

Build-to-Suit Opportunities



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property website

Westlake Commerce Center - Southwest

Presidents Way | Jacksonville, FL 32220

Class A Master Planned Industrial Park

- **Build-to-Suit Flexibility** – Tailored sizes and site layouts to match your operational blueprint, up to 262,000 SF in a single building
- **Zoned for Industrial Use** – Ideal for manufacturers, distributors, wholesalers and eCommerce operations
- **Prime Logistics Access** – Seamless connectivity to highways, ports and distribution networks
- **Creative Strategy Support** – Collaborate with experts to align space with your business model
- **Flexible Opportunities Include** – Distribution center, manufacturing facility, truck terminal, industrial outdoor storage and more
- **Explore Lease & Purchase Options** – Partner with us to optimize your operations and drive growth

**Conceptual Rendering*

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Site Plan Concepts

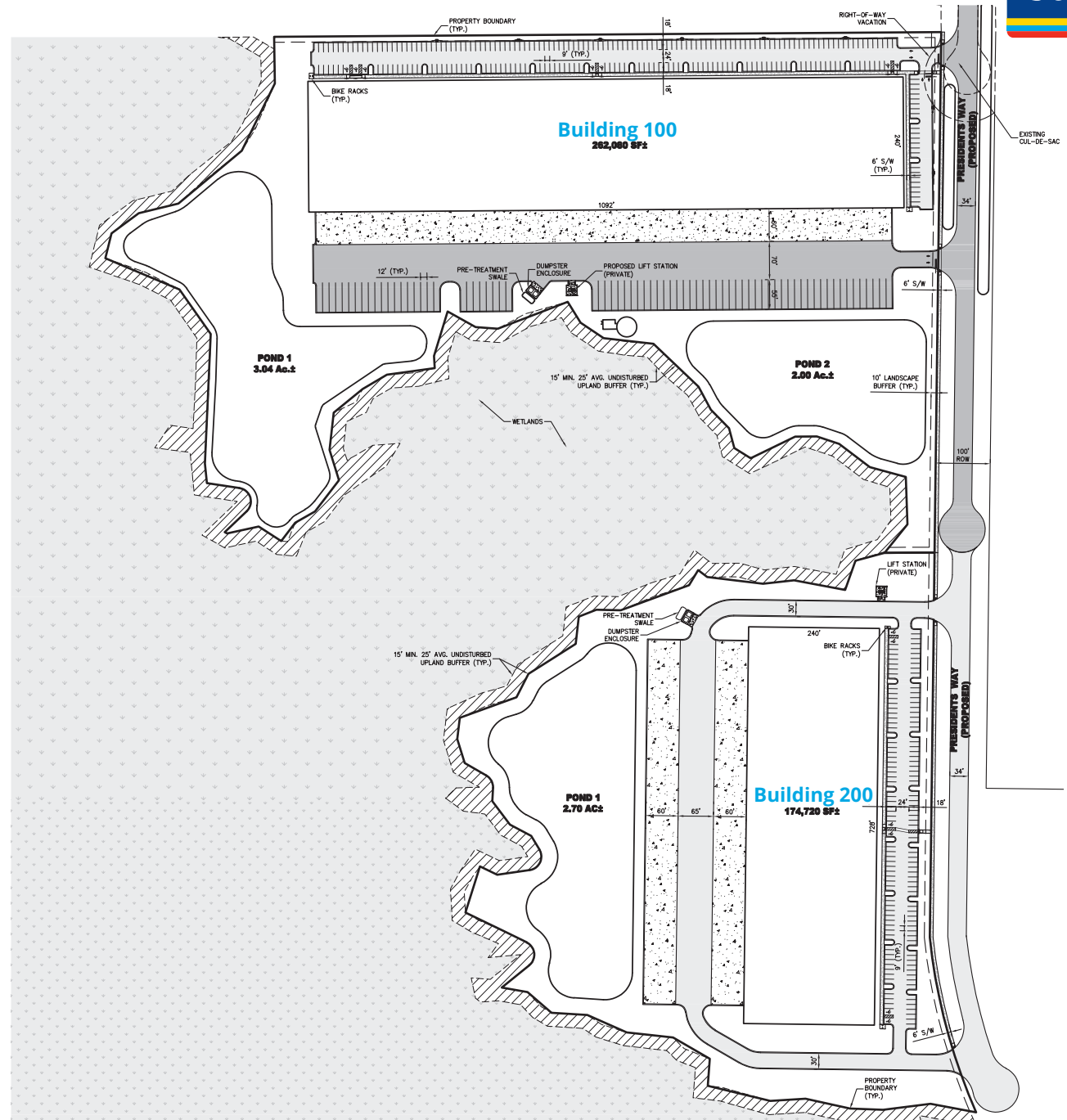
Flexible opportunities for the site include but are not limited to:

