

# 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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**BECKNELL**  
INDUSTRIAL

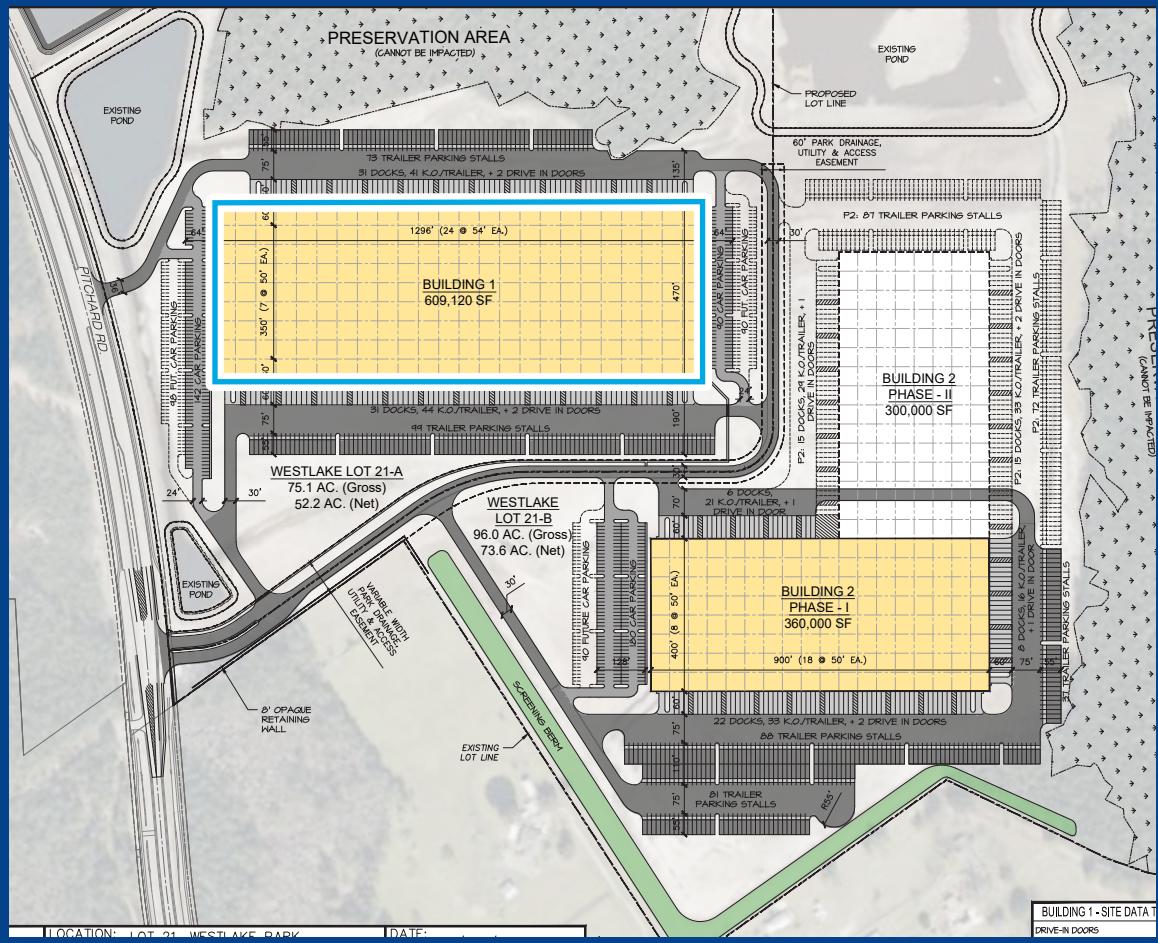
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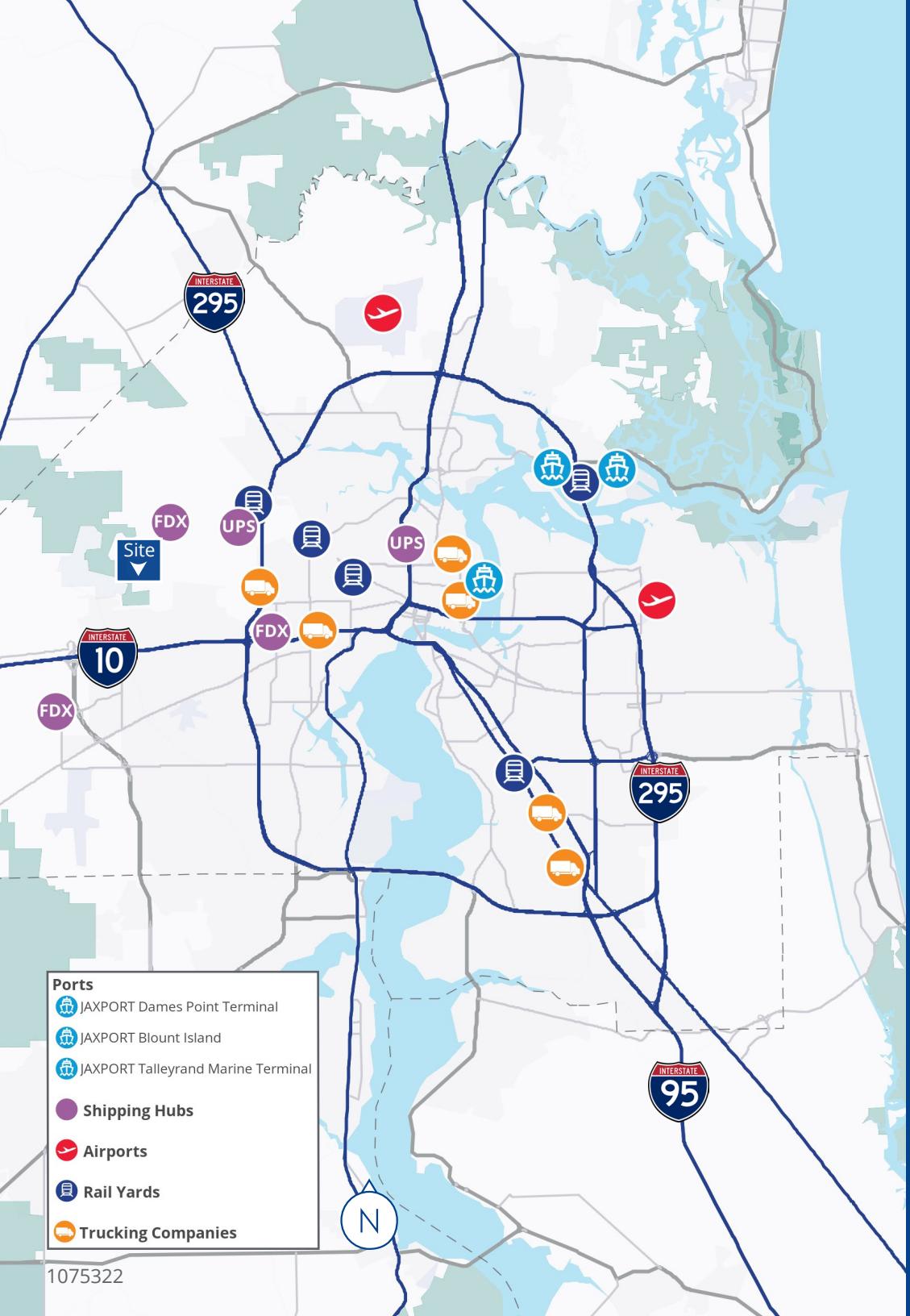
# Property Overview

