

# For Lease

Becknell at  
Westlake Industrial Park  
Jacksonville, FL

## Fulfillment/Distribution Center

- 13522 Pritchard Rd.  
Jacksonville, FL 32220
- Pad ready
- 609,120± SF
- Class A, new construction
- Master planned industrial business park
- Exceptional multimodal location in Jacksonville's Westside submarket, offering superior access to the southeastern U.S. market via I-295 and I-10, with easy access to I-95 and I-75



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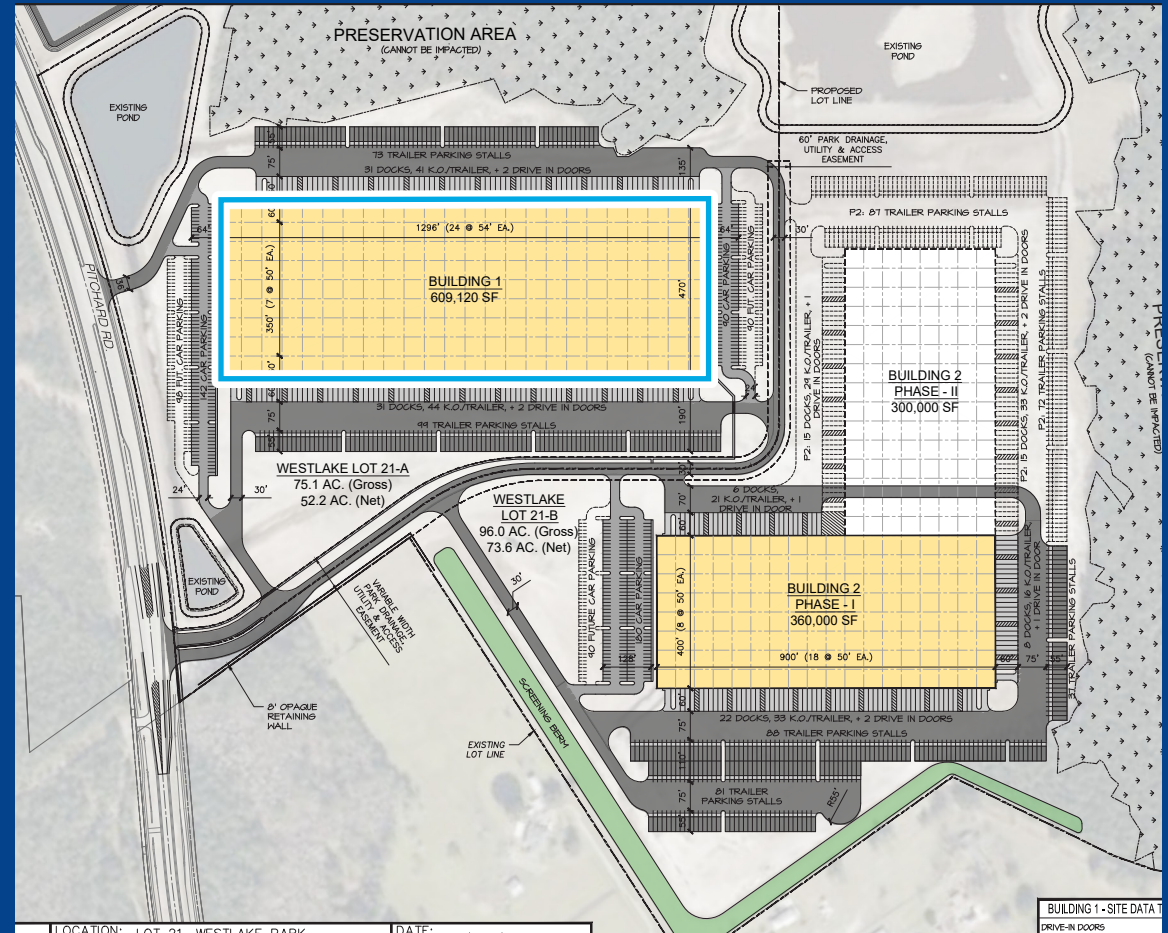


