

# 200,000 - 400,000± SF RENOVATED CROSS DOCK

## IMMEDIATELY AVAILABLE FOR LEASE

JACKSONVILLE  
WESTSIDE

12400 Presidents Court  
Jacksonville, FL 32220



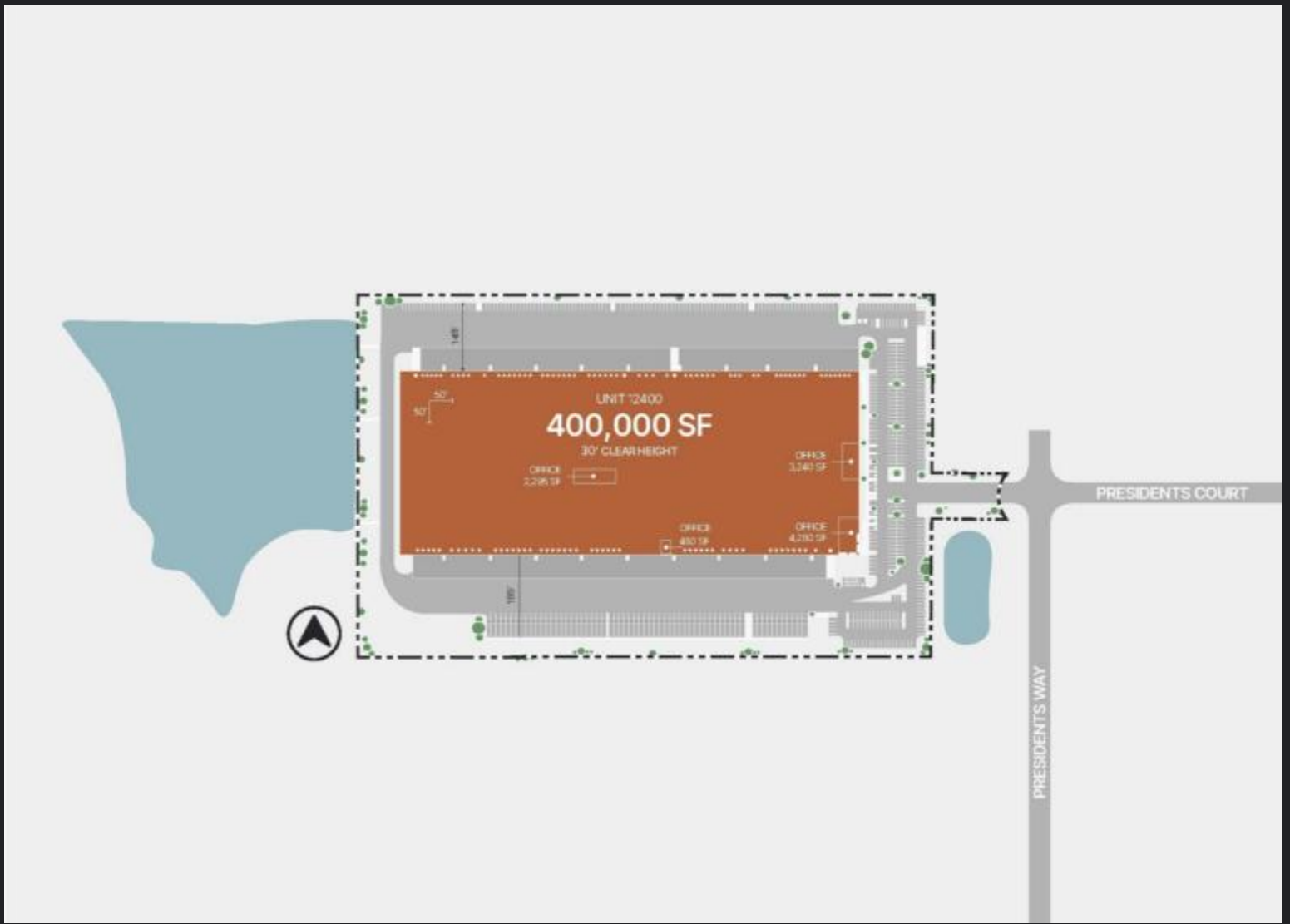
FOR LEASE

200,000 - 400,000± SF



LEASED BY

Colliers



**TOTAL BUILDING SIZE: 400,000± SF**

**OFFICE: 10,395± SF**

Building Dimensions	400'd x 1,000'w	Grade Level Drive-in	1 - 12'6"w x 15'h
Column Spacing	50' x 50'	Dock Packages	27 pit levelers   4 Loadhogs   107 shelters
Clear Height	30'	Parking	Auto: 260 (expandable to 364)   Trailer: 55 (expandable)
Loading Configuration	Cross dock	Dock Apron	60' concrete
Truck Court	148' North   185' South	Fire Suppression	ESFR   K14 heads   1500 GPM
Dock High Loading Doors	107 - 9' x 10' (expandable to 130)	Power	2000a   277/480v   3p   4w
