



1 IMESON PARK BLVD  
JACKSONVILLE, FL 32218

UP TO  
**±402,145 SF**  
INDUSTRIAL SPACE AVAILABLE  
FOR LEASE





**ONE IMESON** Built in 1974, is a unique 1.7 million square foot two-story warehouse, located within Imeson Industrial Park, which is the most centrally located industrial park in Jacksonville. It is recognized for its great transportation access via rail, sea, and road to Jacksonville's deep-water container port, JAXPORT, benefiting tenants of this park by allowing for short transport times of their deliveries. Imeson Industrial Park also has immediate access to I-95, making it convenient and more desirable for the local labor pool than other parks in the submarket.

## PROPERTY DETAILS



**TOTAL SF**  
±1,706,459 SF



**FIRE SUPPRESSION**  
Wet Pipe



**CONSTRUCTION**  
Pre-cast Concrete Panels



**TRUCK COURTS**  
180' & 120'



**PARKING**  
1,900 surface spaces



**ACREAGE**  
±73.49



**TRAILER STORAGE**  
±12.34 Acres



**FOUNDATION**  
6" thick slab on grade with  
4,000 PSI concrete



**INGRESS / EGRESS**  
Two points to the south of  
the building



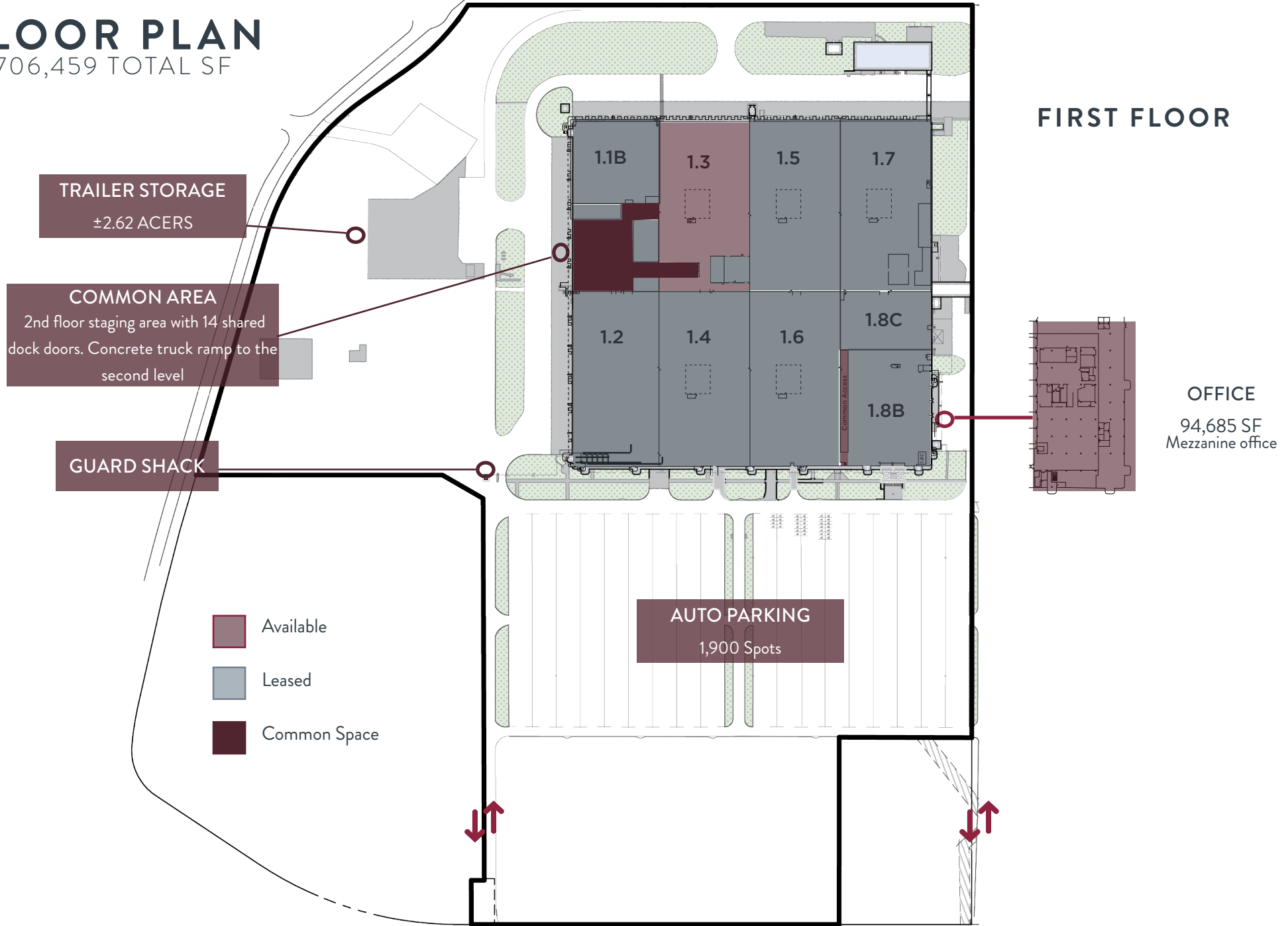
**BUS SERVICE:**  
JTA bus service to  
front of building



