

IMESON

PORT CENTER



Available for lease

9210 Drummond Creek Drive

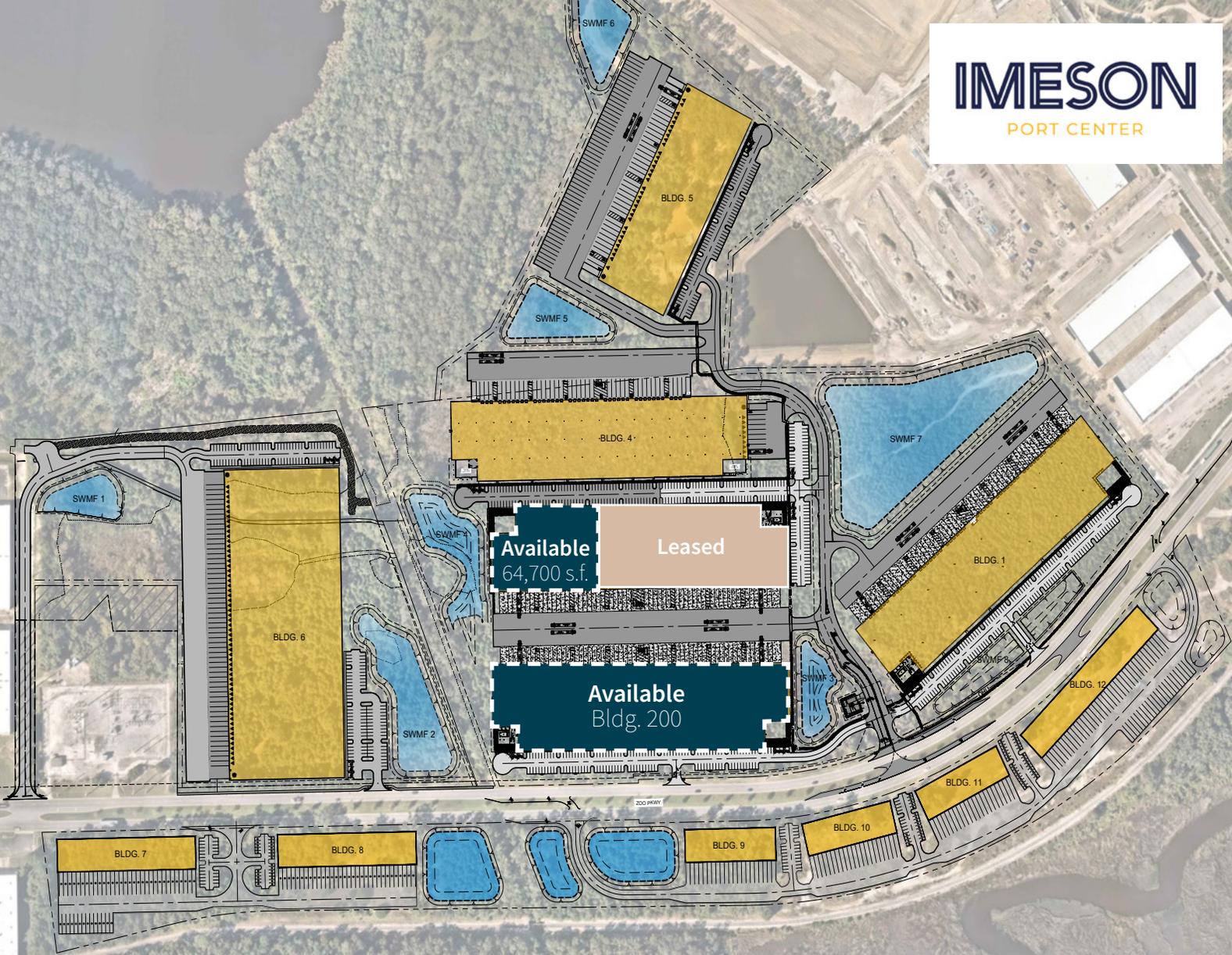
Jacksonville, FL 32218

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Imeson Port Center

Imeson Port Center is a 106 acre, master planned, industrial development located within Jacksonville's Imeson Industrial Park. The development is strategically located one mile east of I-95 along Heckscher Drive and less than four miles west of I-295. Tenants are able to take advantage of being centrally located to JaxPort (4.5 miles), Jacksonville International Airport (5.5 miles) and Downtown Jacksonville (6 miles).

Imeson Port Center can accommodate multiple facilities totaling over 1,300,000 square feet. Phase 1 consists of two 198,000 square foot speculative facilities. Build-to-suit sites as well as outside storage opportunities are also available.

- Conveniently located in Imeson Industrial Park
- Over 61 million consumers located within an 8 hour drive
- FTZ # 64 available
- No state or local personal income tax
- No inventory tax
- 5th lowest tax climate in the U.S.
- 3rd largest military population in U.S.
- Pro-growth consolidated local government
- Various target industry incentives available via City and State





Specifications

| | Bldg. 200 | Bldg. 300 | | Bldg. 200 | Bldg. 300 |
|-----------------------------|--|--|--------------------------|--|--|
| Building size (s.f.) | 198,000 | 198,000 | Truck court depth | 155' | 155' |
| Available (s.f.) | 198,000 | 64,700 | Lighting | LED w/ motion sensors | LED w/ motion sensors |
| Office (s.f.) | BTS | BTS | Fire Suppression | ESFR | ESFR |
| Building dimensions | 900' x 220' | 900' x 220' | Power | 2,000 amps 480Y/277V 3 Phase | 2,000 amps 480Y/277V 3 Phase |
| Column spacing | 53'4" x 50' typical 53'4" x 60' speed | 53'4" x 50' typical 53'4" x 60' speed | Auto parking | 163 | 120 |
| Clear height | 32' | 32' | Slab design | 7" thick, 4000 psi fiber-reinforced concrete slab on grade over 10 mil vapor barrier at warehouse floor | 7" thick, 4000 psi fiber-reinforced concrete slab on grade over 10 mil vapor barrier at warehouse floor |
| Roof | 45 mil, R-20 | 45 mil, R-20 | Zoning | IL | IL |
| Dock doors | 51 (9'x10') | 16 (9'x10') | | | |
| Drive-in doors | 2 (12' x 16') | 1 (12' x 16') | | | |
| Dock equipment | 4 levelers | 1 leveler | | | |



1

mile from
I-95



4.5

miles from
Dames Point



5.5

miles from
Jacksonville
International Airport

Contact

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