

Florida Gateway Logistics Park

9980 Pritchard Road | Jacksonville, FL



Building 4 & 6 Now Available

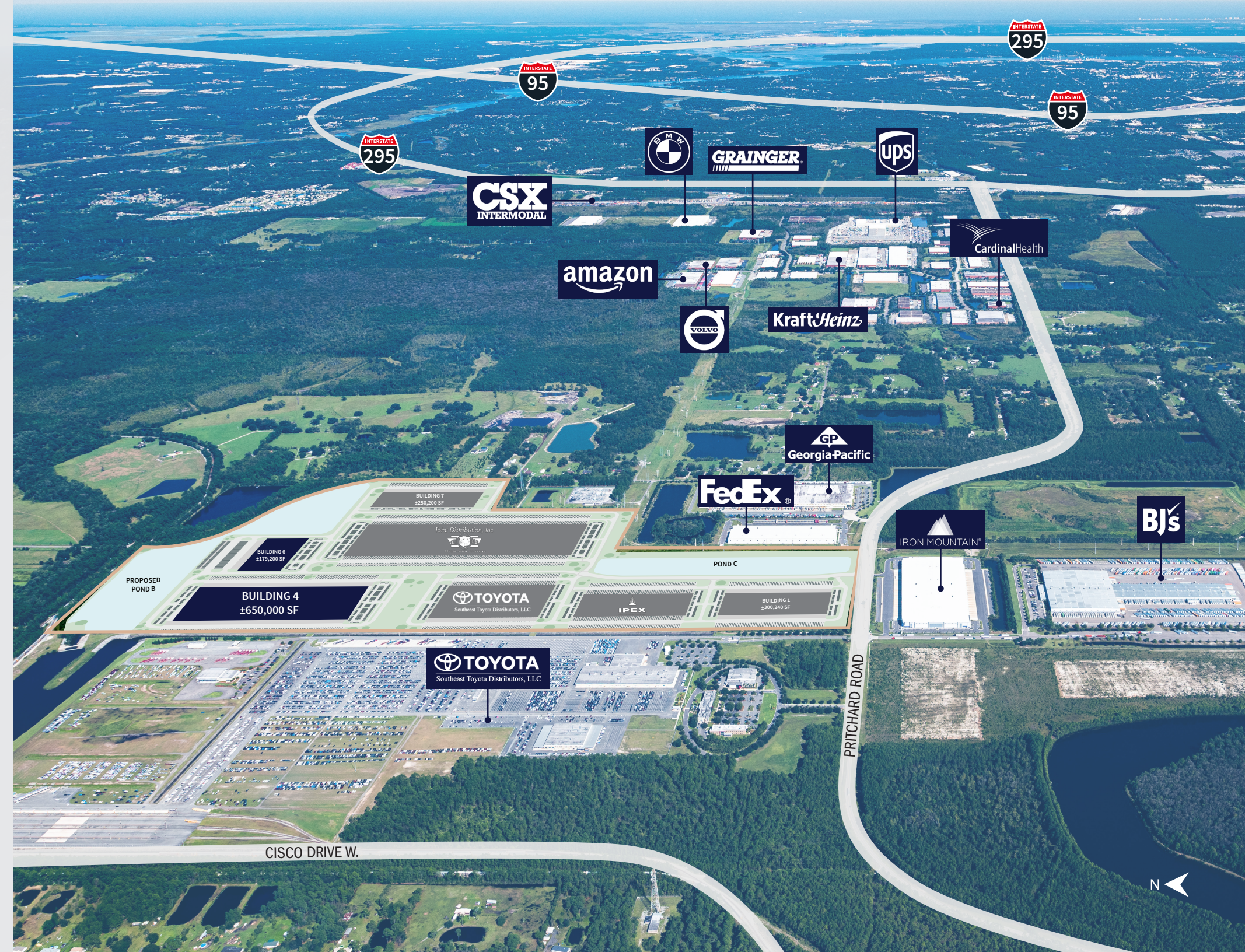
829,200 SF FOR LEASE



flgateway.com

FLORIDA GATEWAY LOGISTICS PARK: A STRATEGICALLY POSITIONED INDUSTRIAL DEVELOPMENT

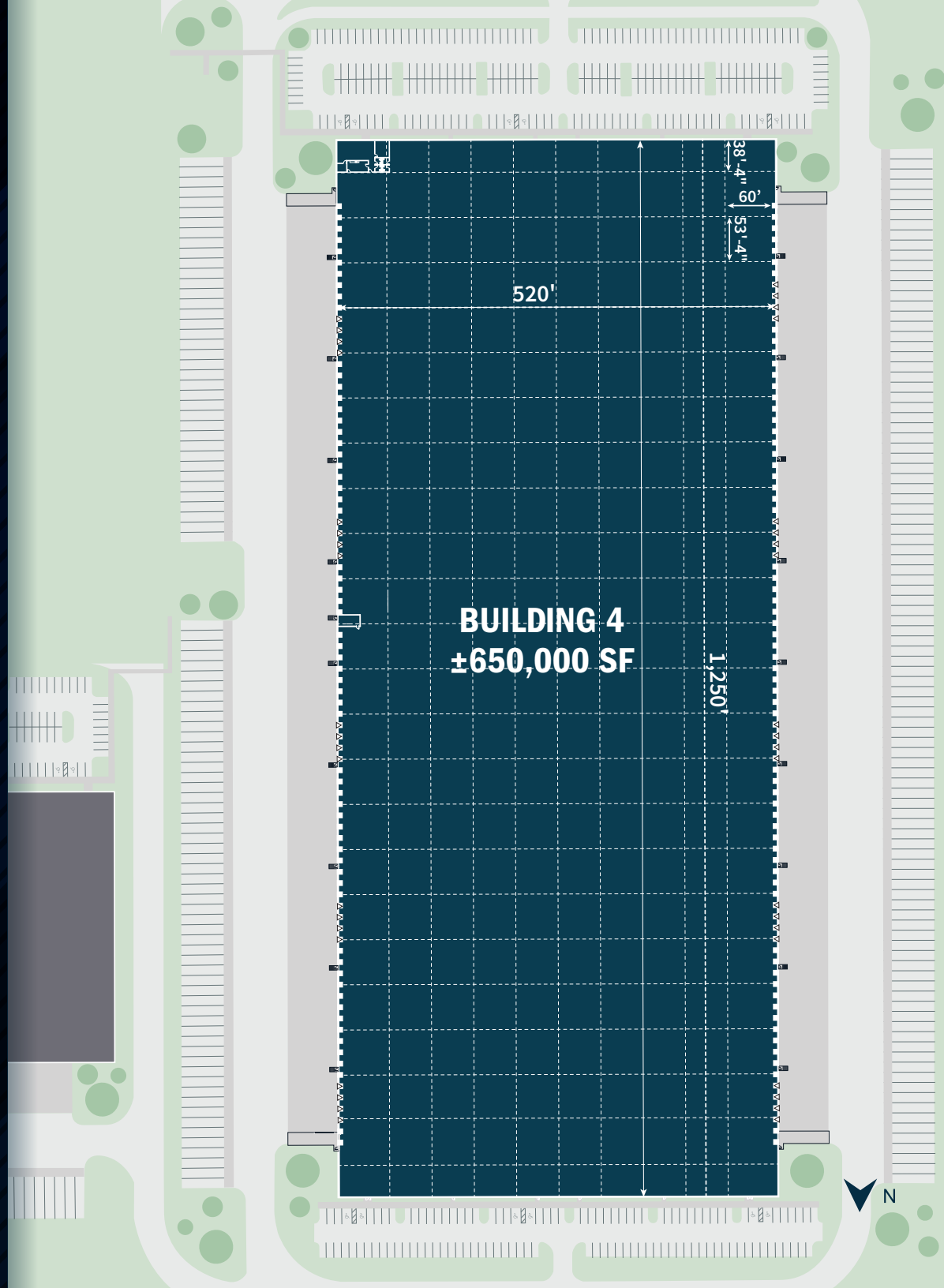
Florida Gateway Logistics Park is a strategically positioned 5-building industrial development located at 9980 Pritchard Road in Jacksonville, Florida. The park offers exceptional connectivity to major transportation infrastructure, including access to CSX and Norfolk Southern intermodal facilities, Jacksonville International Airport, and JAXPORT. The development features superior highway access with direct connectivity to I-295 and convenient proximity to both I-10 and I-95.