# Property Overview

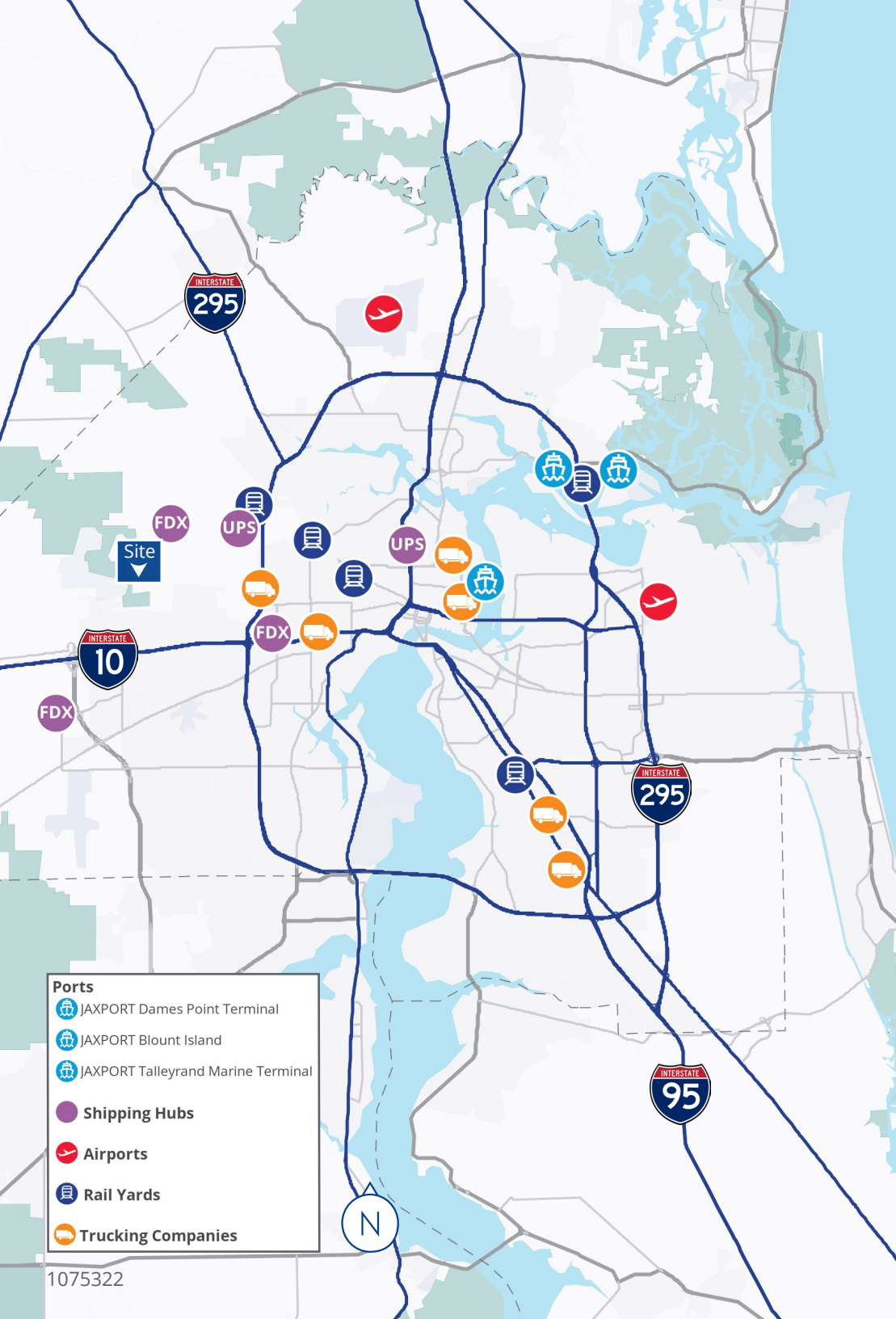
13522 Pritchard Rd | Jacksonville, FL 32220

