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For Lease

JAX Airport Logistics Center

14825 International Airport Blvd., Jacksonville, FL 32218

Class A Master Planned Industrial Park

- Building 100 - 228,948± SF
- Building 200 - 203,897± SF
- Ready for immediate occupancy
- Flexible suites starting at 38,000± SF
- Land use/zoning: LI/IL
- Located in Foreign Trade Zone No. 64
- Situated within the boundary of the Northwest Jacksonville Economic Development Fund
 > jacksonville.gov/nwjedf



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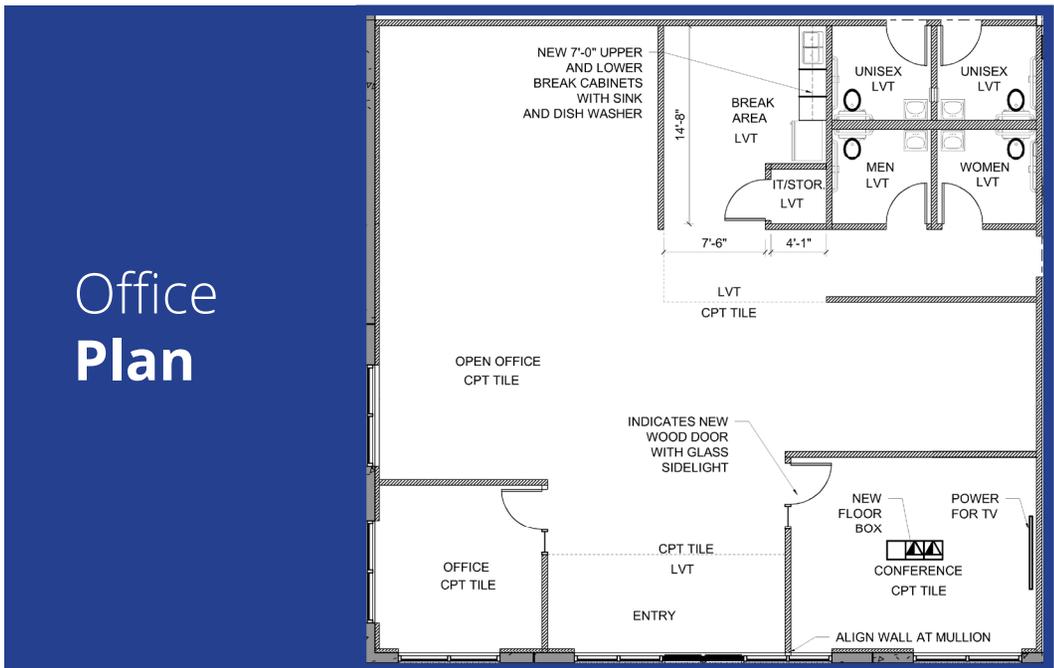
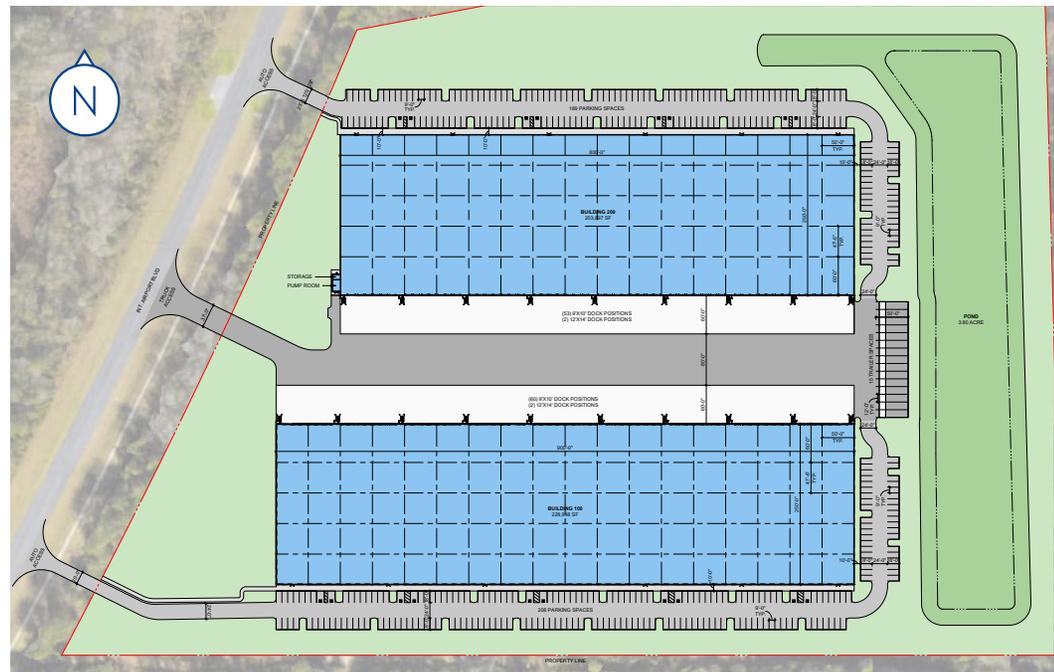
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Property Overview

