

11530 NEW BERLIN RD

JACKSONVILLE, FL 32226



±117,920 SF of Warehouse and Distribution Space Available- FOR LEASE

As exclusive agents, we are pleased to offer the following property for lease:



Bryan Bartlett, SIOR, Senior VP/Principal
bbartlett@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
 904.399.522
 10739 Deerwood Park Blvd. #310
 Jacksonville, FL 32256

- ◆ Available August 1, 2020
- ◆ Build to suit office space
- ◆ Additional trailer storage spaces available
- ◆ Upgraded lighting, dock equipment and state-of-the-art oversized warehouse fans in-place in warehouse
- ◆ 2.5 miles from JAXPORT / Blount Island Marine Terminal
- ◆ LEED Silver Certification
- ◆ FTZ available
- ◆ 2 access points to I-295
- ◆ Clear height - 32' minimum
- ◆ Full concrete truck courts
- ◆ Food grade ready
- ◆ \$4.50 PSF NNN

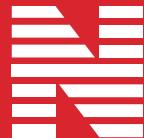
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

 **GCP**
 GRAHAM COMMERCIAL PROPERTIES
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Property Features

NorthPort Logistics | 11530 New Berlin Rd | Jacksonville, FL | 32226



Size:

Total Building Size: ±872,627 SF

Available: ±117,920 SF

Office Size: Build to suit

Features:

Trailer Storage: 12' wide trailer spaces available in addition to loading doors

Loading: Cross dock
32 (9'x10') loading doors with 9 existing edge of dock levelers

Site Paving: Full concrete, joints caulked, 145' to 186' truck court depth

Column Spacing: 45' 3" x 54' wide
60' loading bays

Food Grade: All wall and floor joints caulked, weather seals at all doors, acrylic lenses on light fixtures, interior sanitation strip and exterior gravel strip

Building Depth: 436' 9"

Warehouse Slab: 7" fully reinforced, 4,000 PSI concrete with vapor barrier, armor plate joints in perimeter bays and ashford formula sealer, FF/69, FL/45

Lighting: T5 Fluorescent

Sprinkler System: ESFR with diesel fire pump

Ventilation: Existing oversized fan in place

Clear Height:

32' minimum

Access:

2 points to 9A

Electric:

2000 AMP, 277/480 Volt, 3-Phase, 4 wire services

Roof System:

45 MIL mechanically fastened TPO single ply membrane, I-90 design

LEED Silver Certification:

- ◆ Priority parking for fuel efficient and carpool vehicles
- ◆ All concrete parking and white TPO roofs to reduce heat island effect
- ◆ Lighting designed to reduce light pollution
- ◆ Water efficient landscaping
- ◆ 43% water use reduction with efficient plumbing fixtures
- ◆ Designed to achieve minimum 25% energy savings compared to ASHRAE 90.1-2004
- ◆ Minimum of 75% of construction waste diverted from landfills
- ◆ Minimum 10% recycled content on construction materials
- ◆ Minimum 10% of construction materials from regional sources
- ◆ 100% FSC certified wood
- ◆ Low VOC's in all sealants, paints, flooring & composite wood