|                         |  |
|-------------------------|--|
| Site Area               | 52 acres                                       |
| Building Area           | 609,120 SF                                     |
| Spec Office             | 2,234 SF                                       |
| Bldg. Dimensions        | 470'd x 1,296'w                                |
| Typical Bays            | 54' x 50'                                      |
| Speed Bays              | 60' x 54'                                      |
| Clear Height            | 40'  |
| Roof                    | .60 mil TPO with R-20 insulation               |
| Floor Slab              | 7", 4000 PSI unreinforced with vapor barrier   |
| Dock High Doors         | 62 (9'x10') insulated                          |
| DH Knock Outs           | 85   |
| Drive In Doors          | 4 (12'x14') insulated                          |
| Dock Package            | Bumpers and bollards                           |
| Dock Levelers           | 20 air-bag style, 7' x 8', 40,000 lb. capacity |
| Car Parking             | 132  |
| Future Car Parking      | 188  |
| Off Dock Trailer Stalls | 172 (12' x 55')                                |
| Configuration           | Cross Dock                                     |
| Truck Court Depth       | 190'   |
| WH Windows              | Clerestory                                     |
| Interior Tilt Wall      | Painted white                                  |
| WH Exhaust Fans         | To Code  |
| Sprinklers              | ESFR per NFPA 13                               |
| Floor Sealer            | Ashford or equivalent                          |
| Electric Service        | (2) 2,000a, 277/480v, 3p, 4wire                |
| WH Lighting             | Motion sensor LED - 30 foot candles            |

## Site Plan







|                |          |
|----------------|----------|
| Interstate 295 | 6 miles  |
| Interstate 10  | 3 miles  |
| Interstate 95  | 18 miles |



|                                      |          |
|--------------------------------------|----------|
| CSX Intermodal Facility              | 8 miles  |
| Norfolk Southern Intermodal Facility | 9 miles  |
| FEC Intermodal Facility              | 23 miles |



|                            |          |
|----------------------------|----------|
| Jacksonville Int'l Airport | 18 miles |
|----------------------------|----------|

|                      |          |
|----------------------|----------|
| JAXPORT   Talleyrand | 21 miles |
|----------------------|----------|

|                       |          |
|-----------------------|----------|
| JAXPORT   Dames Point | 25 miles |
|-----------------------|----------|

|                         |          |
|-------------------------|----------|
| JAXPORT   Blount Island | 22 miles |
|-------------------------|----------|



|                  |           |
|------------------|-----------|
| Port of Savannah | 123 miles |
|------------------|-----------|

|                    |           |
|--------------------|-----------|
| Port of Charleston | 221 miles |
|--------------------|-----------|

|               |           |
|---------------|-----------|
| Port of Tampa | 250 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

Excellent connectivity to the region's major transportation infrastructure.



