

# IMESON WEST – INDUSTRIAL OUTDOOR STORAGE

INDUSTRIAL LAND FOR LEASE / SUBDIVIDABLE – VESTED DEVELOPMENT RIGHTS



## IMESON WEST - OVERALL

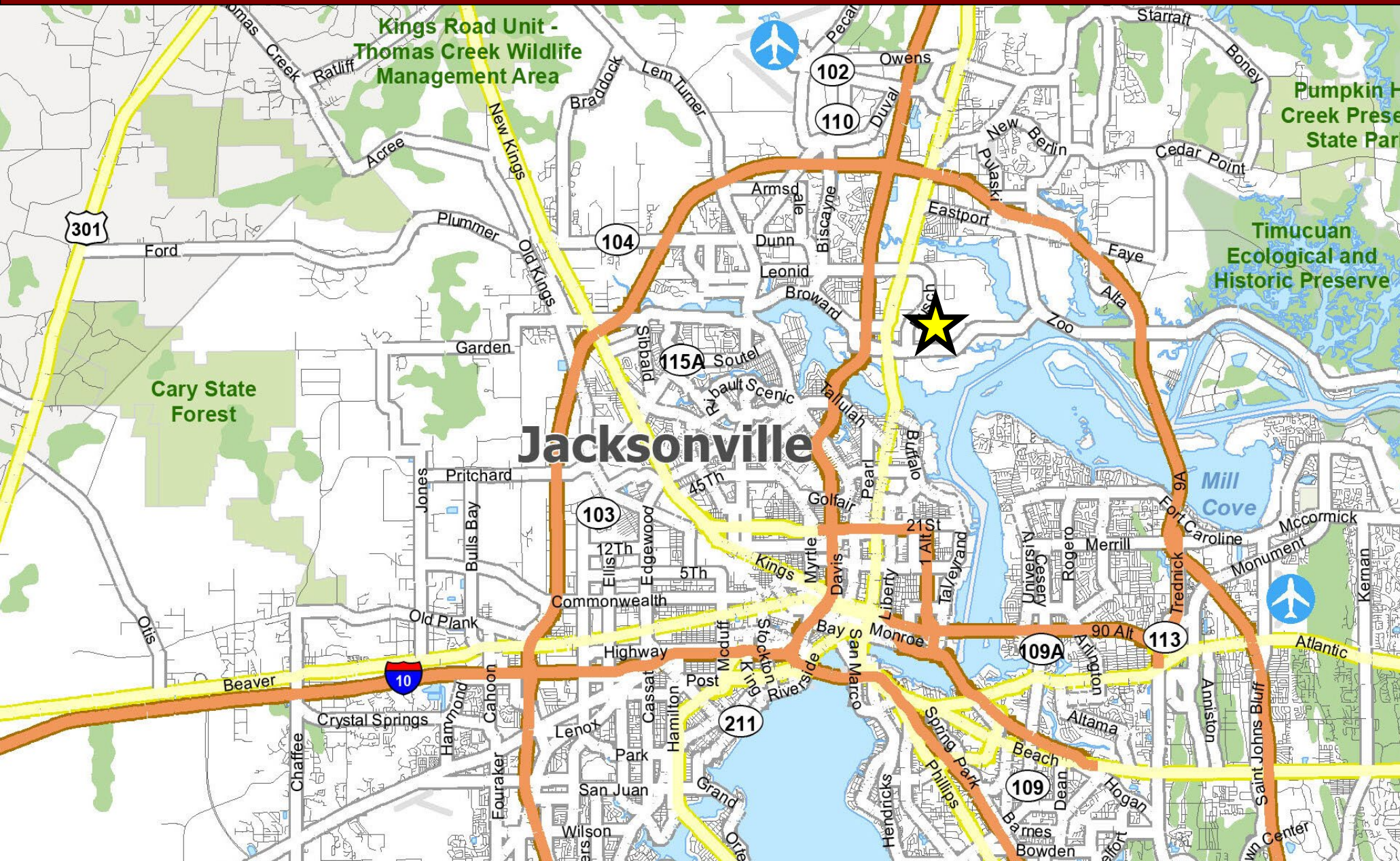
|              |                          |
|--------------|--------------------------|
| EST. ACREAGE | 101 Leasable Acres       |
| BUILDING SF  | To Be Determined         |
| ZONING       | Light Industrial ("LI")  |
| CONDITION    | Multiple Specs Available |
| COUNTY       | Duval                    |
| DELIVERY     | Beginning in Q2 2023     |
| RATE         | Available Upon Request   |

