

# 12400 PRESIDENTS COURT

Jacksonville

12400 Presidents Court  
Jacksonville, FL 32220



FOR LEASE

±400,000SF



LEASED BY





## PROPERTY HIGHLIGHTS

BUILDING SIZE	400,000 SF
Office SF	9,915 SF
ACRES	39.78
CLEAR HEIGHT	30'
DOCKS	107 (Room for 130 Total)
DRIVE-INS	3 Doors (East Door - 12'6" w x 15' d) (South Door - 12' w x 14' d) (North Door - 12' w x 15' d)
AUTO PARKING	+/- 338
TRAILER PARKING	63 (Expandable)
TRUCK COURTS	148' and 185'
YEAR BUILT	2007

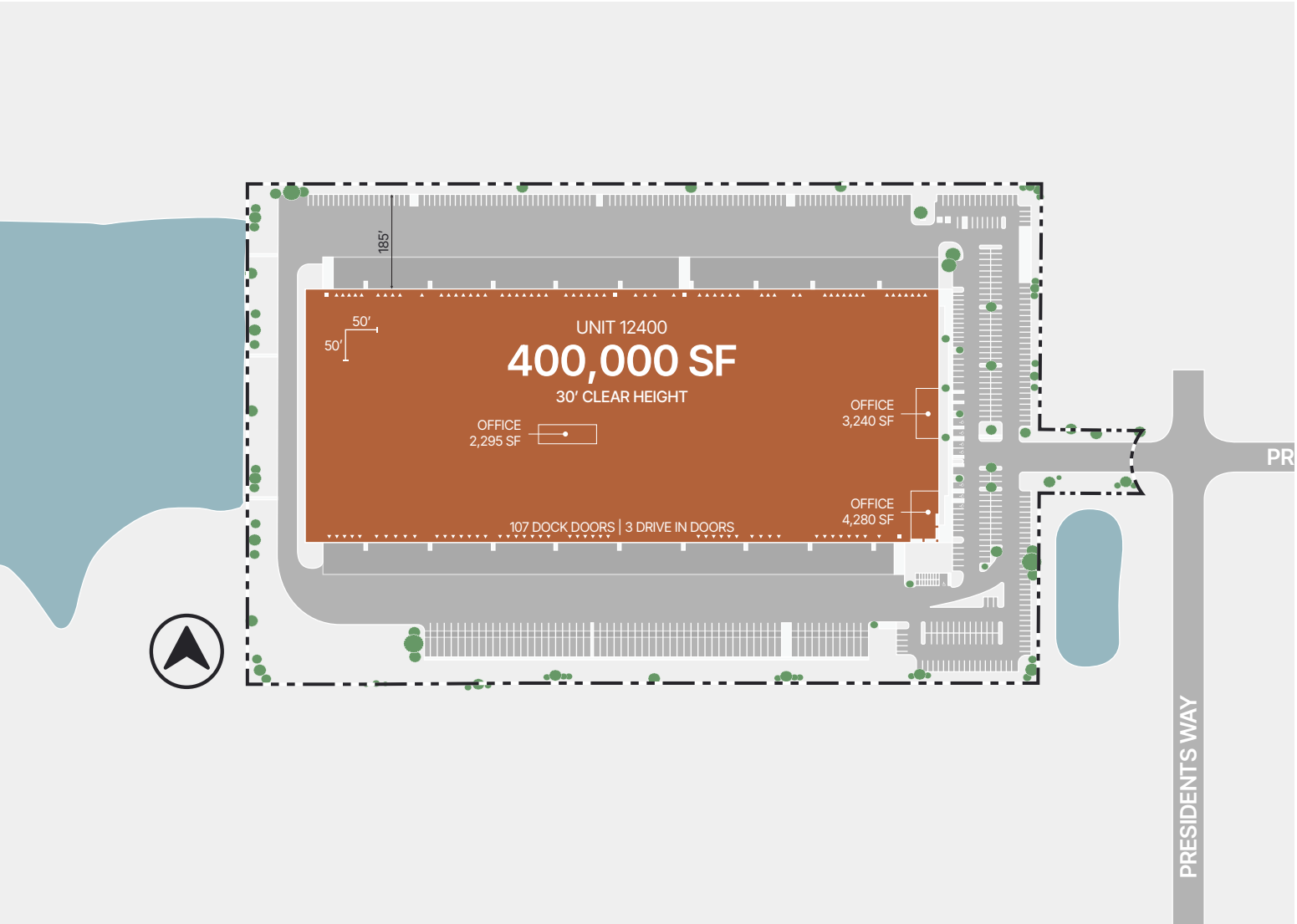
Ideal Westside location, conveniently located near I-10, I-95, I-295 and the new First Coast Expressway.

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- Cross dock loading with abundant truck and car parking as well as fenced Truck Court with 2 guard houses.
- 59' concrete truck apron at dock doors and concrete dolly pad on south trailer storage area.
- HVAC in office areas.





## ADDITIONAL PROPERTY HIGHLIGHTS

Bay Spacing and Size	50' x 50' Spacing   20,000 SF Size
Loading	Cross Dock
Fire Suppression	ESFR
Power	2000 Amp 277/480-Volt 3 Phase, 4 Wire
Roof	Metal Varco-Pruden SSR
Dock Package	4 Load Hogs; 27 Pit Levelers
Zoning	PUD - Light Industrial



- |                                  |  |   |
|----------------------------------|--|---|
| ➔ DISTANCE TO:                   | ➔ 6.3 Miles to<br>First Coast Expressway | ➔ 15.7 Miles to<br>Jaxport Talleyrand                 |
| ➔ 4.7 Miles to<br>Interstate 10  | ➔ 7.0 Miles to<br>CSX Intermodal         | ➔ 18.1 Miles to<br>Jacksonville International Airport |
| ➔ 5.9 Miles to<br>Interstate 295 | ➔ 15 Miles to<br>Interstate 95           | ➔ 26.5 Miles to<br>Jaxport Blount Island              |

# CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



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