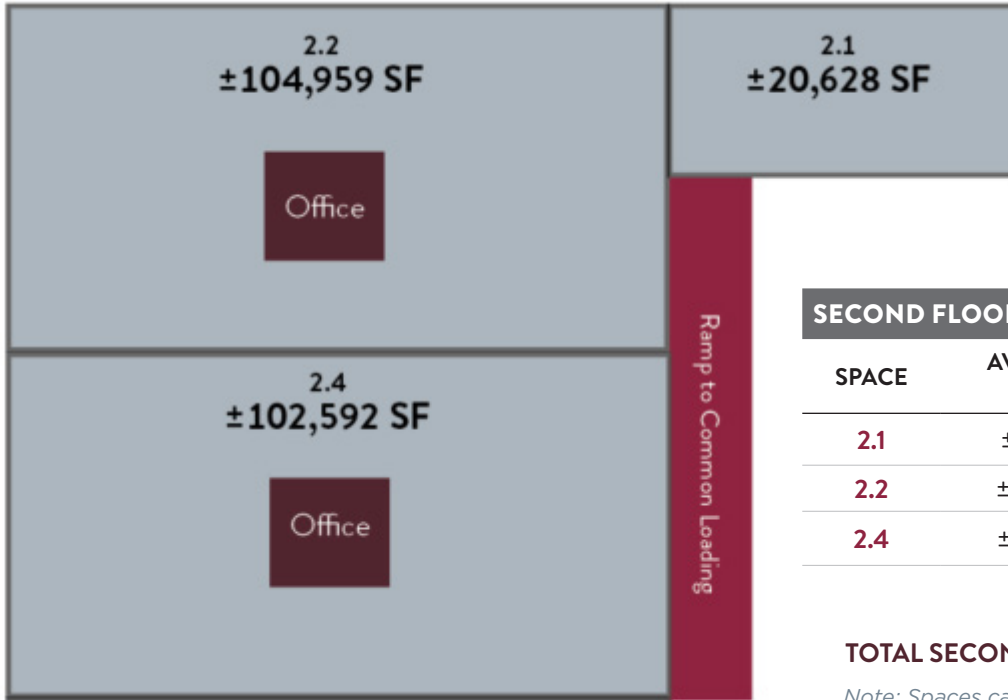
PROPERTY FEATURES

ONE IMESON is a unique 1.7 million square foot two-story warehouse, located within Imeson Industrial Park. With great transportation access via rail, sea, and road tenants of this park benefit by allowing for short transport times of their deliveries and makes it convenient and more desirable for the local labor pool than other parks in the submarket.

Building Size:	±1,706,459 SF	Year Built:	1974
Site Area:	±73.49	Trailer Storage:	±12.34 Acres
Truck Court:	180' & 120'	Parking:	1,900 Surface
Zoning	IL (Industrial Light)	Floor:	6" Thick Slab with 4,000 PSI concrete
Clear Height:	23'	Sprinkler:	Wet pipe
Freight Elevator:	Two hydraulic	Ingress / Egress:	Two (2) points



SECOND FLOOR



SECOND FLOOR AVAILABILITIES

SPACE	AVAILABLE SF	OFFICE SF	CLEAR HEIGHT
2.1	±20,628	N/A	23'
2.2	±104,959	±4,608	23'
2.4	±102,592	±4,608	23'

TOTAL SECOND FLOOR AVAILABLE: ±228,178 SF

Note: Spaces can be leased individually or together.

2nd Floor Features

- Two hydraulic freight, and a passenger elevators. The elevators have a rated capacity of 20,000 lbs and a speed of approximately 75 feet per minute
- **Common Area loading containing 14 shared dock positions and 1 drive-in**
- Ramp to Common Area Loading



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