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INDUSTRIAL LAND FOR LEASE / SUBDIVIDABLE



## KEY DISTANCES

| LOCATION      | DISTANCE / TIME     |
|---------------|---------------------|
| BLOUNT ISLAND | 6.5 Miles / 10 Mins |
| JAXPORT       | 4.6 Miles / 8 Mins  |
| I-95          | 1.6 Miles / 3 Mins  |
| I-10          | 8.8 Miles / 11 mins |

## IMESON WEST - OVERALL

|              |                         |
|--------------|-------------------------|
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| BUILDING SF  | To Be Determined        |
| ZONING       | Light Industrial ("LI") |

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# IMESON WEST – PARCEL A

INDUSTRIAL LAND FOR LEASE / SUBDIVIDABLE



## IMESON WEST - PARCEL A

ACREAGE 4.63 Acres

BUILDING SF Up to 20,000 SF

ZONING Light Industrial ("LI")

CONDITION Multiple Specs Available

COUNTY Duval

DELIVERY Q3 2023

RATE Available Upon Request

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Pine Street / RPS

# IMESON WEST – PARCEL B1

INDUSTRIAL LAND FOR LEASE / SUBDIVIDABLE



## IMESON WEST - PARCEL B1

ACREAGE 5.00 Acres

BUILDING SF Up to 20,000 SF

ZONING Light Industrial ("LI")

CONDITION Multiple Specs Available

COUNTY Duval

DELIVERY Q3 2023

RATE Available Upon Request

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# IMESON WEST – PARCEL B2

INDUSTRIAL LAND FOR LEASE / SUBDIVIDABLE



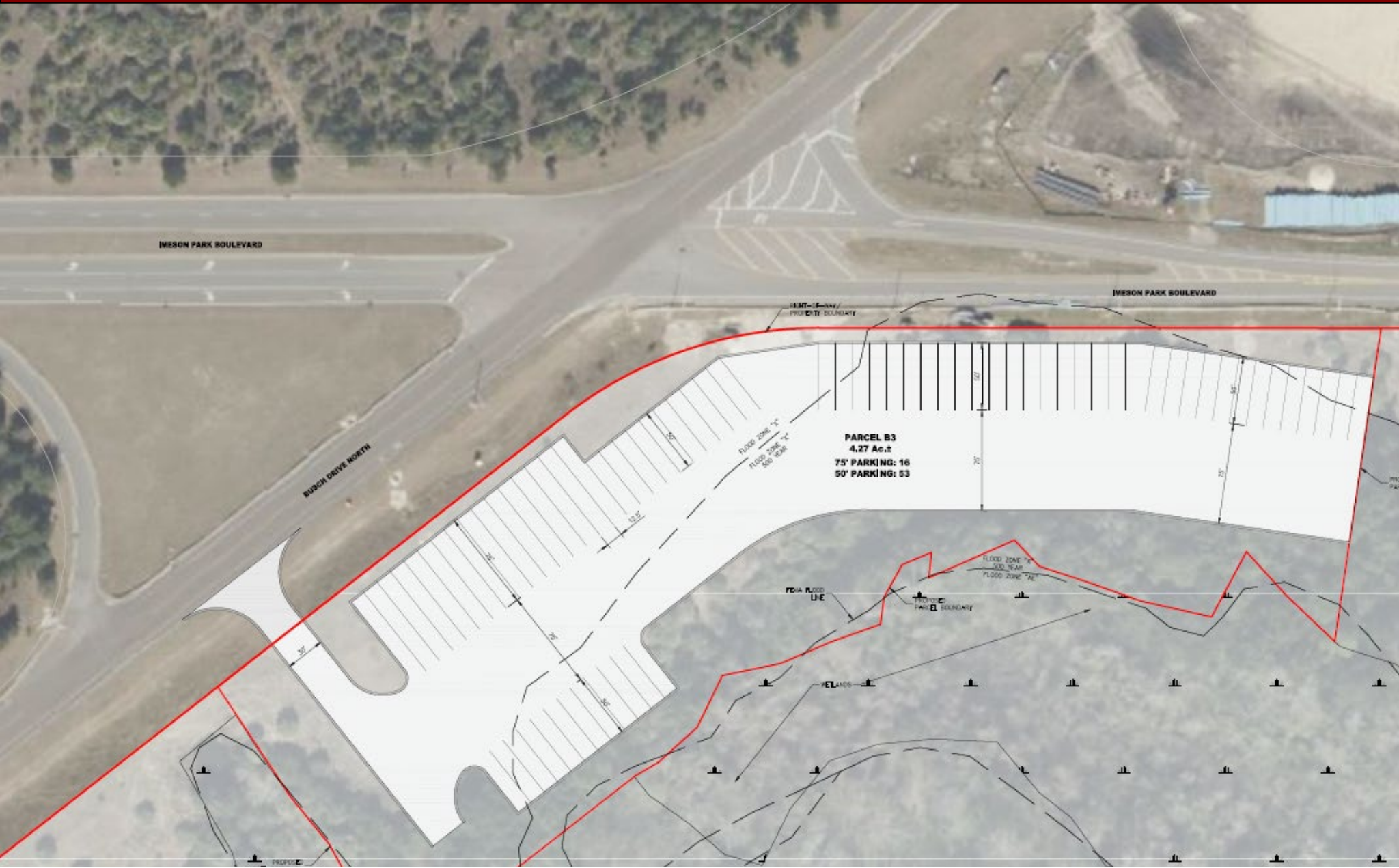
|                                |                          |
|--------------------------------|--------------------------|
| <b>IMESON WEST - PARCEL B2</b> |                          |
| ACREAGE                        | 3.24 Acres               |
| BUILDING SF                    | To Be Determined         |
| ZONING                         | Light Industrial ("LI")  |
| CONDITION                      | Multiple Specs Available |
| COUNTY                         | Duval                    |
| DELIVERY                       | Q2 2023                  |
| RATE                           | Available Upon Request   |