Property Photos

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Additional Trailer Parking



Class A Construction



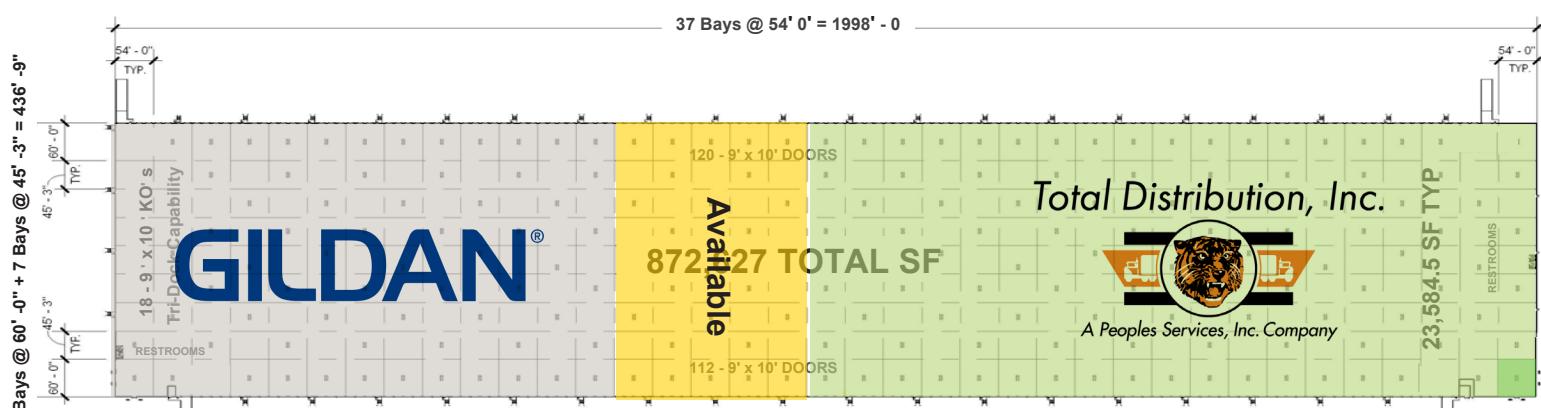
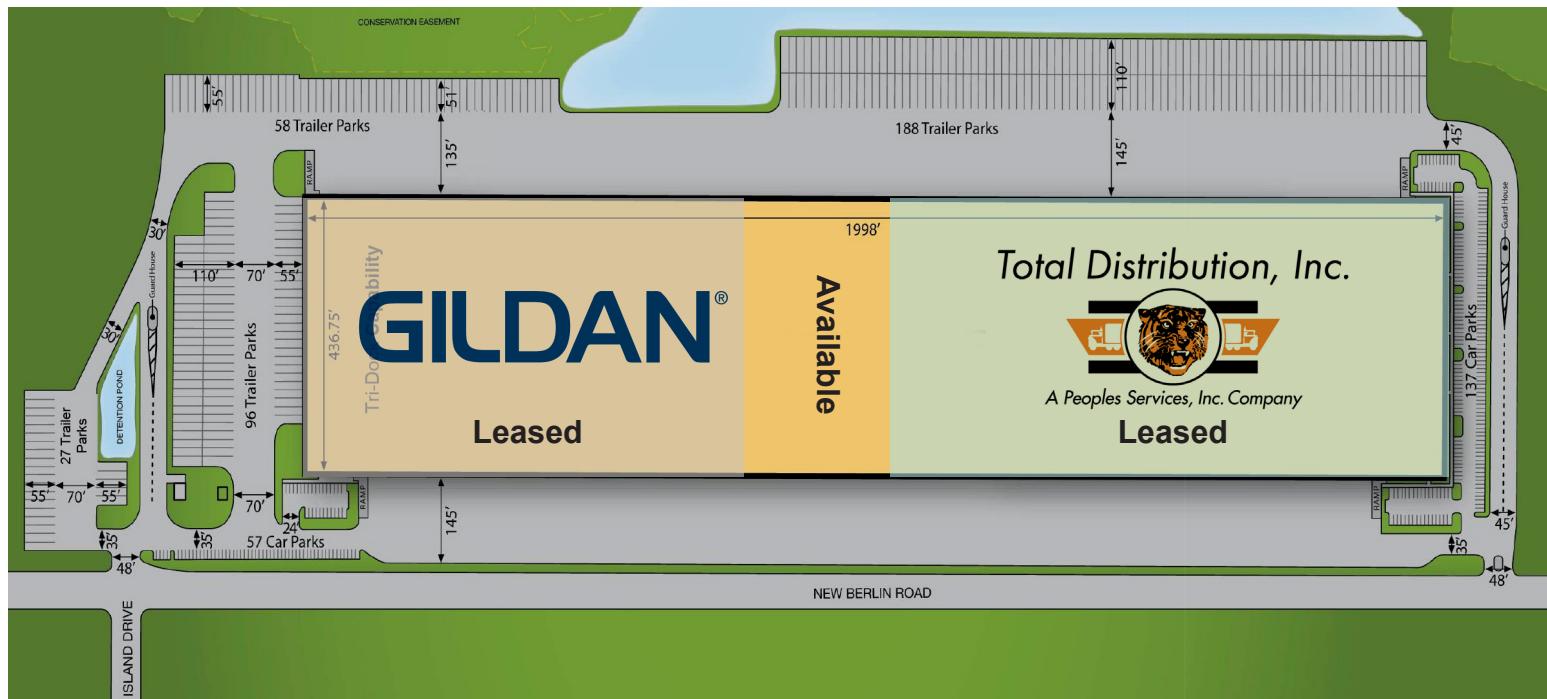
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Site Plan