BUILDING 4

±650,000 SF

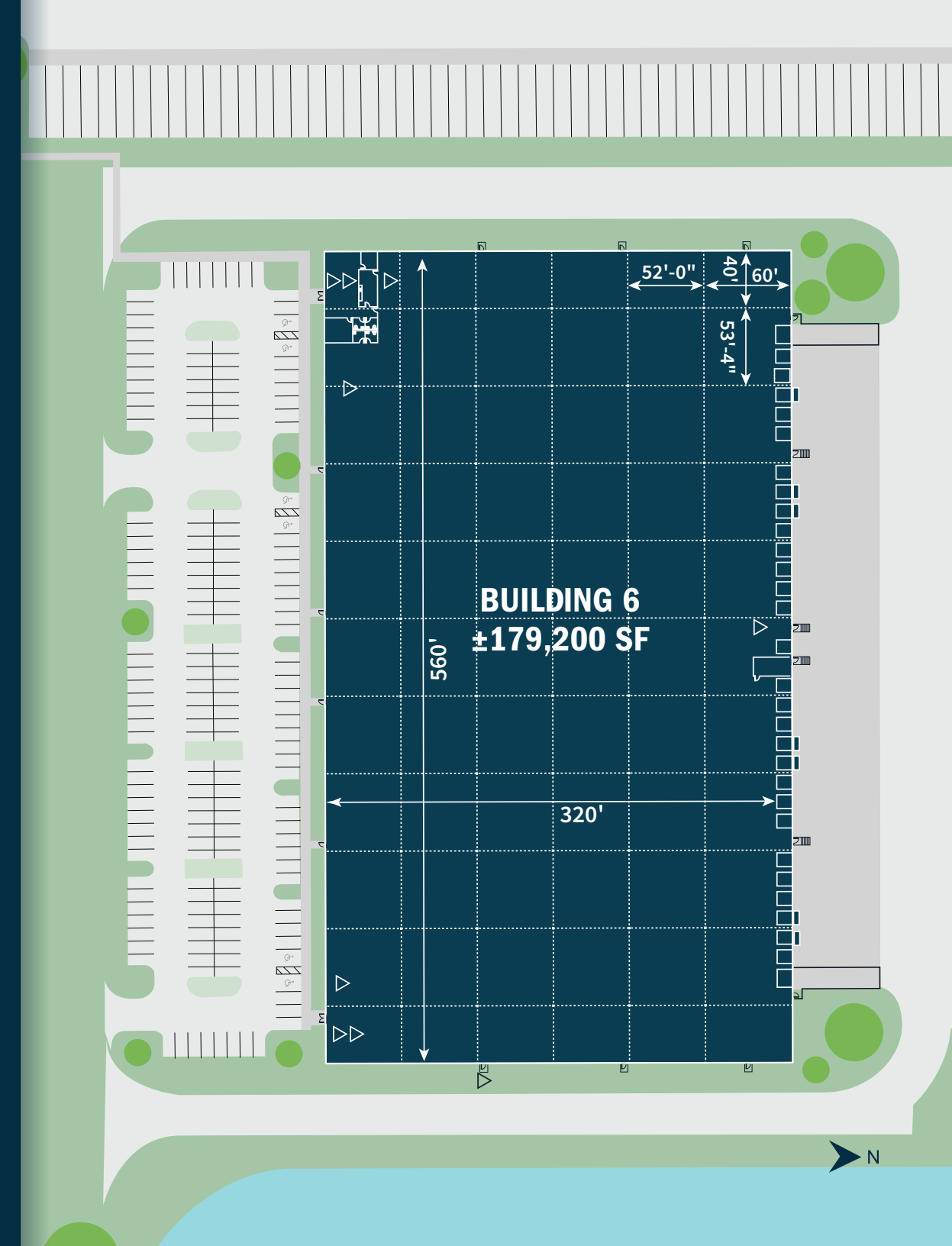
Building size	650,000 SF
Building dimensions	1,250' x 520'
Clear height	40'
Office	2,500 s.f. spec
Column spacing	53'-4" x 50' (typical) 53'-4" x 60' (speed)
Dock doors	143 (9' x 10')
Drive-ins	4 (12' x 14')
Auto parks	351
Trailer parks	201
Truck court	185' w/60' concrete apron
Power	3,000 AMP, 277/480, 3 phase
Lighting	LED with motion sensors
Fire suppression	ESFR



BUILDING 6

±179,200 SF

Building size	179,200 SF
Building dimensions	560' x 320'
Clear height	36'
Office	2,500 s.f. spec
Column spacing	53'-4" x 52' (typical) 53'-4" x 60' (speed bays)
Dock doors	27 (9' x 10')
Drive-ins	2 (12' x 14')
Auto parks	175
Trailer parks	41 (expandable to 82)
Truck court	185' w/60' concrete apron
Power	2,000 AMP, 277/480, 3 phase
Lighting	LED with motion sensors
Fire suppression	ESFR



