

## NorthPort Logistics Center

# 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  
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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



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.





# Overview & Aerial

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



**Overview:** The Jacksonville market continues to benefit from the growth of the area's seaport which is quickly gaining container volumes from Asia through both the Panama and Suez canals. JAXPORT has been named one of the nation's top ten fastest growing export ports and continually ranks among the top auto ports in the U.S. by volume. The port offers worldwide cargo service from more than 40 ocean carriers, including direct service with Europe, Africa, South America, the Caribbean and other key markets. JAXPORT has invested over \$600 million in infrastructure improvements and a newly authorized project to deepen the federal shipping channel to meet the needs of larger cargo ships transiting goods today.

**Companies that have a large presence or headquarters operation in Jacksonville include:**

- ♦ CSX
- ♦ Bridgestone
- ♦ Publix
- ♦ Winn-Dixie
- ♦ CEVA Logistics
- ♦ Georgia Pacific
- ♦ Samsonite
- ♦ Toyota
- ♦ BJ's Wholesale Club
- ♦ GE
- ♦ J P Morgan Chase
- ♦ Amazon
- ♦ Wells Fargo
- ♦ AT&T
- ♦ Winn-Dixie Stores
- ♦ Lender Processing Services (LPS)
- ♦ JEA
- ♦ Wayfair
- ♦ Gildan
- ♦ Bicardi
- ♦ Deutsche Bank



# Property Features

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## 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



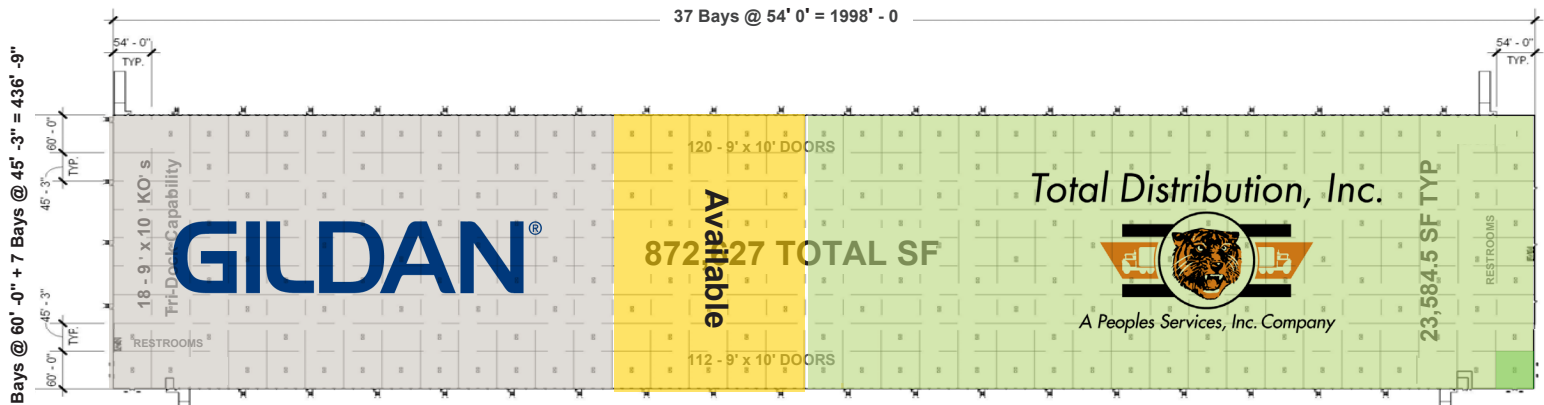
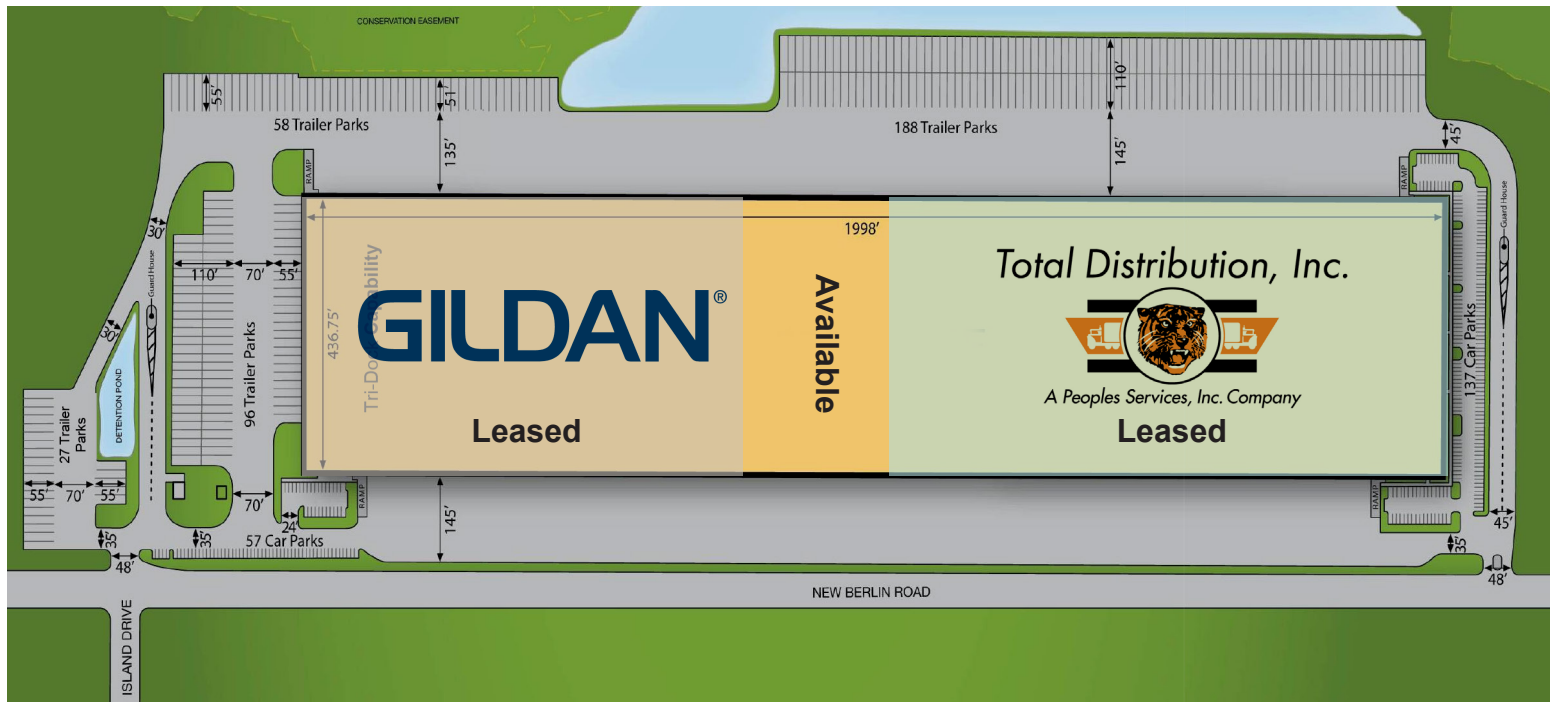
## Class A Construction