Building 100

- 262,080 SF distribution facility
- 240' deep
- 185' truck court for off dock trailer storage

Building 200

- 174,720 SF distribution facility
- 240 deep
- 185' truck court for off dock trailer storage



Site Plan Concepts

Flexible opportunities for the site include but are not limited to:

Building 100A

- 99,600 SF truck terminal
- 100' deep
- 150 dock doors
- 145 off-dock trailer stalls
- 53 auto parking

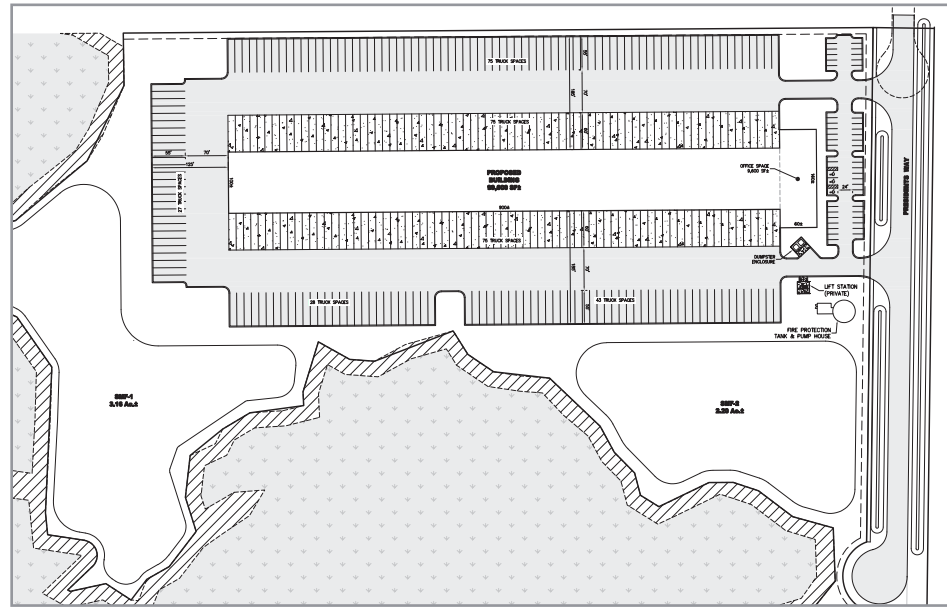
Building 200A

- 40,800 SF building
- 3± acres yard area

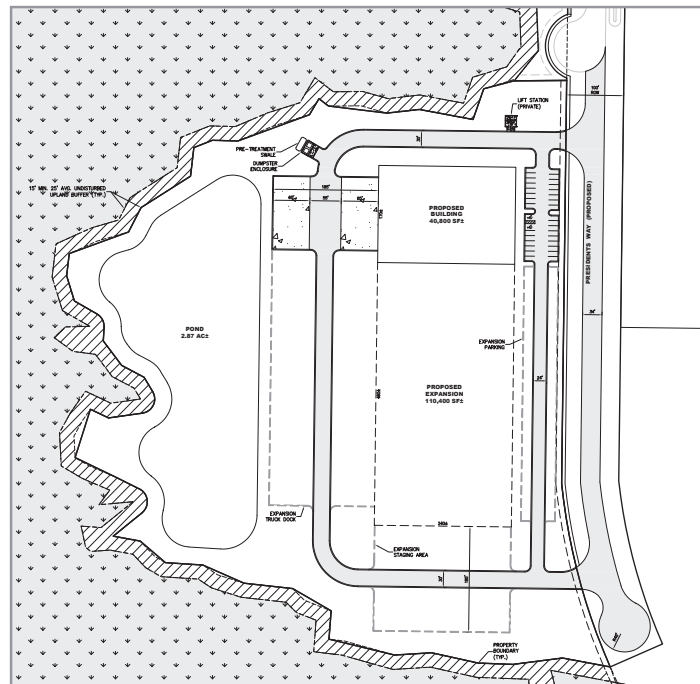
Building 200B

- 63,600 SF truck terminal
- 100' deep
- 90 dock doors
- 115 off-dock trailer stalls
- 41 auto parking