14  
Miles



4  
Miles



5  
Miles



17  
Miles

Jacksonville Int'l Airport



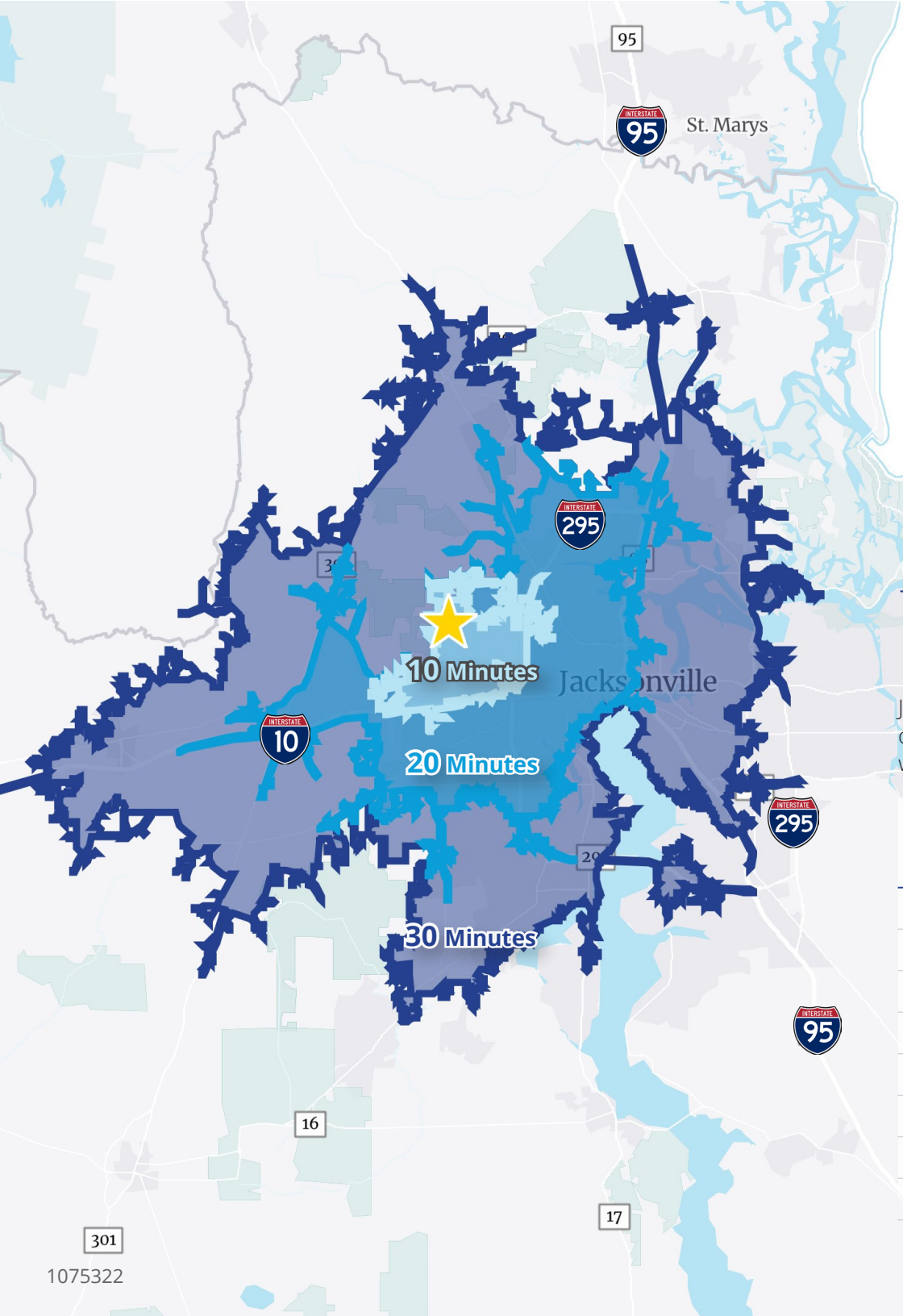
6  
Miles

CSX Intermodal



21  
Miles

JAXPORT



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

| Demographics                | 10 Mins  | 20 Mins  | 30 Mins  |
|-----------------------------|----------|----------|----------|
| 2023 Population             | 13,158   | 223,736  | 457,454  |
| 2028 Population             | 13,107   | 226,724  | 466,370  |
| Population Change 2023-2028 | -0.8%    | 0.27%    | 0.39%    |
| 2023 Households             | 4,926    | 87,191   | 179,592  |
| Median Household Income     | \$76,073 | \$51,898 | \$58,036 |
| Bachelor's Degree or Higher | 12.9%    | 15.4%    | 18.4%    |
| Unemployment Rate           | 2.8%     | 5.4%     | 4.4%     |
| Total Employees             | 6,681    | 107,767  | 227,632  |





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