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# IMESON WEST – PARCEL B3

INDUSTRIAL LAND FOR LEASE / SUBDIVIDABLE



|                                |                          |
|--------------------------------|--------------------------|
| <b>IMESON WEST - PARCEL B3</b> |                          |
| ACREAGE                        | 4.27 Acres               |
| BUILDING SF                    | To Be Determined         |
| ZONING                         | Light Industrial ("LI")  |
| CONDITION                      | Multiple Specs Available |
| COUNTY                         | Duval                    |
| DELIVERY                       | Q2 2023                  |
| RATE                           | Available Upon Request   |

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# IMESON WEST – PARCEL C

## INDUSTRIAL LAND FOR LEASE / SUBDIVIDABLE



- CONCEPT PLAN NOTES**
1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. THE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL SURVEY AND LOCAL LAND DEVELOPMENT CODE.
  2. DETERMINED WASTEWATER FACILITY SHOWN ON THE PLAN ARE ESSENTIAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
  3. NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL PHOTO DATA.
  4. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.

### IMESON WEST - PARCEL C

|                    |                          |
|--------------------|--------------------------|
| <b>ACREAGE</b>     | 6.44 Acres               |
| <b>BUILDING SF</b> | To Be Determined         |
| <b>ZONING</b>      | Light Industrial ("LI")  |
| <b>CONDITION</b>   | Multiple Specs Available |
| <b>COUNTY</b>      | Duval                    |
| <b>DELIVERY</b>    | To Be Determined         |
| <b>RATE</b>        | Available Upon Request   |

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# IMESON WEST – PARCEL D

INDUSTRIAL LAND FOR LEASE / SUBDIVIDABLE



- CONCEPT PLAN NOTES**
1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. THE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL LOCAL AND LOCAL LAND DEVELOPMENT CODE.
  2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
  3. NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE DATA.
  4. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONTRACTING AND PERMITTING PURPOSES.

| IMESON WEST - PARCEL D |                          |
|------------------------|--------------------------|
| ACREAGE                | 15.86 Acres              |
| BUILDING SF            | To Be Determined         |
| ZONING                 | Light Industrial ("LI")  |
| CONDITION              | Multiple Specs Available |
| COUNTY                 | Duval                    |
| DELIVERY               | To Be Determined         |
| RATE                   | Available Upon Request   |