# FLOOR PLAN

±1,706,459 TOTAL SF

## FIRST FLOOR

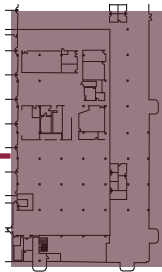


**TRAILER STORAGE**  
±2.62 ACERS

**COMMON AREA**  
2nd floor staging area with 14 shared dock doors. Concrete truck ramp to the second level

**GUARD SHACK**

- Available
- Leased
- Common Space



**OFFICE**  
94,685 SF  
Mezzanine office

**AUTO PARKING**  
1,900 Spots

# FLOOR PLAN

±1,706,459 TOTAL SF

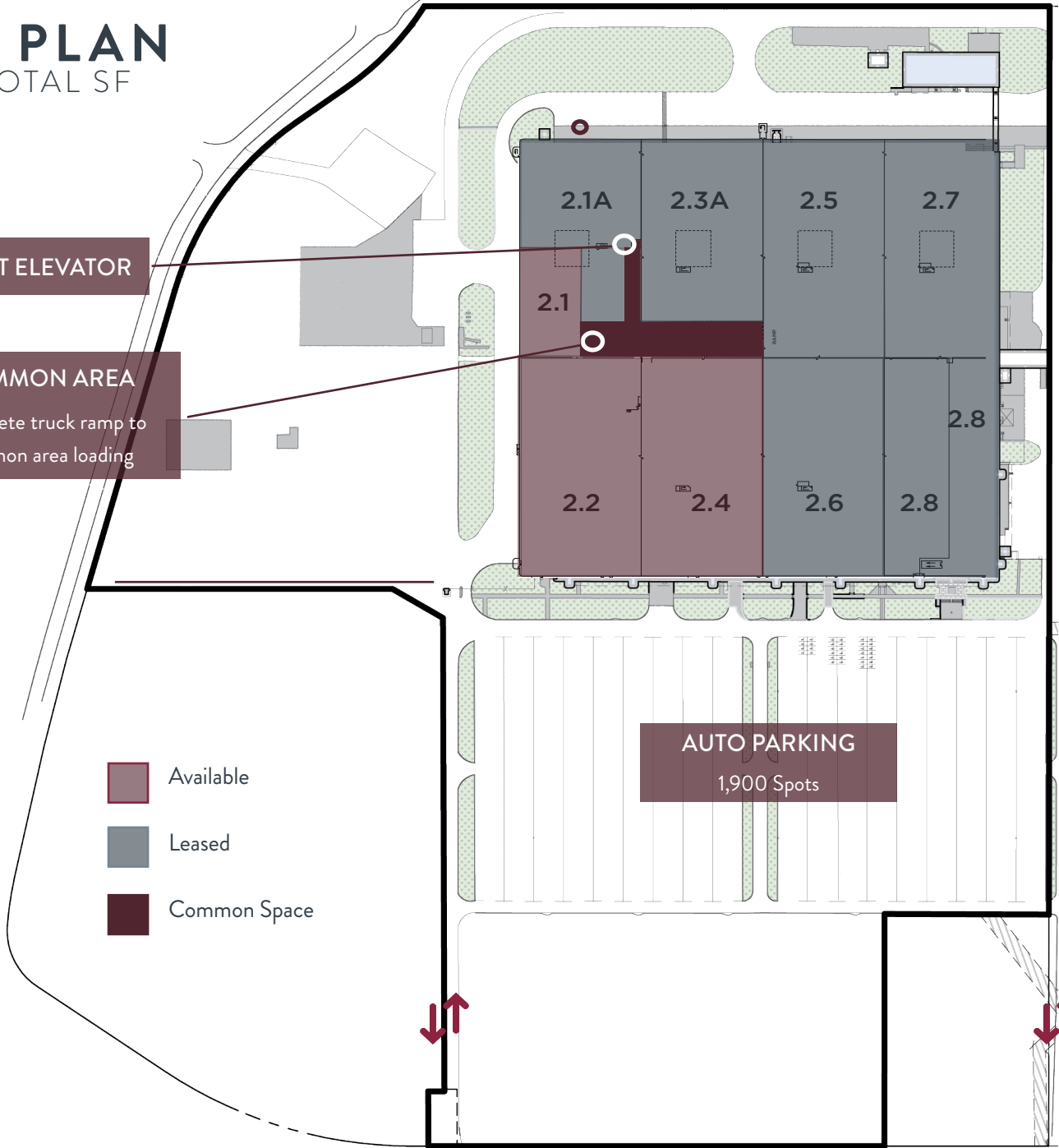
## SECOND FLOOR

FREIGHT ELEVATOR

COMMON AREA  
Concrete truck ramp to  
common area loading

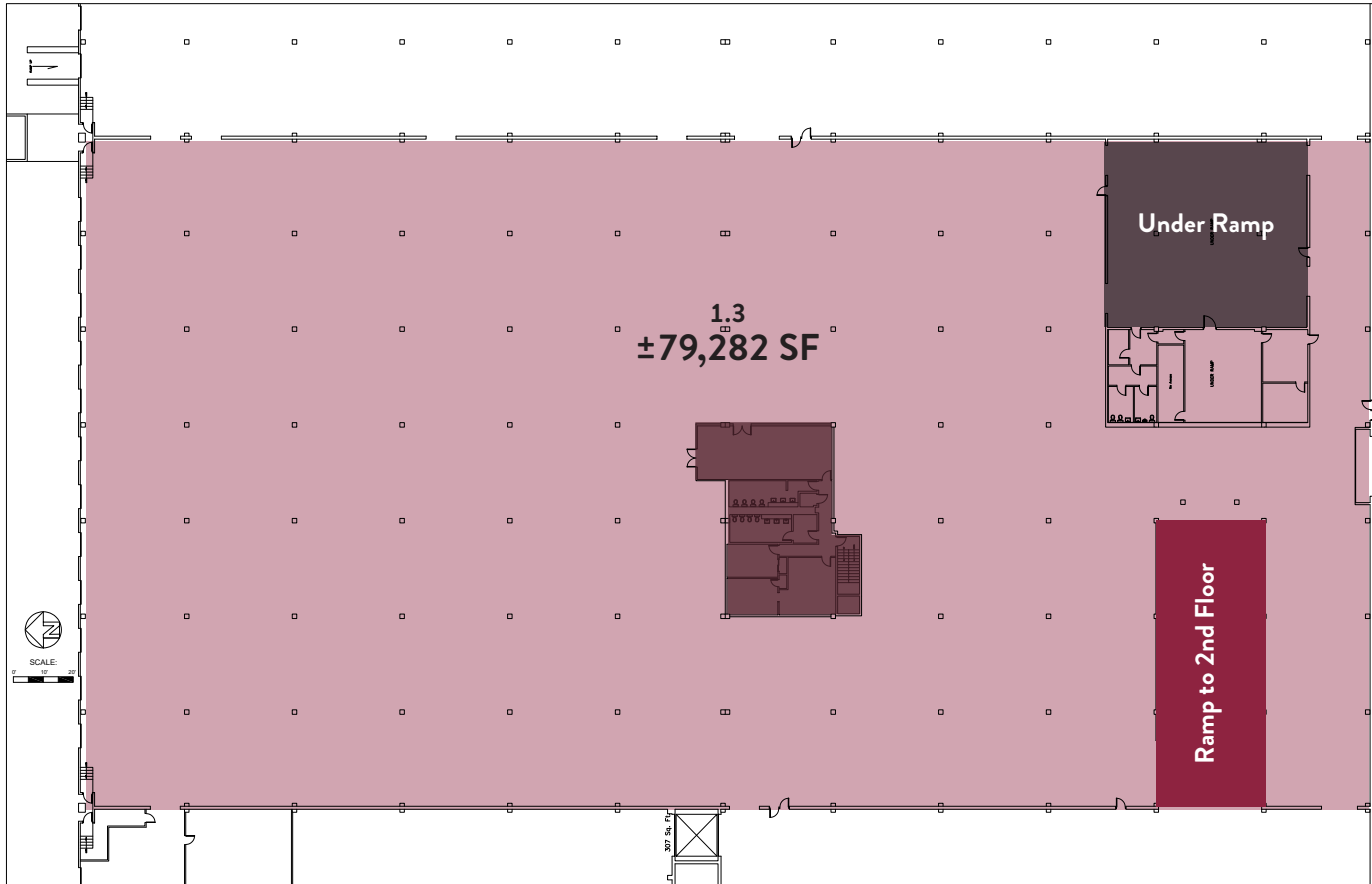
- Available
- Leased
- Common Space

AUTO PARKING  
1,900 Spots





FIRST FLOOR AVAILABILITIES  
TOTAL AVAILABLE ±79,282 SF



SPACE HIGHLIGHTS

SPACE 1.3

- Available SF: ±79,282 SF
- Office SF: ±4,608 SF
- Loading: 10 Docks / 1 Drive-in
- Clear Height: 23'



