



# FIRST WESTLAKE

## LOGISTICS PARK

9388 PRITCHARD RD  
JACKSONVILLE



[CLICK TO VIEW WEBSITE](#)

[CLICK FOR VIRTUAL TOUR](#)

NOW PRE-LEASING

PHASE 1 - 109,000± SF

PHASE 2 - 300,000± SF

FIRST GULF





# FIRST WESTLAKE LOGISTICS PARK

## PROPERTY OVERVIEW



### LOCATED IN

Jacksonville's largest industrial submarket



### EXCELLENT ACCESS

to I-295, I-10 and I-95



### PROXIMITY

to JAXPORT facilities



### MINUTES FROM

CSX, Norfolk Southern and Florida East Coast Rail facilities



### REGIONAL DISTRIBUTION REACH

to 61M+ consumers within an 8-hour drive



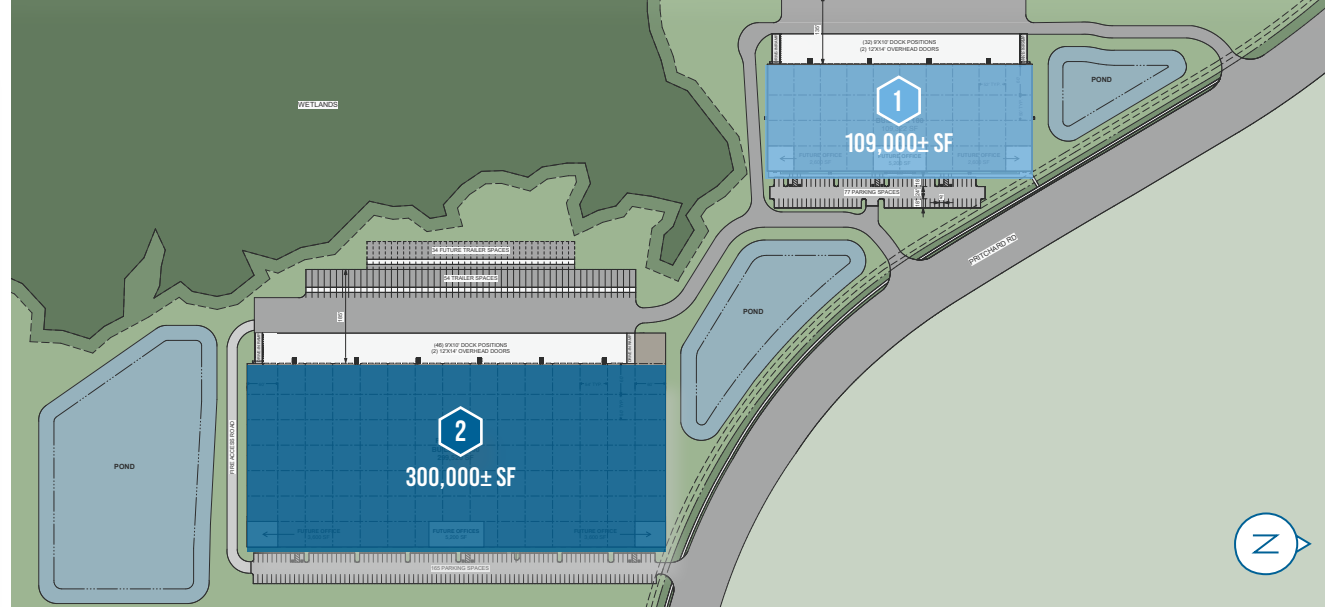
### Q2 2025

delivery



### 3 ACCESS POINTS

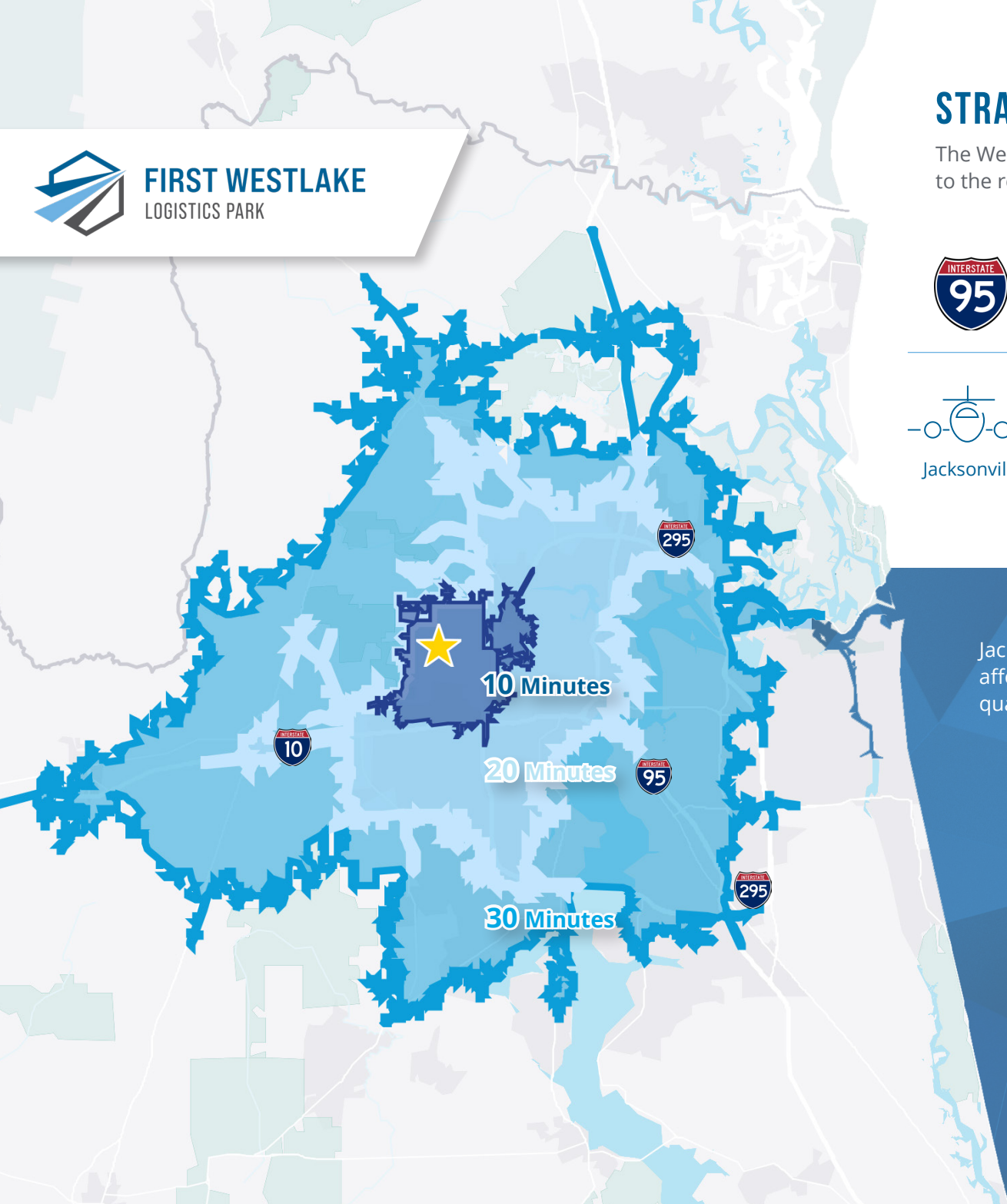
to Pritchard Road



	PHASE 1	PHASE 2
Site Area	10.25	26
Total Building SF	109,322±	299,520±
Office	1,286± SF	3,600± SF
Building Dimensions	210' x 520'	360' x 756'
Column Spacing	50' deep x 52' wide	50' deep x 54' wide