14825 International Airport Blvd
Jacksonville, FL 32218

	Building 100	Building 200
Building Size	228,948 SF	203,897 SF
Spec Office	Suite 101: 2,275 SF Suite 108: 2,275 SF	Suite 201: 2,275 SF Suite 208: 2,275 SF
Bldg. Dimensions	249' x 899'	249' x 799'
Car Parking	209	187
Off Dock Trailer Stalls	18 shared	18 shared
Truck Apron	60' concrete	60' concrete
WH Windows	Clerestory along dock wall	Clerestory along dock wall
Typical Bays	47'-6" x 50'	47'-6" x 50'
Speed Bays	60' x 50'	60' x 50'
Clear Height	32'	32'
Roof Material	60-mil TPO with 20 year warranty	60-mil TPO with 20 year warranty
Insulation	R-21	R-21
Floor Slab	6" fiber-reinforced, 4,000 PSI concrete	6" fiber-reinforced, 4,000 PSI concrete
Truck Court	200' shared	200' shared
Dock High Doors	60 (9' x 10')	53 (9' x 10')
Drive-in Ramps	2 (12' x 14')	2 (12' x 14')
Dock Equipment	Suite 101: Two (2) 35,000 lb mechanical levelers Suite 108: Two (2) 35,000 lb mechanical levelers	Suite 201: Two (2) 35,000 lb mechanical levelers Suite 208: Two (2) 35,000 lb mechanical levelers
WH Exhaust Fans	Per code	Per code
Fire Suppression	ESFR; K-17; 1,500 GPM	ESFR; K-17; 1,500 GPM
Electric Capacity	(2) 200A panels exist. Capacity for up to 3600A additional	(2) 200A panels exist. Capacity for up to 3600A additional
WH Lighting	Code minimum	Code minimum
Site Area	15.3 acres	14.8 acres



Progress & Rendering



A Strategic Location

The Northside submarket provides **excellent connectivity** to the region's major transportation infrastructure.