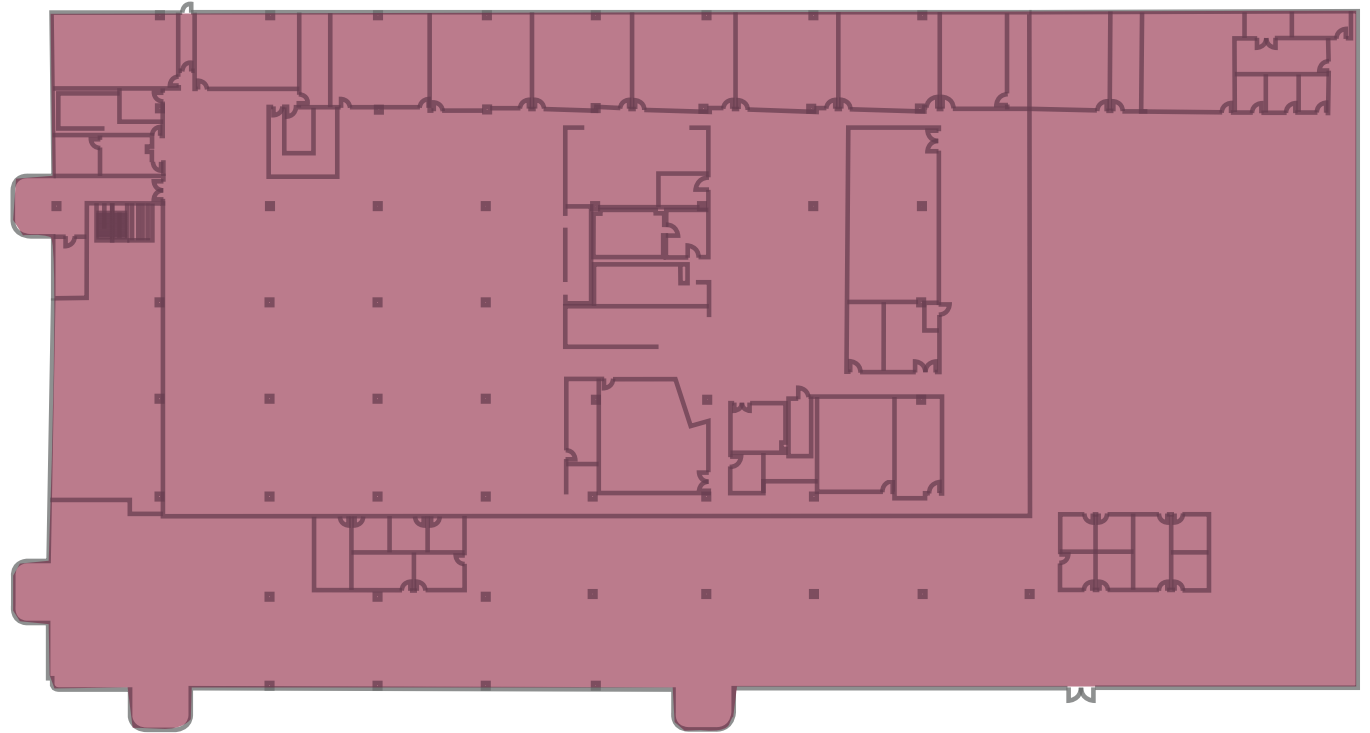


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OFFICE AVAILABILITIES  
TOTAL AVAILABLE ±94,685 SF

## OFFICE HIGHLIGHTS

- 94,685 SF Mezzanine Level Office
- Full Floor Office
- 1,900 Auto Parking Spaces
- Served by JTA Bus Routes
- On-site Security
- Building Signage Available
- Immediatly Available







## SECOND FLOOR AVAILABILITIES

**TOTAL AVAILABLE ±228,178 SF**

### SPACE 2.1

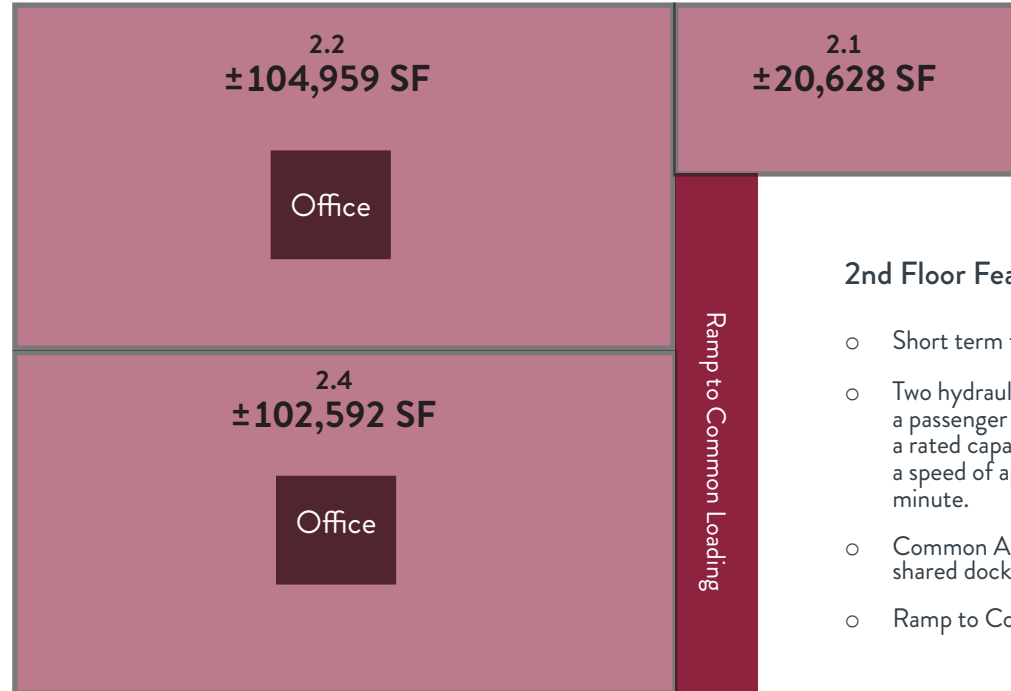
Available SF: ±20,628 SF  
Clear Height: 23'

### SPACE 2.2

Available SF: ±104,959 SF  
Office SF: ±4,608 SF  
Clear Height: 23'