# Site Plan

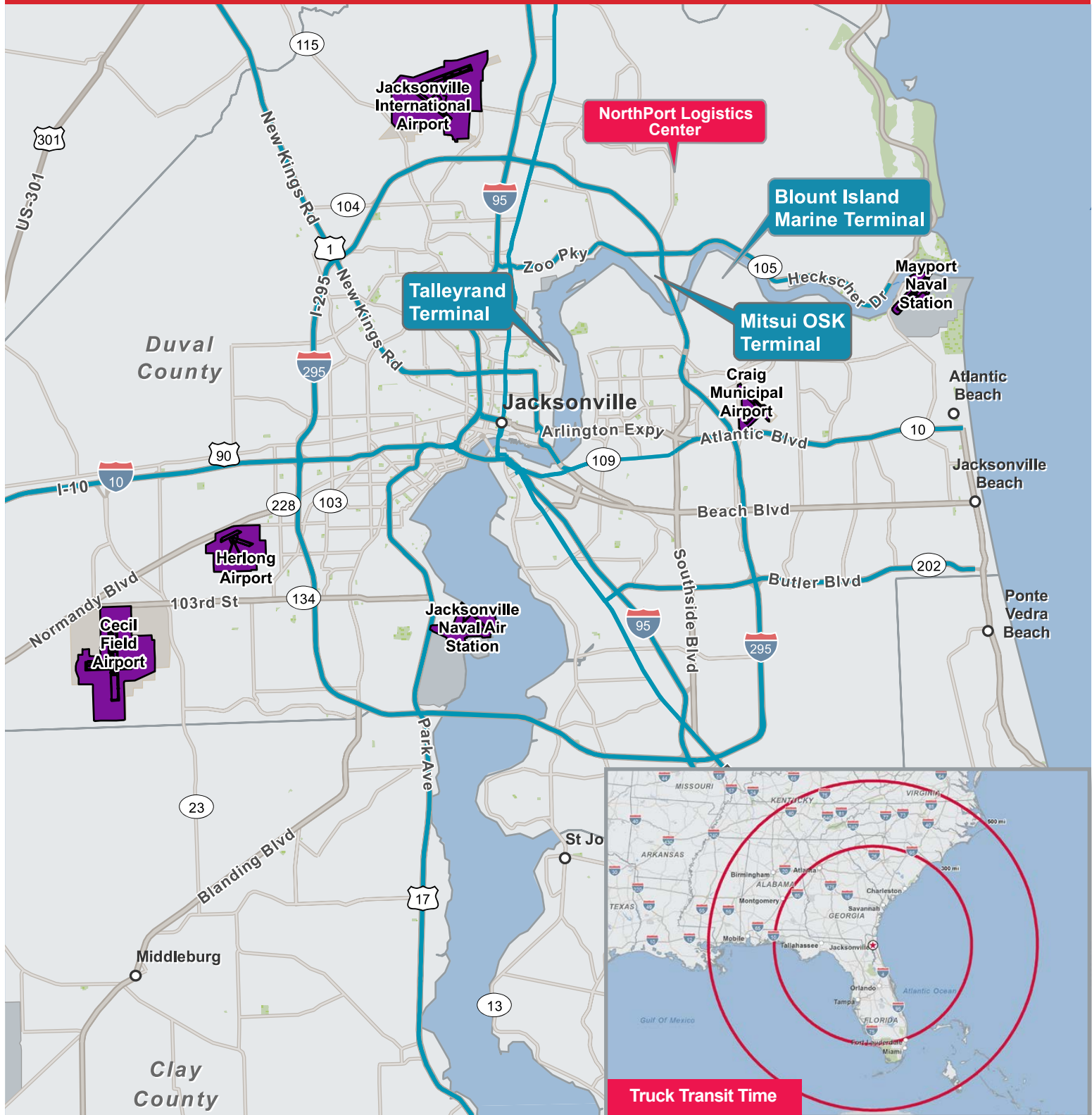
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- ◆ Available: ±117,920 SF
- ◆ 5 bays (23,584 SF per bay)
- ◆ Additional trailer spots available

# Site Location- Truck Transit

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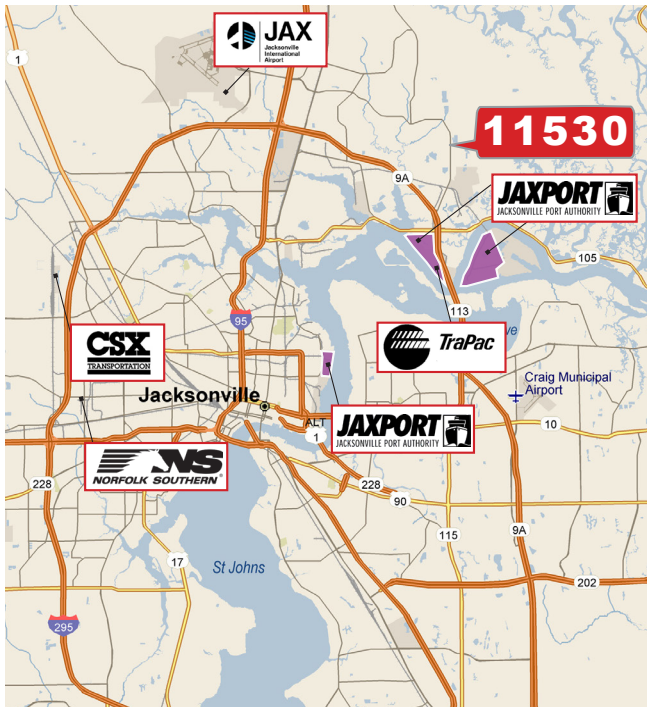


**TRUCK TRANSIT TIME:** A key factor to many operators. From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.  
[www.phoenixrealty.net](http://www.phoenixrealty.net)

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# Jacksonville Industrial Market

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## 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

### 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

### 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 compliments a pro-business environment
- ♦ Excellent interstate network that connects the southeast to Jacksonville via I-295, I-95, I-10

### 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