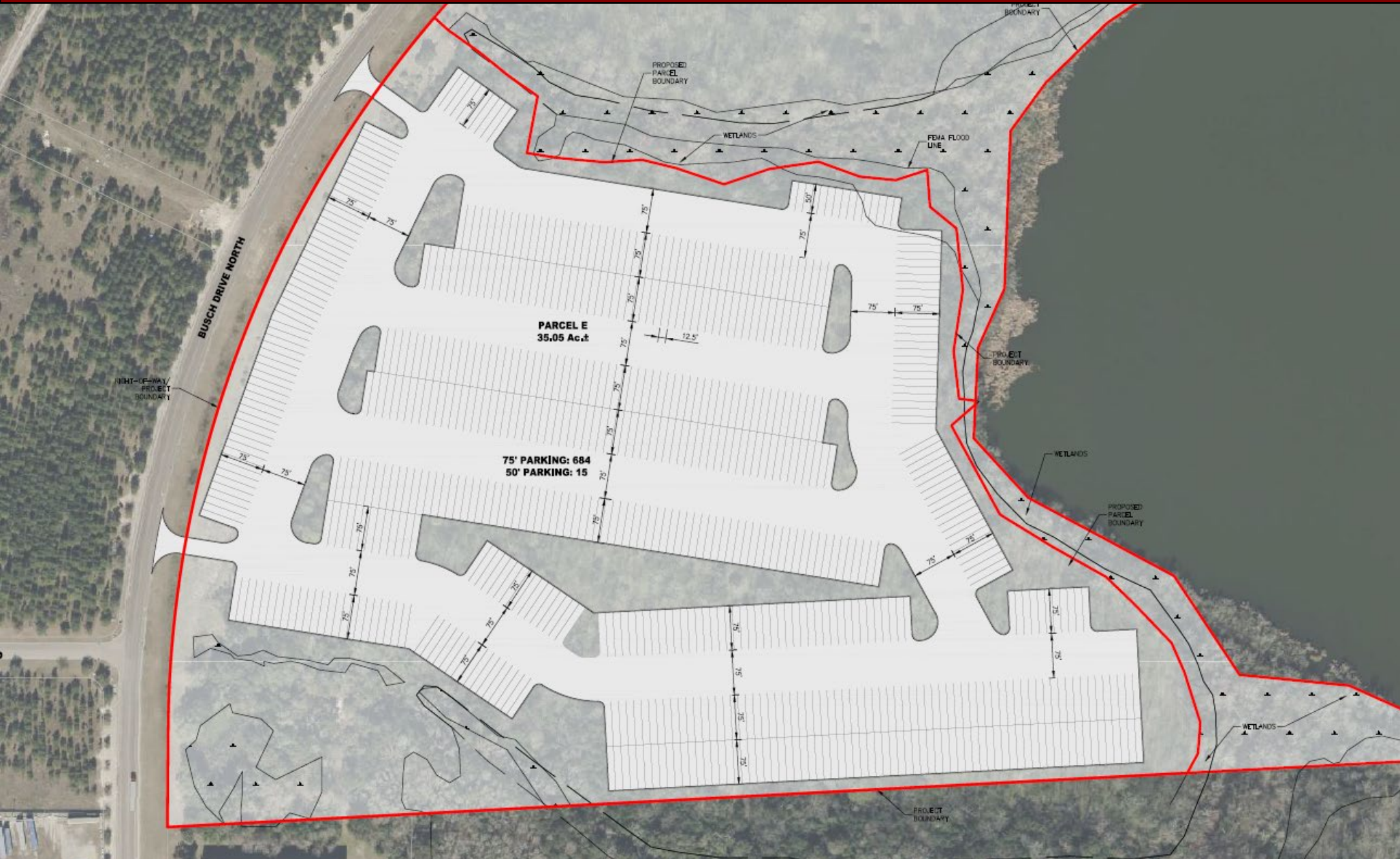
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# IMESON WEST – PARCEL E

INDUSTRIAL LAND FOR LEASE / SUBDIVIDABLE



## IMESON WEST - PARCEL E

**ACREAGE** 35.05 Acres

**BUILDING SF** To Be Determined

**ZONING** Light Industrial ("LI")

**CONDITION** Multiple Specs Available

**COUNTY** Duval

**DELIVERY** To Be Determined

**RATE** Available Upon Request

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# IMESON WEST – PARCEL F

INDUSTRIAL LAND FOR LEASE / SUBDIVIDABLE



## IMESON WEST - PARCEL F

ACREAGE 26.47 Acres

BUILDING SF To Be Determined

ZONING Light Industrial ("LI")

CONDITION Multiple Specs Available

COUNTY Duval

DELIVERY To Be Determined

RATE Available Upon Request

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