### SPACE 2.4

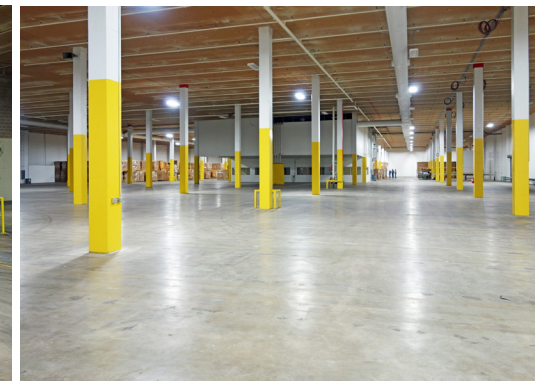
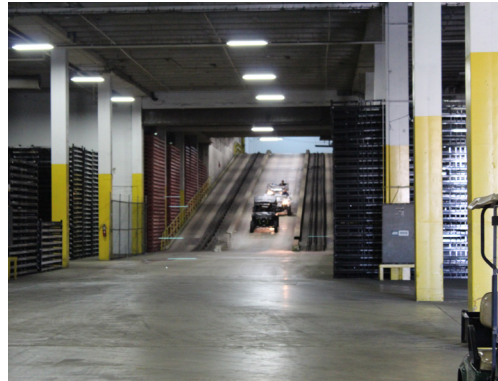
Available SF: ±102,592 SF  
Office SF: ±4,608 SF  
Clear Height: 23'



### 2nd Floor Features

- Short term flexible leases available
- Two hydraulic freight elevators, including a passenger elevator. The elevators have a rated capacity of 20,000 pounds and a speed of approximately 75 feet per minute.
- Common Area loading containing 14 shared dock positions.
- Ramp to Common Area loading.