Speed Bays	60' deep x 52' wide	60' deep x 54' wide
Clear Height	32' clear	36' clear
Configuration	Rear load	Rear load
Dock High Doors	32 (9' x 10')	46 (9' x 10')
Drive In Doors	2 (12' x 14') with bollards	2 (12' x 14') with bollards
Dock Package	(10) mechanical levelers, 7' x 8', 40,000 lb; bumpers; door track guards	(15) mechanical levelers, 7' x 8', 40,000 lb; bumpers; door track guards
Truck Court	135' with concrete apron	185' to 240' with 60' concrete apron
Trailer Positions	NA	54 exp. to 88 with 15' concrete dolly pad
Sprinkler	ESFR	ESFR
Electric Service	2,000 A, 277/480v, 3p, 4wire	3,000 A, 277/480v, 3p, 4wire
Lighting	LED - 30 foot candles	LED - 30 foot candles
Roofing	60 mil TPO; R-21 insulation	60 mil TPO; R-21 insulation
Windows	Clerestory - 10 (5' x 5')	Clerestory - 15 (5' x 5')
Air Exchange	1 per hour	1 per hour
Interior Tilt Wall	Painted white	Painted white
Slab	6", 4000 PSI unreinforced	6", 4000 PSI unreinforced
Car Parking	77	165