Drive-in Ramped Doors	1 - 12'w x 15'h north   1 - 12'w x 14'h south	Warehouse Lighting	LED with motion sensors   30-fc on an open plan



## 200,000 - 400,000± SF

Like New Industrial Facility Completely renovated in 2023, with sealcoat and restriping of the parking lot in 2025, offering modern functionality and finishes at a lower rate.

Secure, Controlled Access Fully fenced and gated property with guard shacks serving both the north and south truck courts.

Premier Westside Location Positioned in Jacksonville's highly desirable Westside industrial submarket with immediate access to I 10, I 95, I 295, and the new First Coast Expressway.

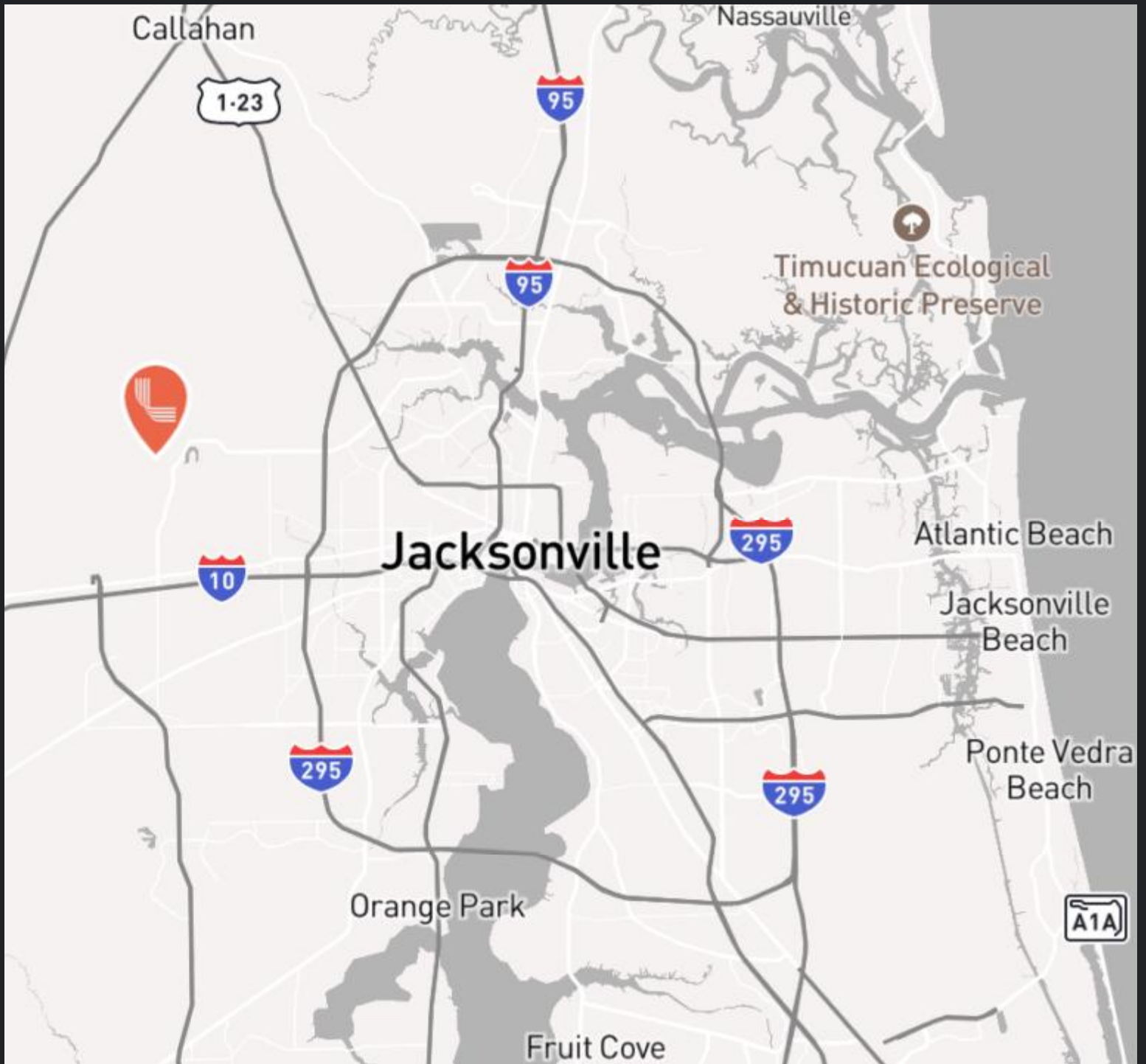
Unmatched Logistics Advantages Supported by proximity to CSX and NS Intermodal, JAX Airport, and JAXPORT Marine Terminals.

