

FOR LEASE

Owned and Operated by



12400 PRESIDENTS COURT

Jacksonville, FL 32219

±400,000 SF



**LEASING INFO
& CONTACT**

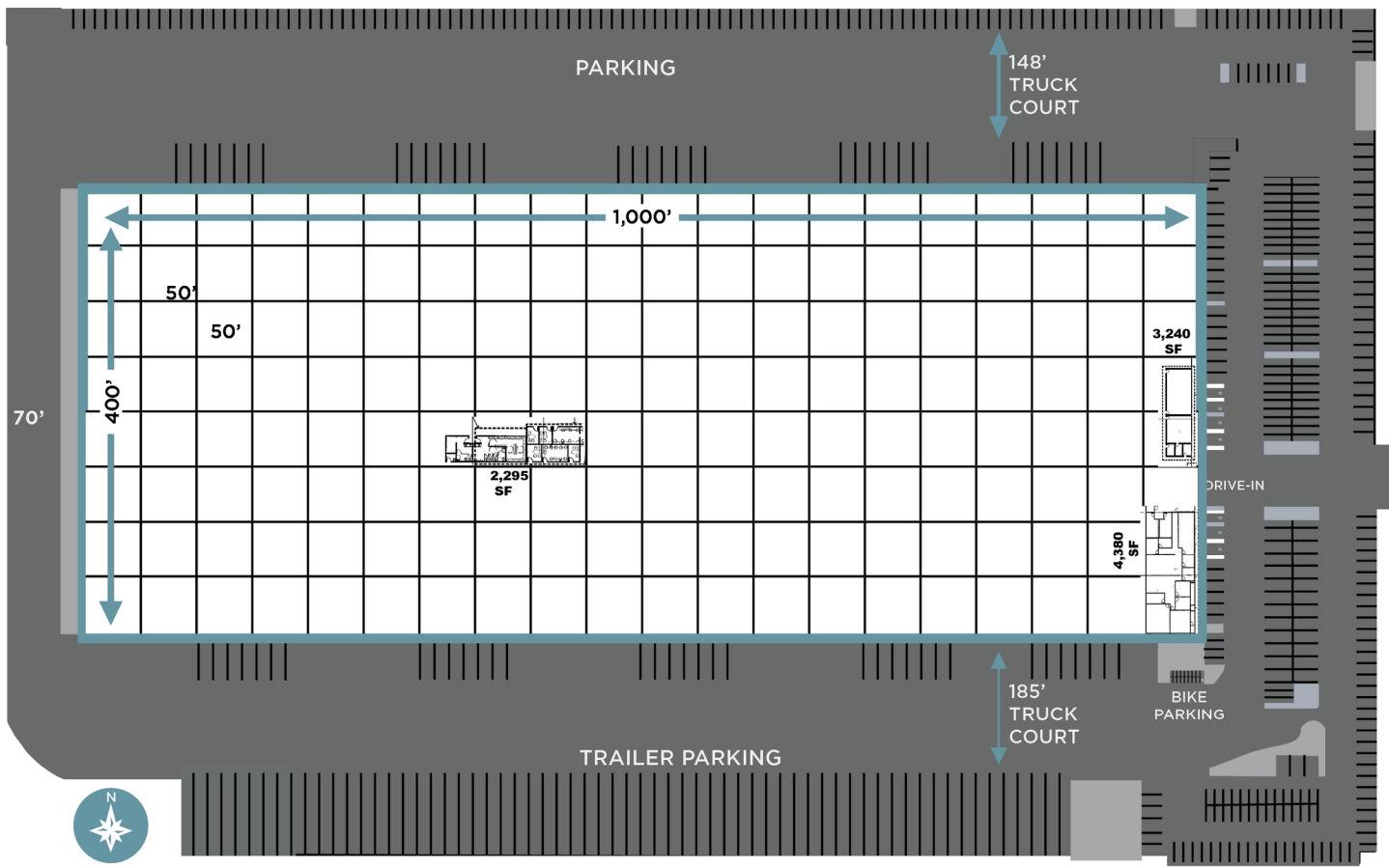
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www.12400presidents.com



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.

SITE PLAN**PROPERTY HIGHLIGHTS**

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

TOTAL AVAILABLE	400,000 SF	DOCKS	108 (Room for 130 Total)
OFFICE SF	9,370 SF	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)
ACRES	39.78	DOCK PACKAGE	4 Load Hogs; 27 Pit Levelers
CLEAR HEIGHT	30'	AUTO PARKING	+/- 338 Spaces
BAY SPACING	50' x 50'	TRAILER PARKING	63 (Expandable)
BAY SIZE	20,000 SF	TRUCK COURTS	148' and 185'
LOADING	Cross Dock	YARD	Fenced with 2 Guard Houses
FIRE SUPPRESSION	ESFR	YEAR BUILT	2007
POWER	2000 Amp 277/480-Volt 3 phase, 4 wire	ZONING	PUD - Light Industrial
ROOF	Metal Varco-Pruden SSR		