*Note: Spaces can be leased individually or together.*

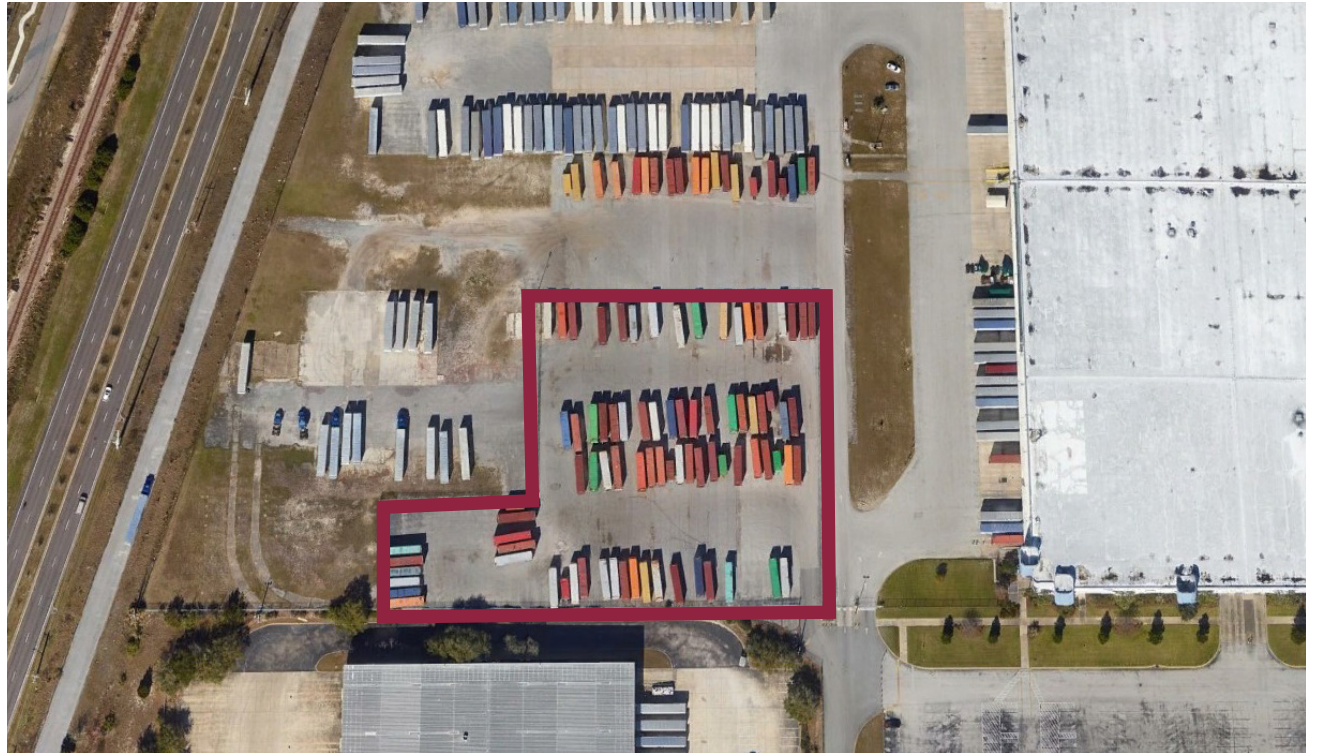




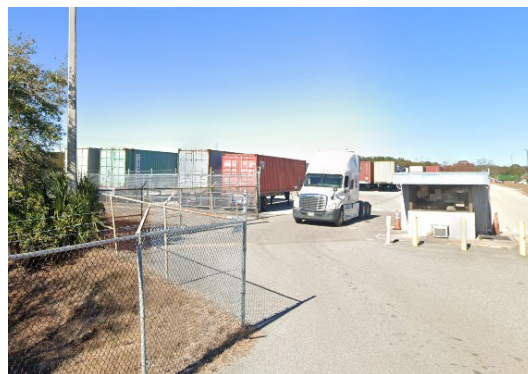


## OUTSIDE STORAGE AVAILABILITIES TOTAL AVAILABLE ±2.62 ACRES

- Land is paved and stabilized
- Site is fully fenced and gated
- Parking for ±100 trailers
- 24-Hour guard on site
- Zoned to allow outside storage
- Property is less than 2 miles to I-95
- Close to Ports, Highways, Airport and Intermodal
- Additional land Available