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

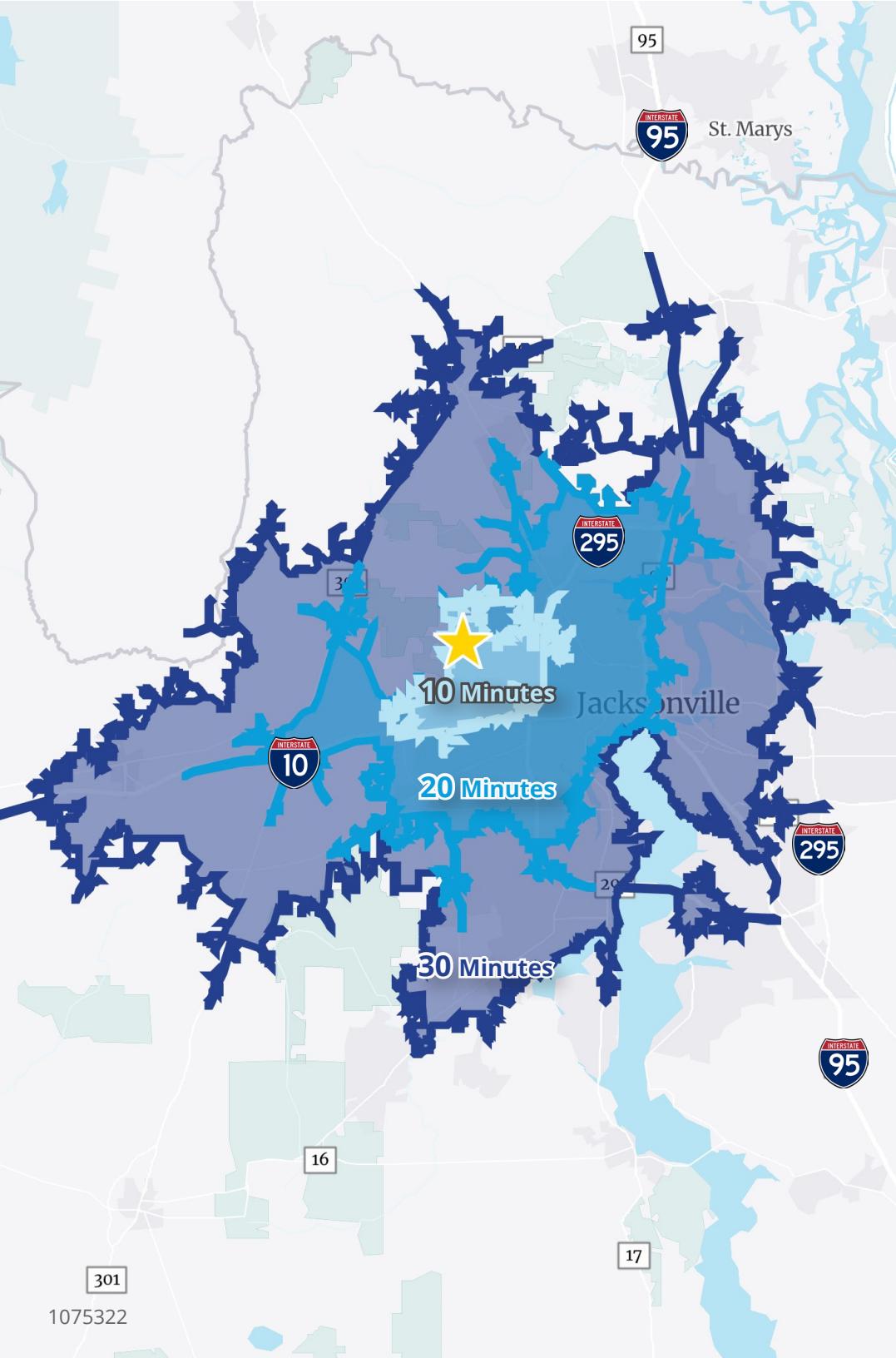




	Interstate 295	6 miles
	Interstate 10	3 miles
	Interstate 95	18 miles
	CSX Intermodal Facility	8 miles
	Norfolk Southern Intermodal Facility	9 miles
	FEC Intermodal Facility	23 miles
	Jacksonville Int'l Airport	18 miles
	JAXPORT   Talleyrand	21 miles
	JAXPORT   Dames Point	25 miles
	JAXPORT   Blount 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

5  
Miles



17

Miles



6

Miles



21

Miles

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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