Economic Incentive Eligibility Public funding initiatives available through the Northwest Jacksonville Economic Development Fund.

Exceptional Market Reach Strategic location provides next day service for up to 98 million consumers.

## READY FOR OCCUPANCY

Roof	Metal standing seam
Foundation	7" non-reinforced   4,000 PSI   10-mil vapor barrier
Warehouse Windows	Clerestory
Exterior Lighting	LED (building perimeter plus 7 poles)
Year Built	2007
Site Area	40 acres
Zoning	PUD - light industrial



→ DISTANCE TO:

→ 6.3 Miles to  
First Coast Expressway

→ 15.7 Miles to  
Jaxport Talleyrand

→ 4.7 Miles to  
Interstate 10

→ 7.0 Miles to  
CSX Intermodal

→ 18.1 Miles to  
Jacksonville International Airport

→ 5.9 Miles to  
Interstate 295

→ 15 Miles to  
Interstate 95

→ 26.5 Miles to  
Jaxport Blount Island

# Committed to Driving Value for Our Customers

## Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

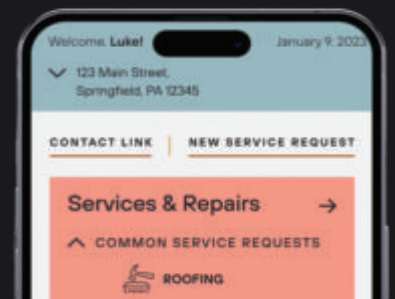


## Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

## Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million  
Square Foot  
Portfolio

## Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



# CONTACT INFORMATION



12400 Presidents Court  
Jacksonville, FL 32220

**Guy Preston**

[guy.preston@colliers.com](mailto:guy.preston@colliers.com)  
+1 (904) 591 0800

**Seda Preston**

[seda.preston@colliers.com](mailto:seda.preston@colliers.com)  
+1 (904) 861 1142

This document is for informational purposes only and does not constitute an offer or acceptance of a lease. Any lease agreement must be in writing and signed by the landlord. No representations or warranties are made except as expressly stated in a signed lease. Information is provided "as is" and may be subject to errors or change without notice.



LEASED BY