DRIVE TIMES

61 MILLION

CUSTOMERS LOCATED
WITHIN AN 8-HOUR DRIVE

5 HOURS

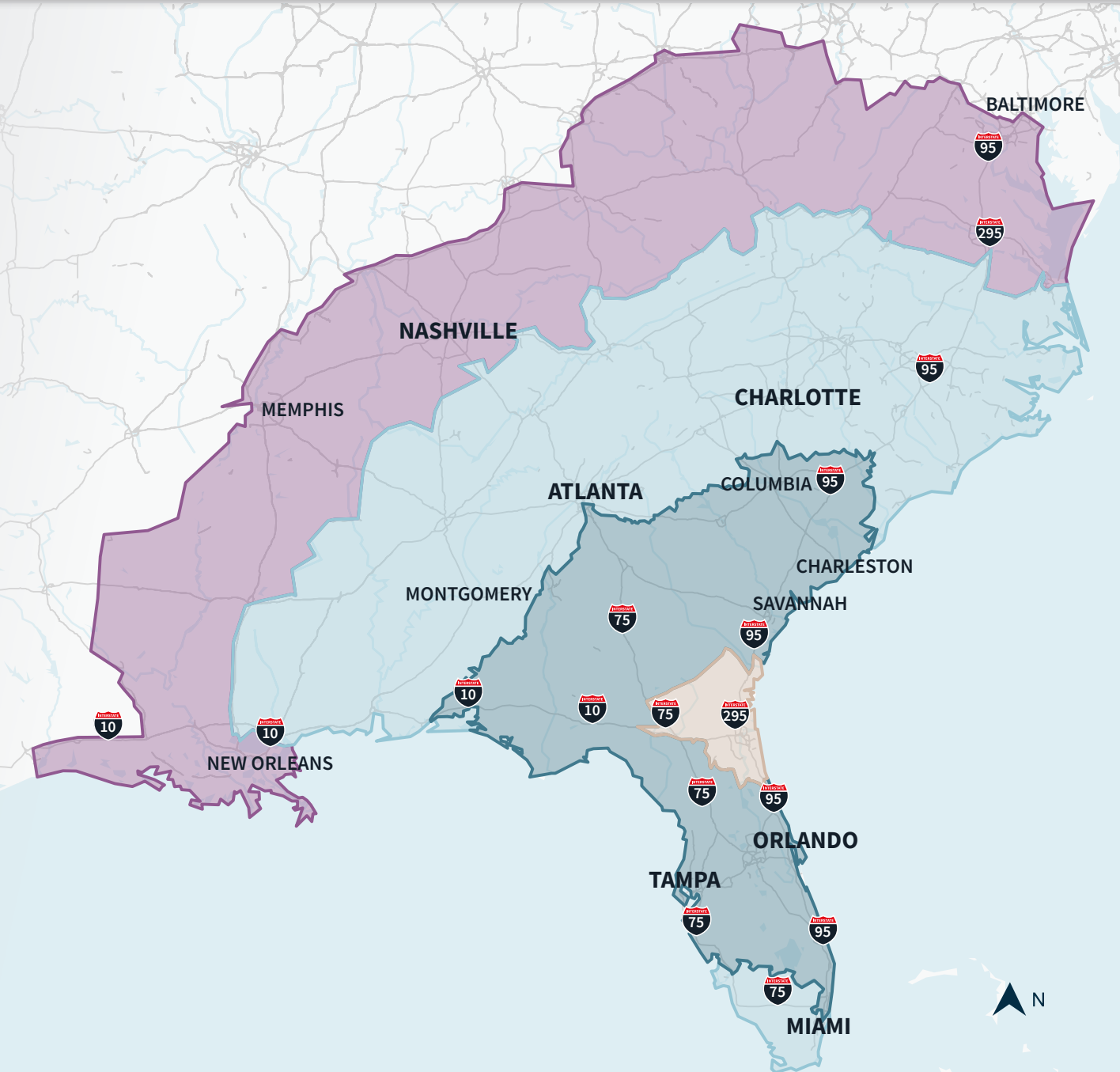
ATLANTA, GA 345 miles	CHARLESTON, SC 242 miles
TAMPA, FL 209 miles	SAVANNAH, GA 142 miles

8 HOURS

CHARLOTTE, NC 387 miles	MONTGOMERY, AL 366 miles
MIAMI, FL 359 miles	

11 HOURS

HOUSTON, TX 862 miles	BALTIMORE, MD 846 miles
MEMPHIS, TN 699 miles	NEW ORLEANS, LA 540 miles



STRATEGIC LOCATION

Jacksonville's position as "America's Logistics Center" provides access to 61 million consumers within an 8-hour drive, three major railroads (CSX, Norfolk Southern, and Florida East Railway), and JAXPORT - Florida's largest container port. Additional advantages include Foreign Trade Zone #64 availability and Florida's favorable tax environment with no state or local personal income tax and no inventory tax.

AIR	MILES
HERLONG AIRPORT	9
CECIL COMMERCE CENTER	14
JACKSONVILLE INTERNATIONAL AIRPORT	16
CRAIG AIRPORT	22

MARITIME	MILES
JAXPORT TALLYRAND	14
JACKSONVILLE NAVAL AIRPORT	18
JAXPORT DAMES POINT	21
JAXPORT BLOUNT ISLAND	22

RAIL	MILES
CSX INTERMODAL	4
NORFOLK SOUTHERN INTERMODAL	5
BOWDEN YARD	20
INTERMODAL CONTAINER TRANSFER FACILITY	21





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