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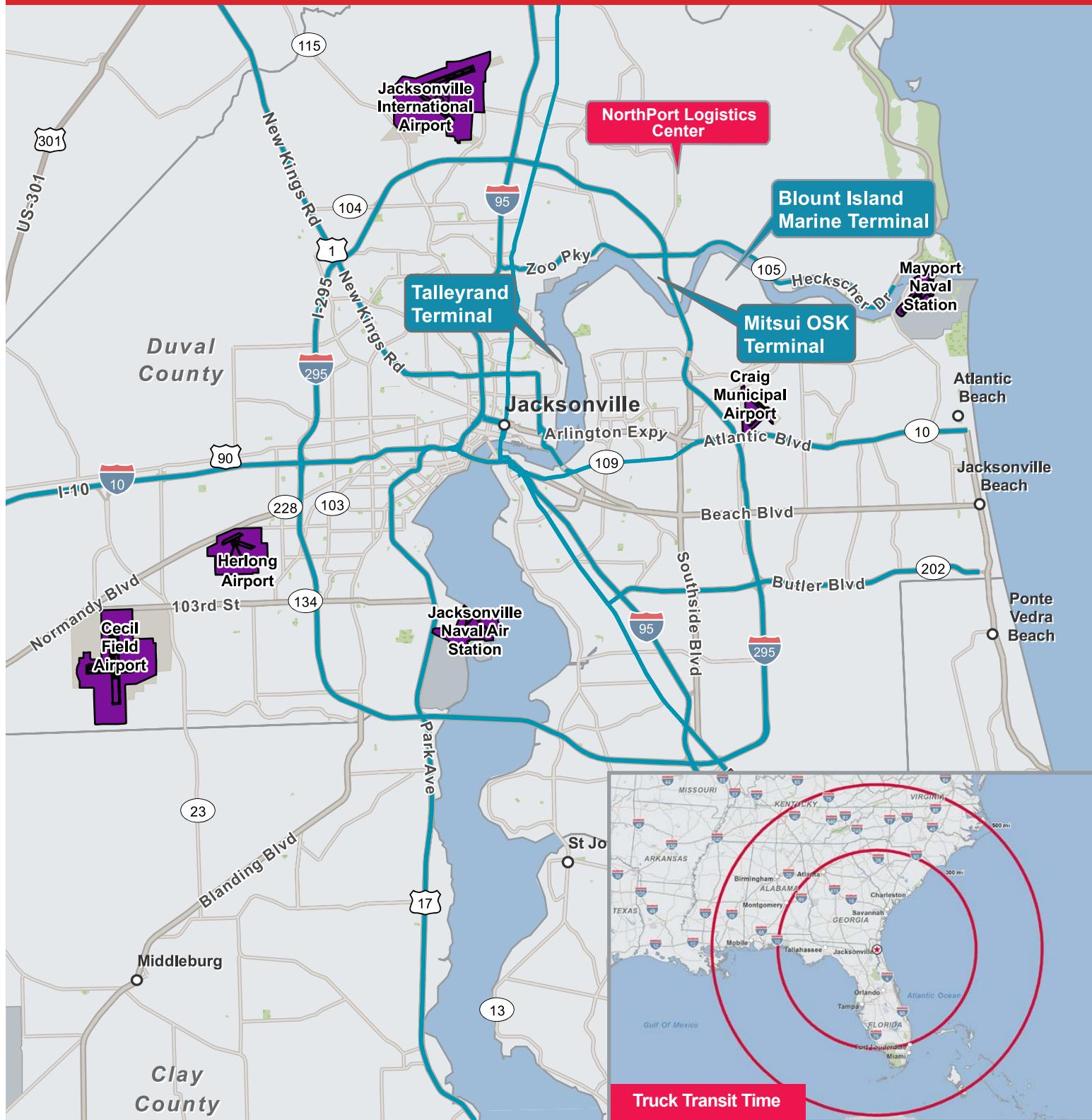
- ◆ Available: ±117,920 SF
 - ◆ 5 bays (23,584 SF per bay)
 - ◆ Additional trailer spots available



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Site Location- Truck Transit

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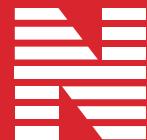
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TRUCK TRANSIT TIME: A key factor to many operators. From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.

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Jacksonville Industrial Market

NorthPort Logistics | 11530 New Berlin Rd | Jacksonville, FL | 32226



DISTANCE TO JIA AIRPORT

9 miles



DISTANCE TO CSX INTERMODAL FACILITY NORFOLK SOUTHERN FACILITY

10 & 16 Miles



DISTANCE TO FLORIDA EAST COAST RAIL

20 Miles



DISTANCE TO JAXPORT

4 miles to Blount Island
11 miles to Talleyrand



DISTANCE TO TRAPAC | DAMES POINT

4 Miles

An Ideal Location

- Superb regional distribution and warehousing location with excellent market fundamentals recognized in best of class locations
- Direct access to major transportation demand drivers including road, air and marine
- Jacksonville provides an excellent source of labor that complements a pro-business environment
- Excellent interstate network that connects the southeast to Jacksonville via I-295, I-95, I-10

Jacksonville Port Authority (JAXPORT)

- JAXPORT is Florida's No. 1 container port complex
- 10.9 Million tons of cargo handled in fiscal 2019 with over 1.338 million TEU's
- #1 vehicle exporter in the US (696,500 in fiscal 2019)
- Port deepening: The federal project to deepen the Jacksonville shipping channel to 47 feet is now under way and will offer the largest container ships calling on the US East Coast unobstructed access to the port's terminals
- SSA Atlantic is set to break ground on a state-of-the-art international container terminal at Jaxport's Blount Island terminal

Impressive Industrial Market Fundamentals

- Approximately 143 Million SF of industrial product
- 5.6% vacancy as of Q1-20
- 3.9 Million SF leased in 2019
- Spec development continues with 2.1M SF under construction
- 72% of the Leasing Activity continues to occur in the North & Westside Industrial markets