**FIRST WESTLAKE**  
LOGISTICS PARK



## STRATEGIC LOCATION

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



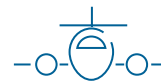
**14**  
Miles



**4**  
Miles



**5**  
Miles



**15**  
Miles

Jacksonville Int'l Airport



**4**  
Miles

CSX Intermodal



**22**  
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	16,803	326,681	835,633
2028 Population	16,786	330,913	852,763
Population Change 2023 - 2028	-0.1%	1.3%	2.0%
2023 Households	6,384	130,675	331,425
Median Household Income	\$60,686	\$49,589	\$57,148
Total Employees	9,143	177,583	422,561



INTERSTATE 295 4 miles

INTERSTATE 10 5 miles

INTERSTATE 95 14 miles



CSX INTERMODAL FACILITY 4 miles

NORFOLK SOUTHERN INTERMODAL 8 miles

FEC INTERMODAL FACILITY 20 miles



JACKSONVILLE INT'L AIRPORT 15 miles

JAXPORT | TALLEYRAND 14 miles

JAXPORT | DAMES POINT 22 miles

JAXPORT | BLOUNT ISLAND 22.5 miles



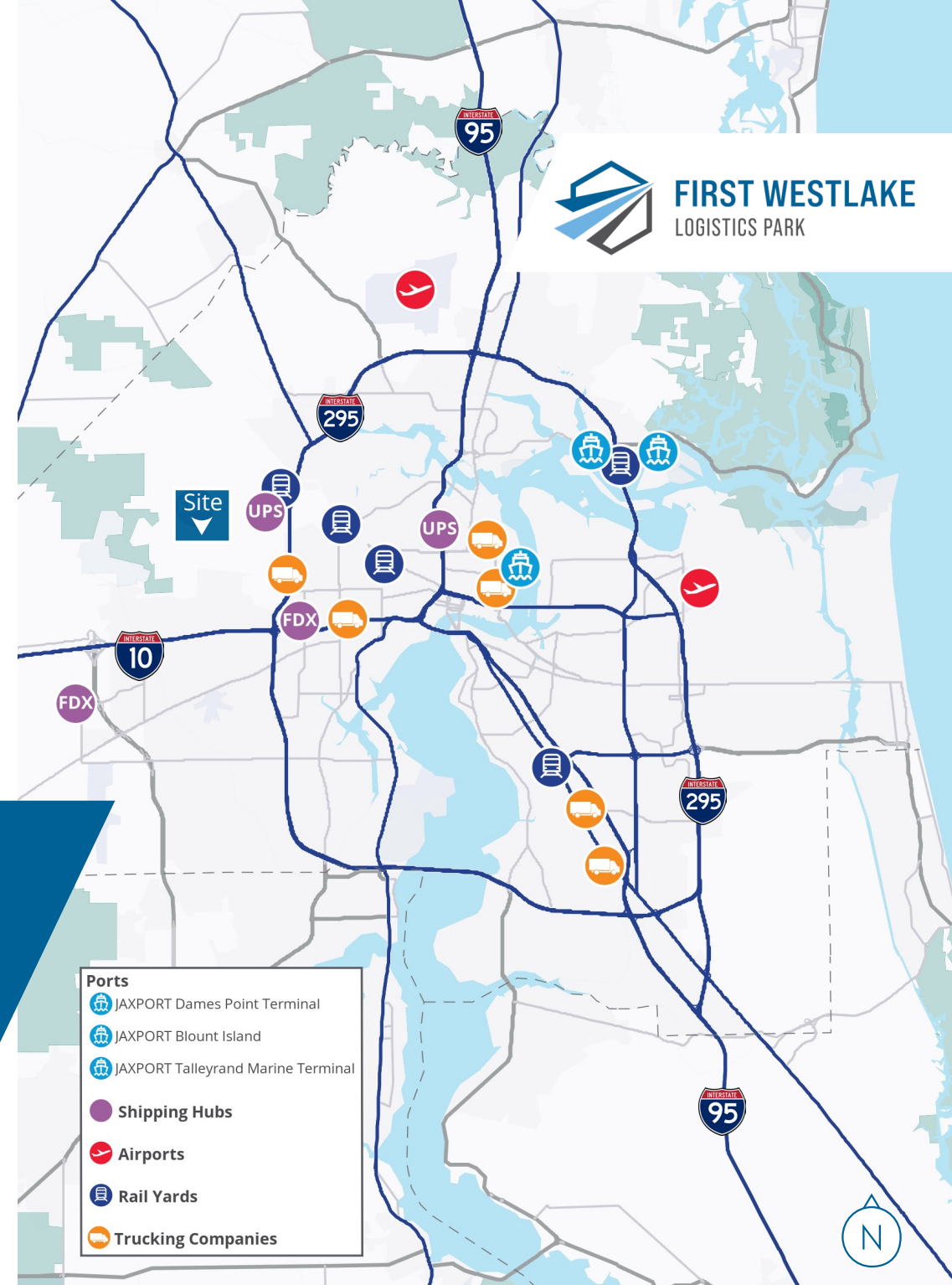
PORT OF SAVANNAH 123 miles

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





# FIRST WESTLAKE FIRST GULF LOGISTICS PARK

**Guy Preston, SIOR**  
+1 904 591 0800  
guy.preston@colliers.com

**Seda Preston**  
+1 904 861 1142  
seda.preston@colliers.com

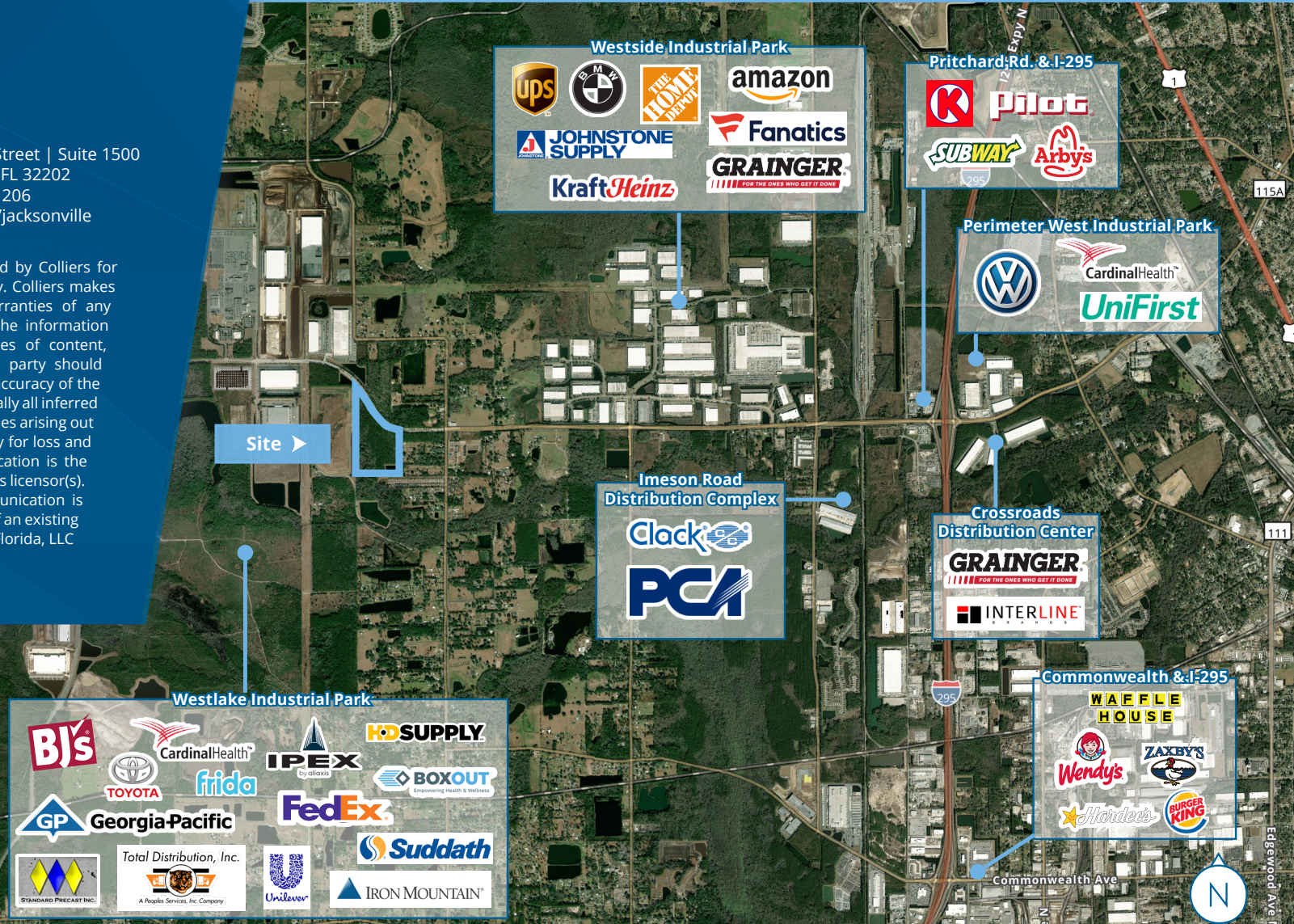
## TRADE AREA



76 S. Laura Street | Suite 1500  
Jacksonville, FL 32202  
+1 904 358 1206  
colliers.com/jacksonville

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC

Site ▶



Edgewood Ave. N