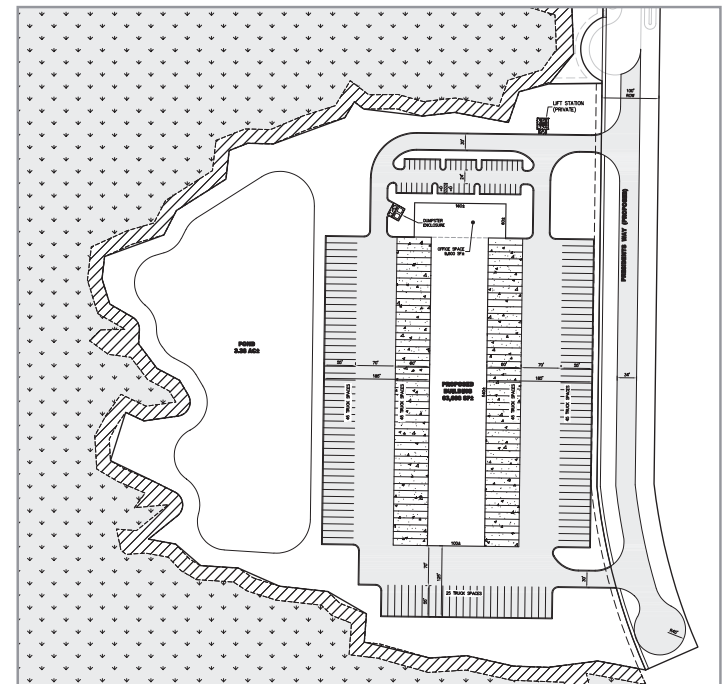
Concept - Building 100A

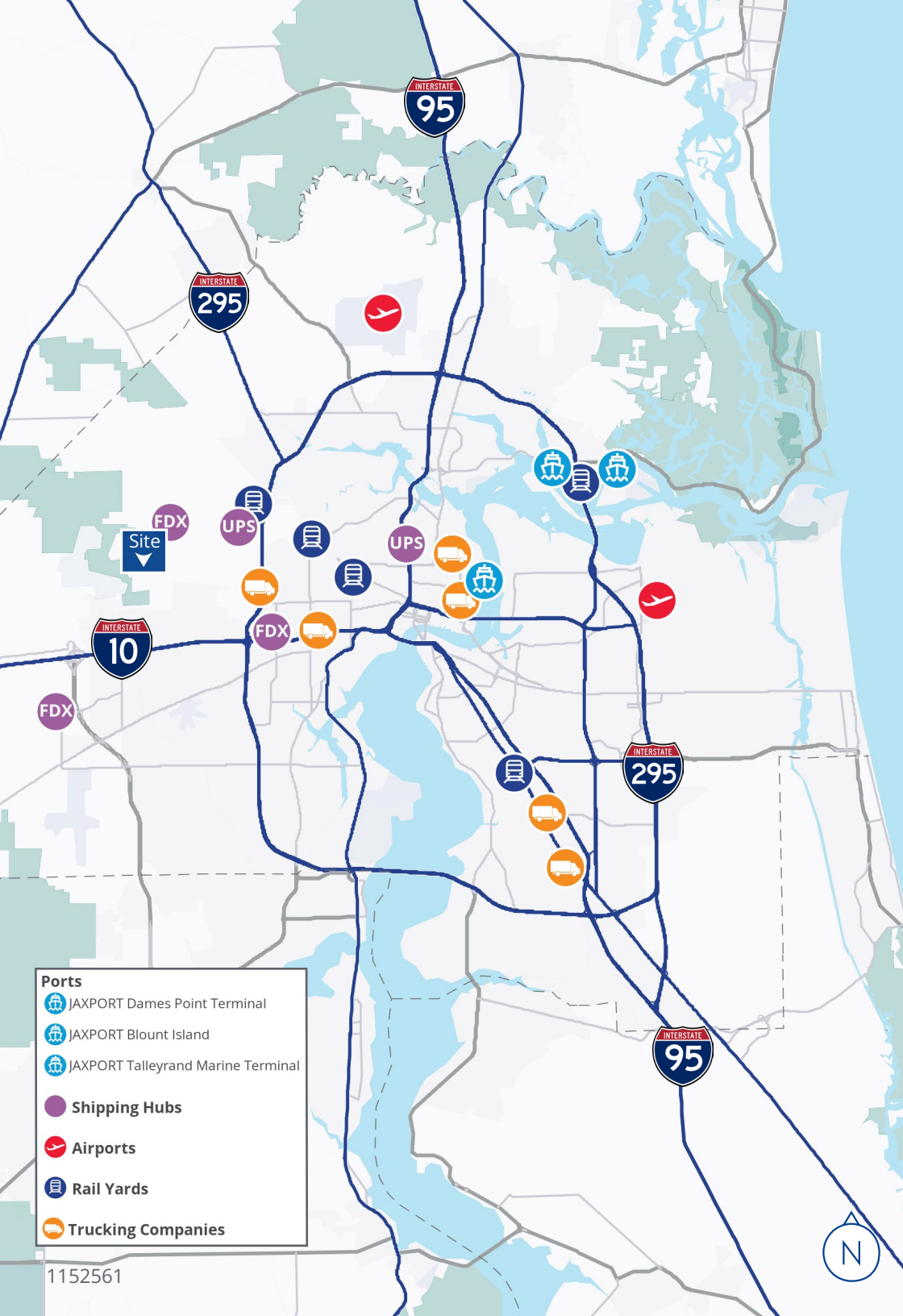


Concept - Building 200A



Concept - Building 200B





- Ports**
- JAXPORT Dames Point Terminal
 - JAXPORT Blount Island
 - JAXPORT Talleyrand Marine Terminal
 - Shipping Hubs
 - Airports
 - Rail Yards
 - Trucking Companies

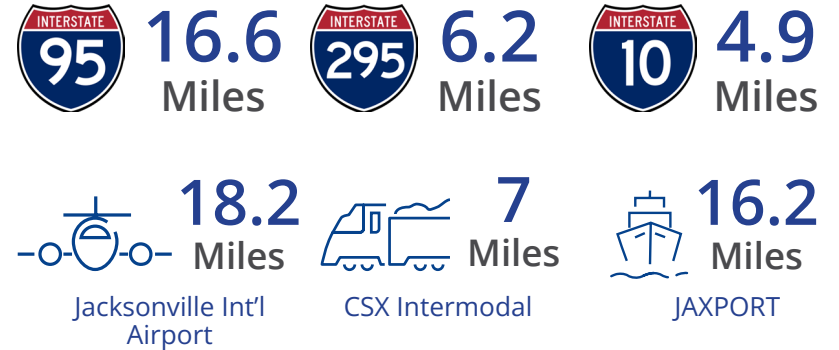
	Interstate 10	4.9 miles
	Interstate 295	6.2 miles
	Interstate 95	16.6 miles
	CSX Intermodal Facility	7 miles
	Norfolk Southern Intermodal Facility	7.7 miles
	FEC Intermodal Facility	22 miles
	Jacksonville Int'l Airport	18.2 miles
	JAXPORT Talleyrand	16.2 miles
	JAXPORT Dames Point	23.8 miles
	JAXPORT Blount Island	25.2 miles
	Port of Savannah	148 miles
	Port of Tampa	193 miles
	Port of Charleston	246 miles

Business-Friendly Environment

- Located within the boundary of the Northwest Jacksonville Economic Development Fund, a public fund accessible by existing and prospective businesses in the Northwest Jacksonville area
- Abundant regional labor pool
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

Strategic Location

The Westside submarket provides **excellent connectivity** to the region's major transportation infrastructure.