INTERSTATE 95
1.8 Miles

INTERSTATE 295
3.7 Miles

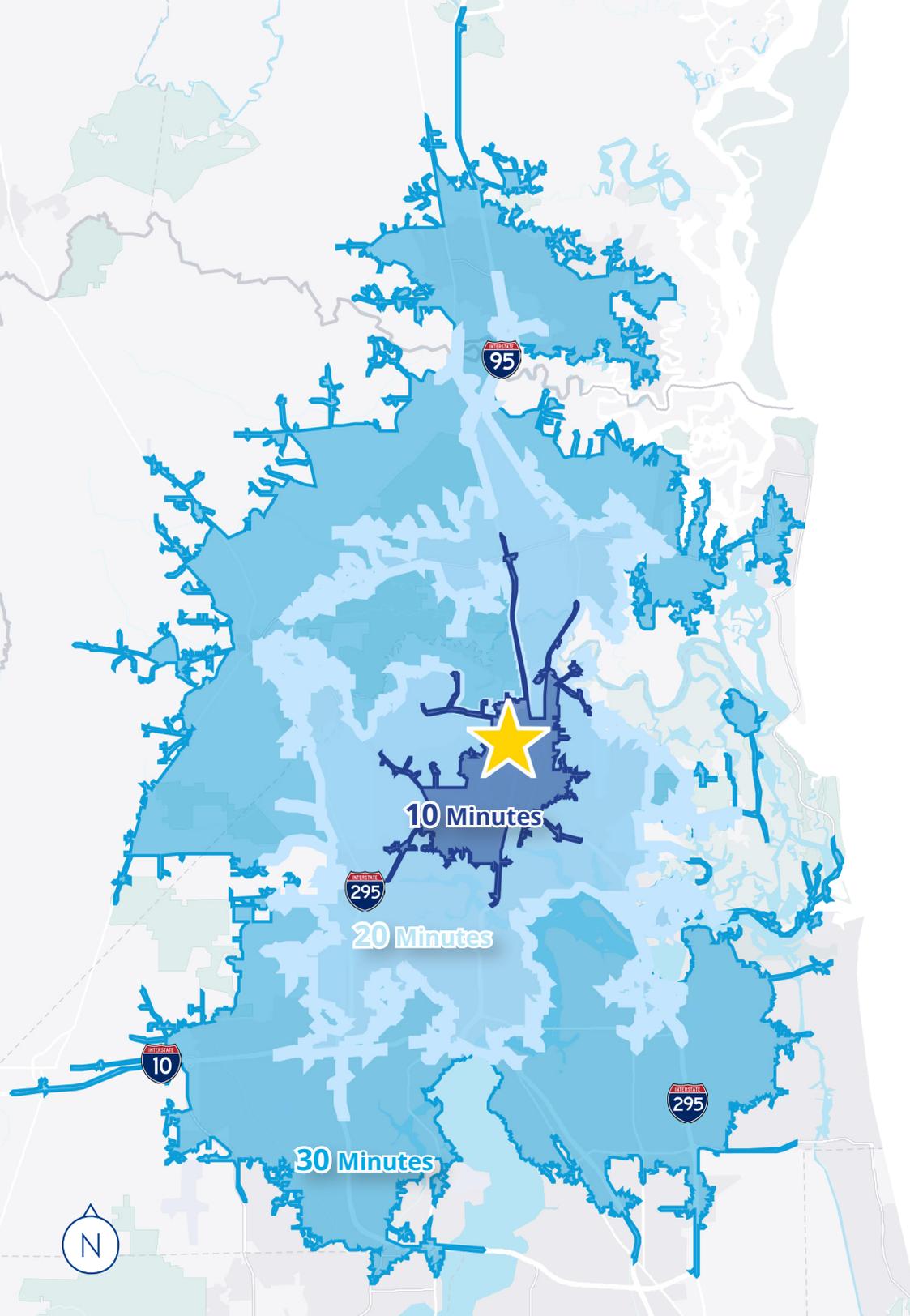
INTERSTATE 10
19 Miles

 **3 Miles**
Jacksonville Int'l Airport

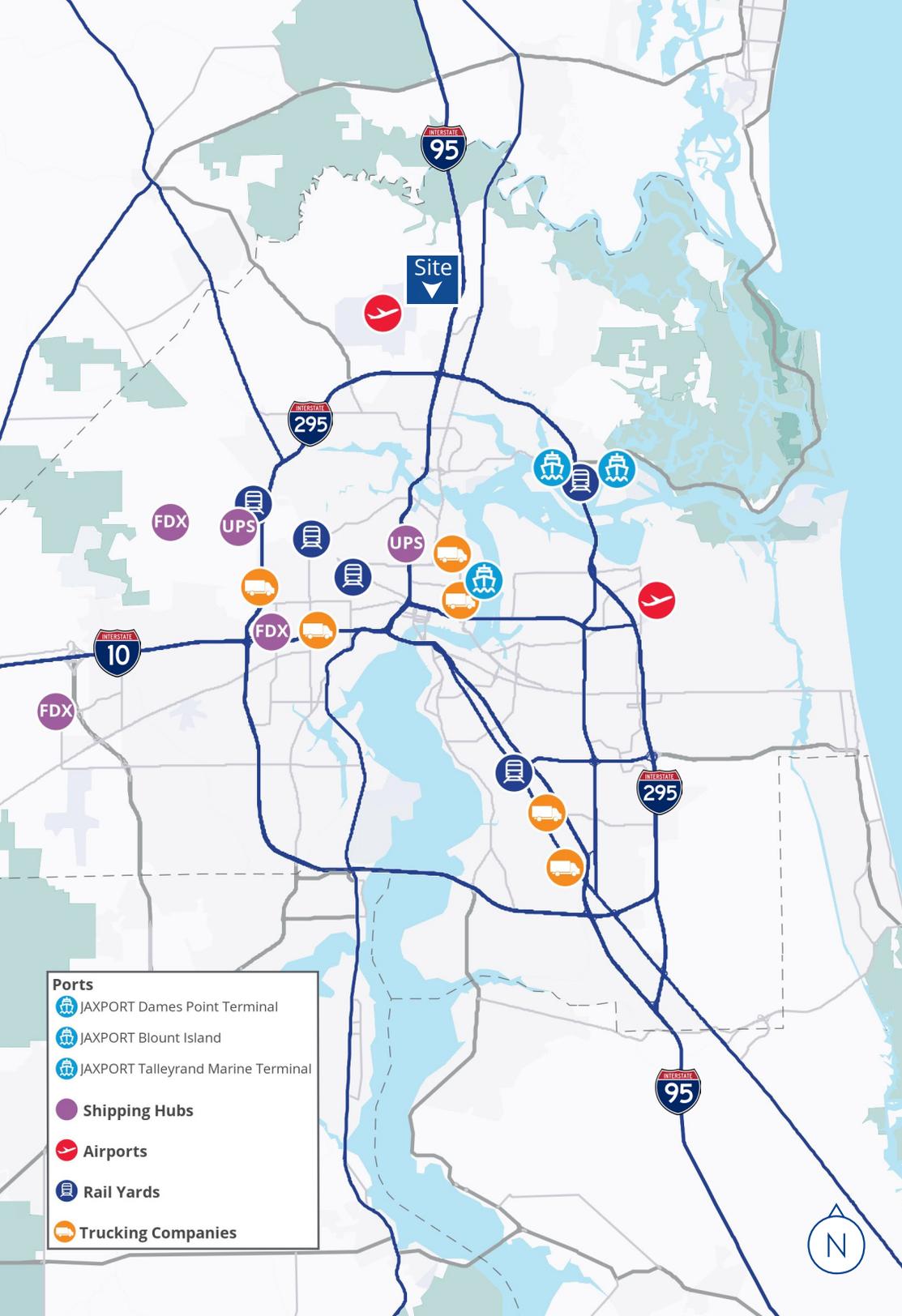
 **14 Miles**
CSX Intermodal

 **12 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
2025 Population	27,135	263,047	832,044
2030 Population	30,406	283,875	874,024
Population Change 2025-2030	2.30%	1.54%	0.99%
2025 Households	10,909	104,274	335,733
Median Household Income	\$69,254	\$59,754	\$69,112
Bachelor's Degree or Higher	17.5%	16.9%	21%
Unemployment Rate	5%	5.5%	4.5%
Total Employees	13,951	177,058	477,702



- Ports**
- JAXPORT Dames Point Terminal
 - JAXPORT Blount Island
 - JAXPORT Talleyrand Marine Terminal
- Shipping Hubs**
-
- Airports**
-
- Rail Yards**
-
- Trucking Companies**
-

	Interstate 95	1.8 miles
	Interstate 295	3.7 miles
	Interstate 10	19 miles
	CSX Intermodal Facility	14 miles
	Norfolk Southern Intermodal	13.8 miles
	FEC Intermodal Facility	22 miles
	Jacksonville Int'l Airport	3 miles
	JAXPORT Talleyrand	13.7 miles
	JAXPORT Dames Point	12 miles
	JAXPORT Blount Island	12.5 miles
	Port of Savannah	127 miles
	Port of Charleston	227 miles
	Port of Tampa	212 miles

Business-Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax



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