FUNCTIONAL DESIGN SPECIFICATIONS

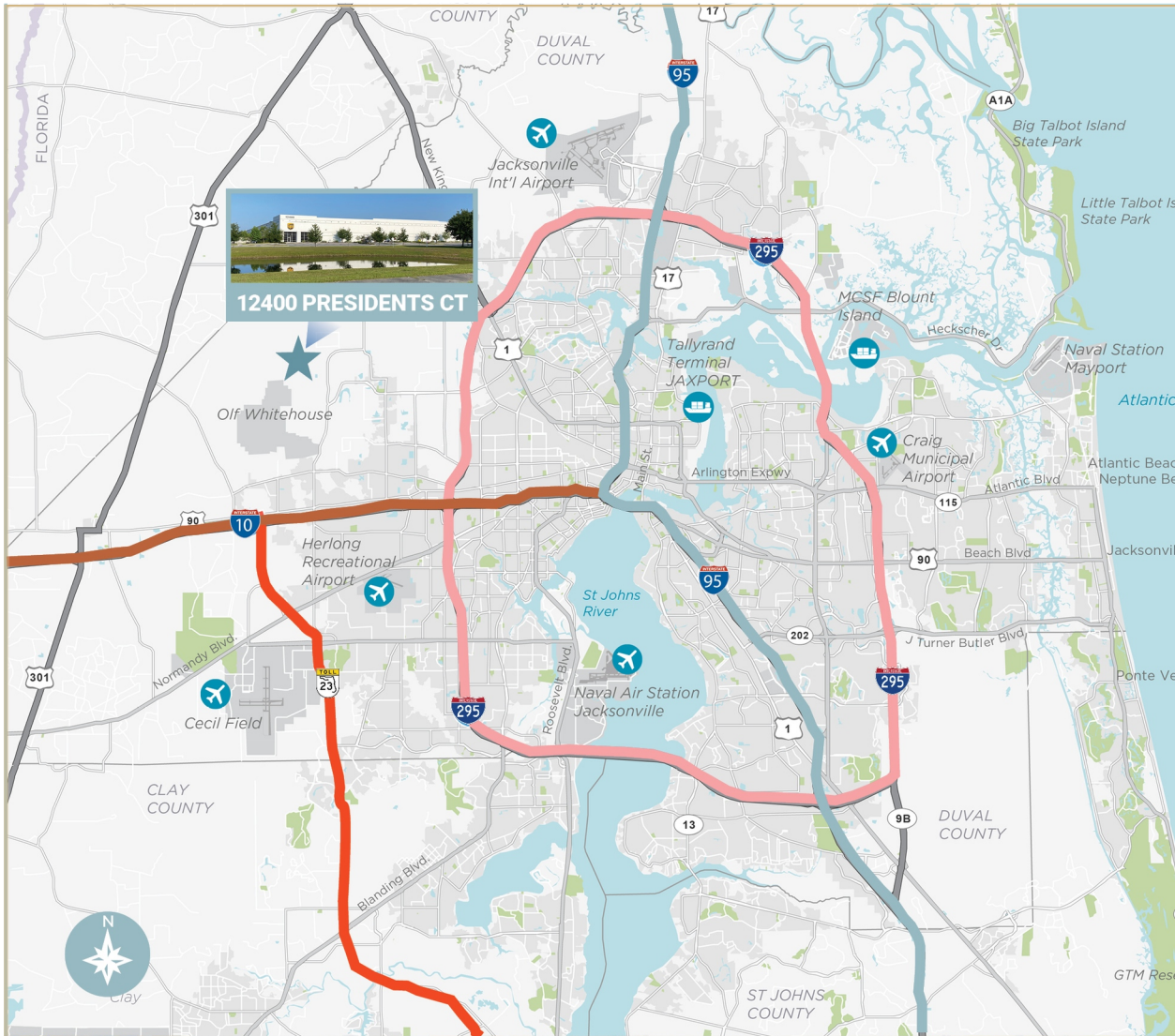
Cross dock loading with abundant truck and car parking

Fenced truck court

59' concrete truck apron at dock doors

HVAC in office areas

Concrete dolly pad on south trailer storage area



DISTANCE TO:

4.7 MILES
TO
INTERSTATE 10

5.9 MILES
TO
INTERSTATE 295

6.3 MILES
TO
FIRST COAST
EXPRESSWAY

7.0 MILES
TO
CSX INTERMODAL

15 MILES
TO
INTERSTATE 95

15.7 MILES
TO
JAXPORT
TALLEYRAND

18.1 MILES
TO
JACKSONVILLE
INTERNATIONAL
AIRPORT

26.5 MILES
TO
JAXPORT
BLOUNT ISLAND



FOR LEASING INFORMATION, CONTACT:

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