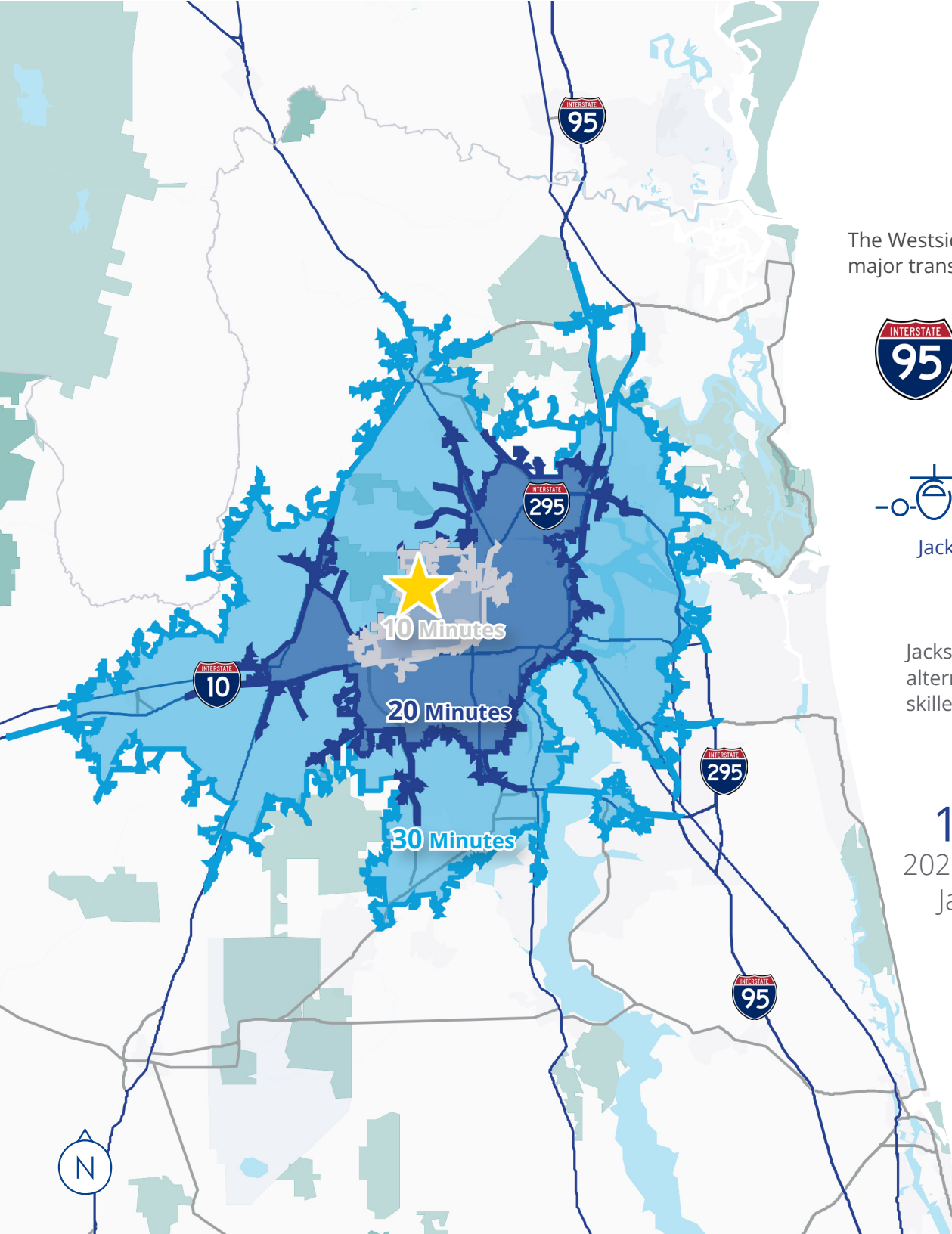


Jacksonville's **strong regional demographics** offer an affordable alternative to other metros in Florida and a high quality of life for skilled labor with a growing workforce.

1,696,786
2023 Total Population
Jacksonville MSA
ESRI

8%
Population Growth
(2019 - 2023)
ESRI

#6
MSA in 2023 Migration
Population Growth
LINKEDIN 2023



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Site

Westside Industrial Park

ups BMW THE HOME DEPOT amazon
JOHNSTONE SUPPLY GRAINGER
Kraft Heinz

Pritchard Rd. & I-295

Pilot
SUBWAY Arby's

Westlake Commerce Center

Perimeter West Industrial Park

VW Cardinal Health
UniFirst

Imeson Road Distribution Complex

Clack
PCA

Crossroads Distribution Center

GRAINGER
INTERLINE

Westlake Industrial Park

BJ's frida Cardinal Health IPEX BOXOUT
GP Georgia-Pacific FedEx Suddath TOYOTA
Total Distribution, Inc. Unilever IRON MOUNTAIN

Commonwealth & I-295

WAFFLE HOUSE
Wendy's ZAXBY'S
Hardee's BURGER KING



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