*Note: Spaces can be leased individually or together.*



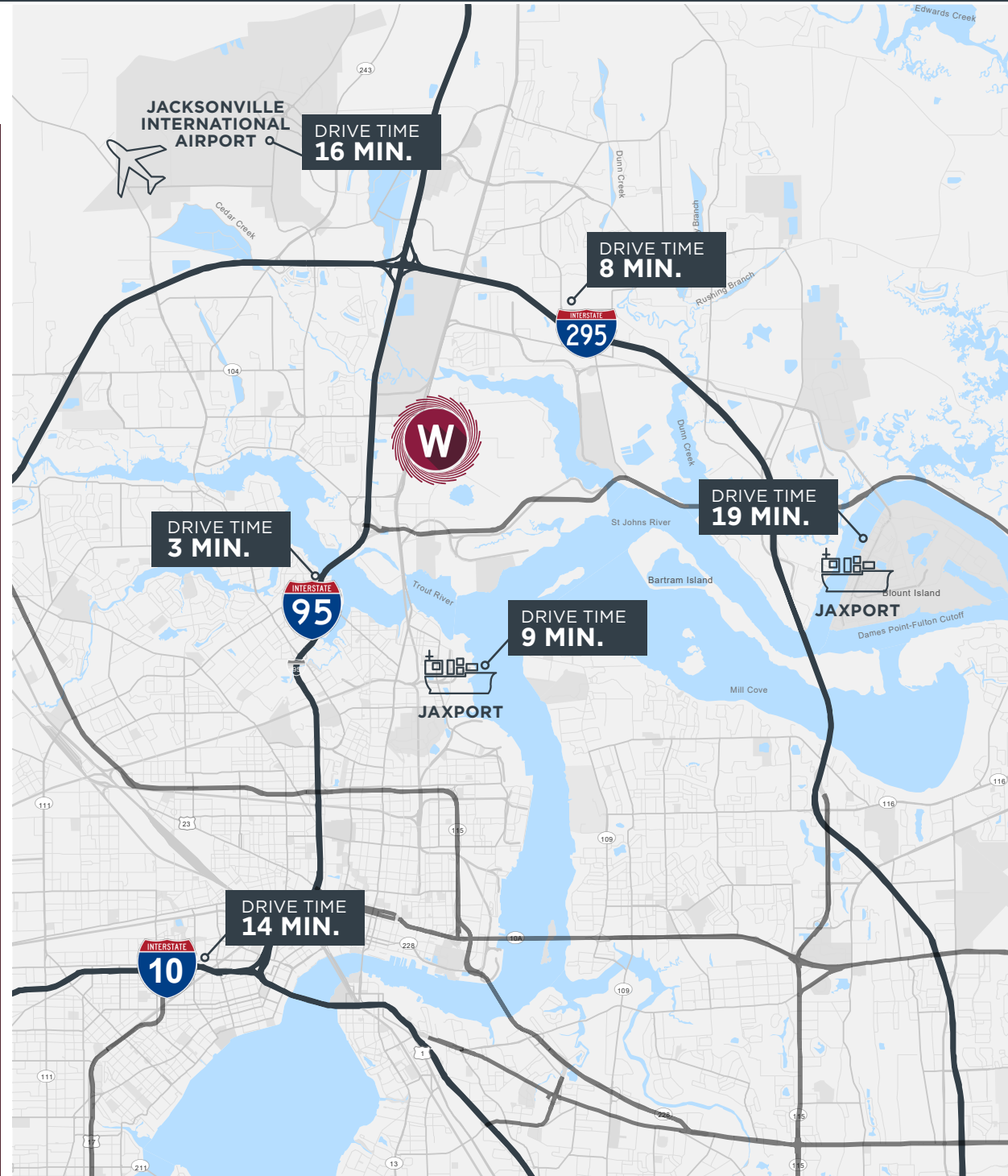
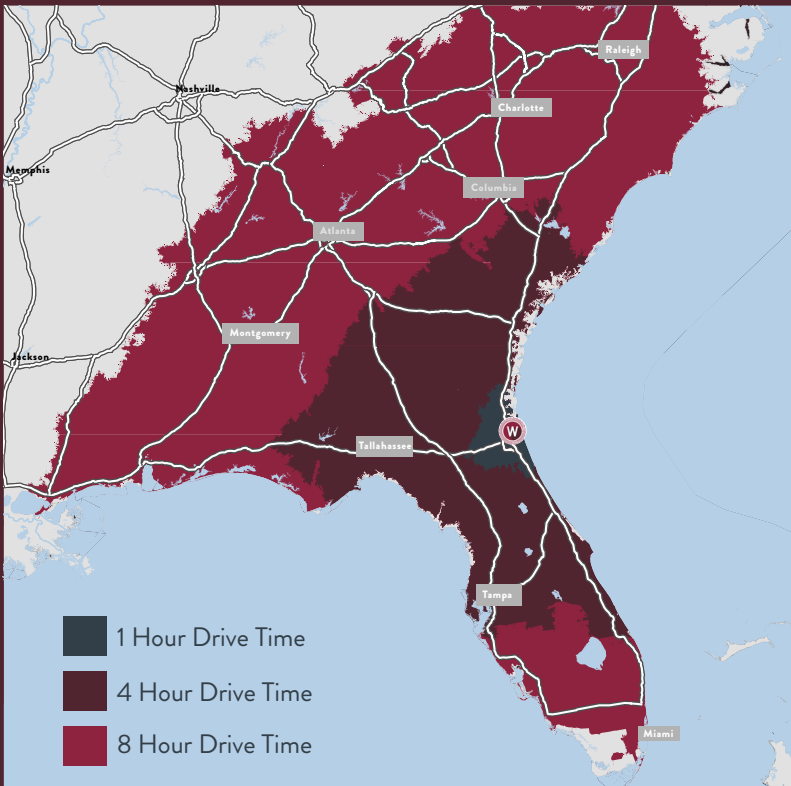


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## LOCATED IN CLOSE PROXIMITY TO TRANSPORTATION

### DRIVE TIMES

Orlando, FL:	150 Miles
Tampa, FL:	206 Miles
Miami, FL:	357 Miles
Savannah, GA:	133 Miles
Atlanta, GA:	353 Miles
Charlotte, NC:	377 Miles
Montgomery, AL:	379 Miles
Raleigh, NC:	448 Miles





FOR LEASE | ONE IMESON



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