

5400 West 12th Street

WESTSIDE DISTRIBUTION CENTER JACKSONVILLE, FL 32254



±54,777 SF INDUSTRIAL SPACE WITH OFFICE - FOR LEASE



Zoning:
Industrial
Light



Easy access to
I-95 I-10
I-295 & US-1



UPS, FedEx,
CSX & Norfolk
Southern Nearby



Visibility:
Lewis Ind. Dr
& W. 12th St

For further information,
please contact our exclusive agents:

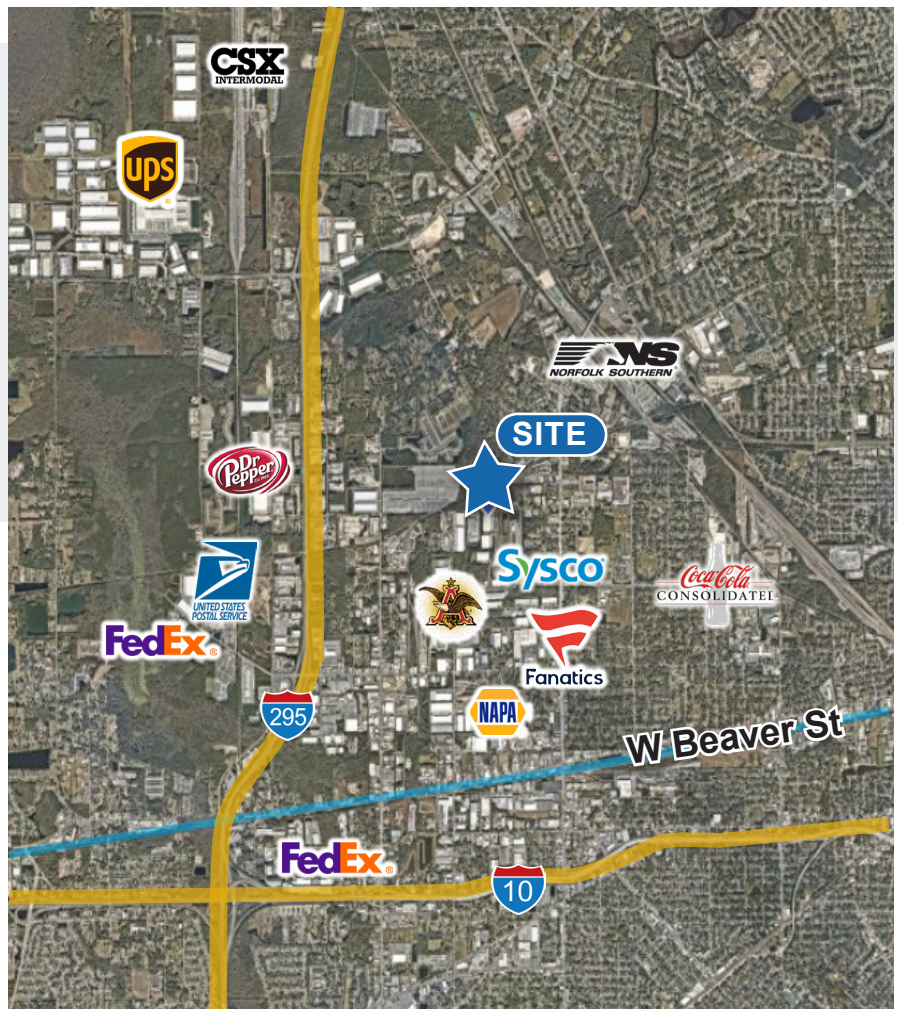
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PHOENIX REALTY GROUP
www.phoenixrealty.net

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PROPERTIES

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FEATURES & PLANS

Size:

Total Building Size: ± 150,000 SF
Total Available: ± 54,777 SF
Available Office: ± 1,500 SF (To Be Built)

Address: 5400 West 12th Street
Jacksonville, FL 32254

Landlord: EastGroup Properties

Features:

Construction: Concrete Block & Metal
Clear Height: 26' Minimum
32' Maximum
Site Size: ±7.31 acres

Zoning:

IL (Industrial Light)

Parking:

Ample

Year Built:

1987

Fire Protection:

Wet Pipe

Doors:

(6) Front Loading
9'x10' Overhead

Utilities:

JEA water and
sewer

Electrical:

480 AMP/270 volt/3 phase

Column Spacing:

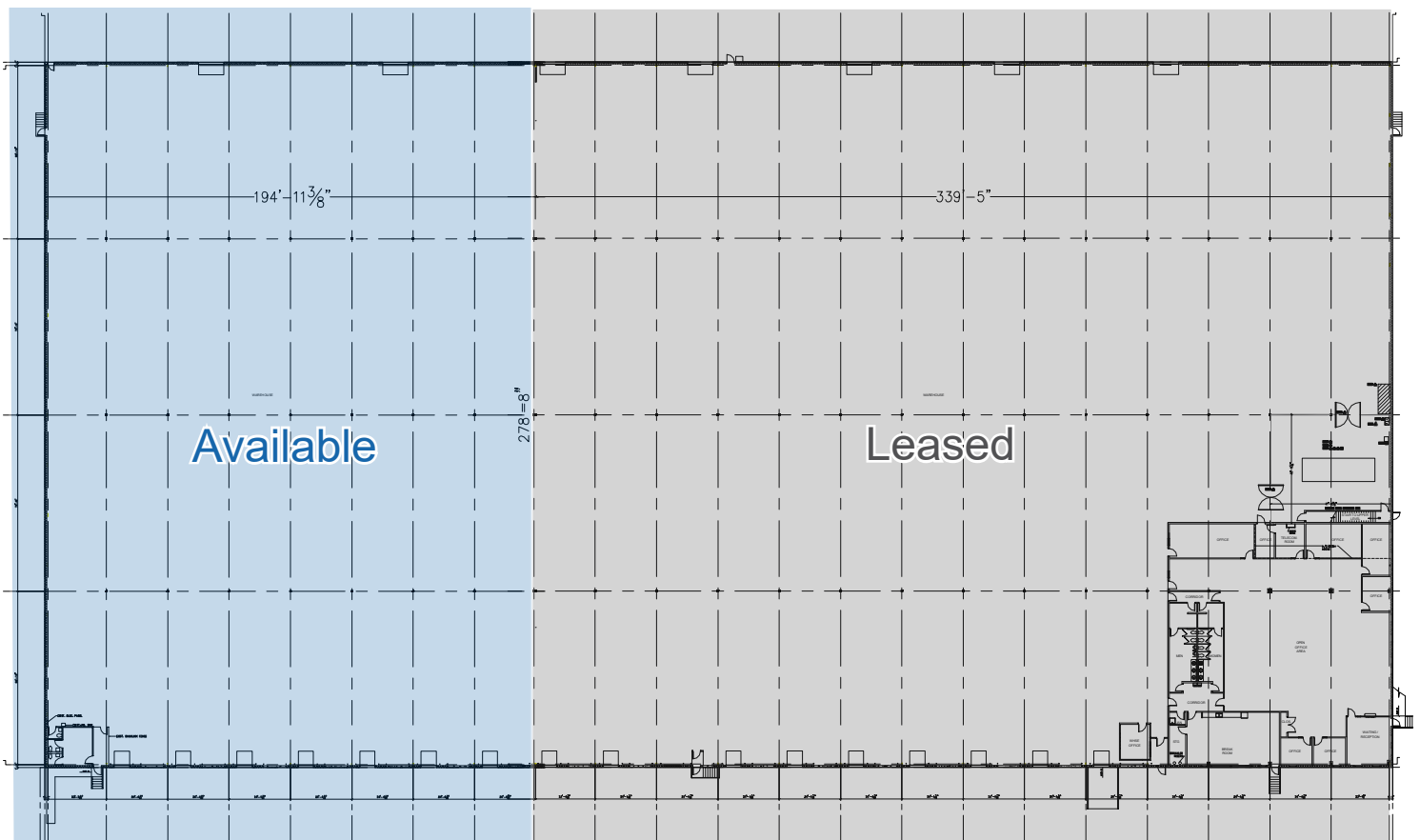
25'x70'

Truck Court Depth:

120'

Lighting:

Fluorescent/skylights



JAX INDUSTRIAL MARKET



DISTANCE TO JIA AIRPORT
18 miles



**DISTANCE TO CSX INTERMODAL FACILITY
NORFOLK SOUTHERN FACILITY**
5 & 2 Miles



DISTANCE TO FLORIDA EAST COAST RAIL
18 Miles



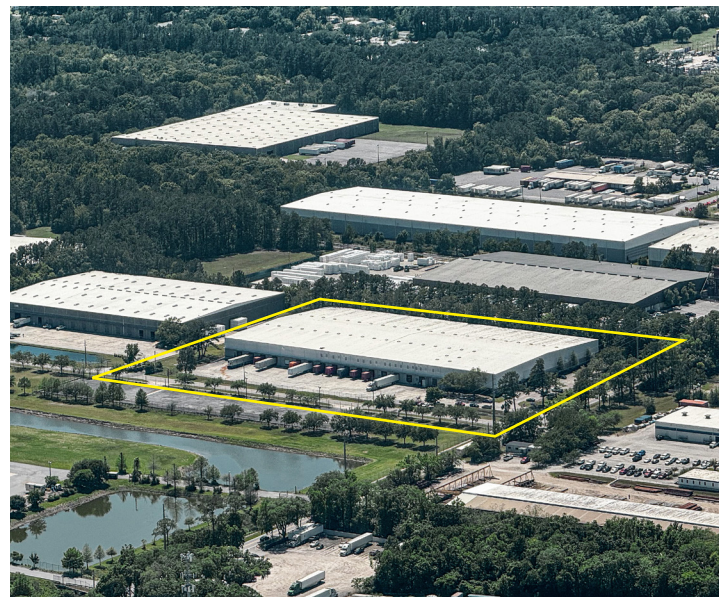
DISTANCE TO JAXPORT
20 miles to Blount Island / Dames Point
10 miles to Talleyrand

An Ideal Location

- ◆ Superb regional distribution and warehousing location with excellent market fundamentals recognized in best of class locations
- ◆ Direct access to major transportation demand drivers including road, air and marine
- ◆ Jacksonville provides an excellent source of labor that compliments a pro-business environment
- ◆ Excellent interstate network that connects the southeast to Jacksonville via I-295, I-95, I-10

Jacksonville Port Authority (JAXPORT)

- ◆ JAXPORT is Florida's largest container port and one of the nation's largest vehicle-handling ports.
- ◆ Offering competitive transit times to 140 ports in more than 70 countries.
- ◆ Port deepening: The federal project to deepen the Jacksonville shipping channel to 47 feet is under way and will offer the largest container ships calling on the US East Coast unobstructed access to the port's terminals
- ◆ JAXPORT offers shippers seamless transportation via 100 trucking firms and 40 daily trains via Class I railroads CSX and NS and regional rail line FEC.

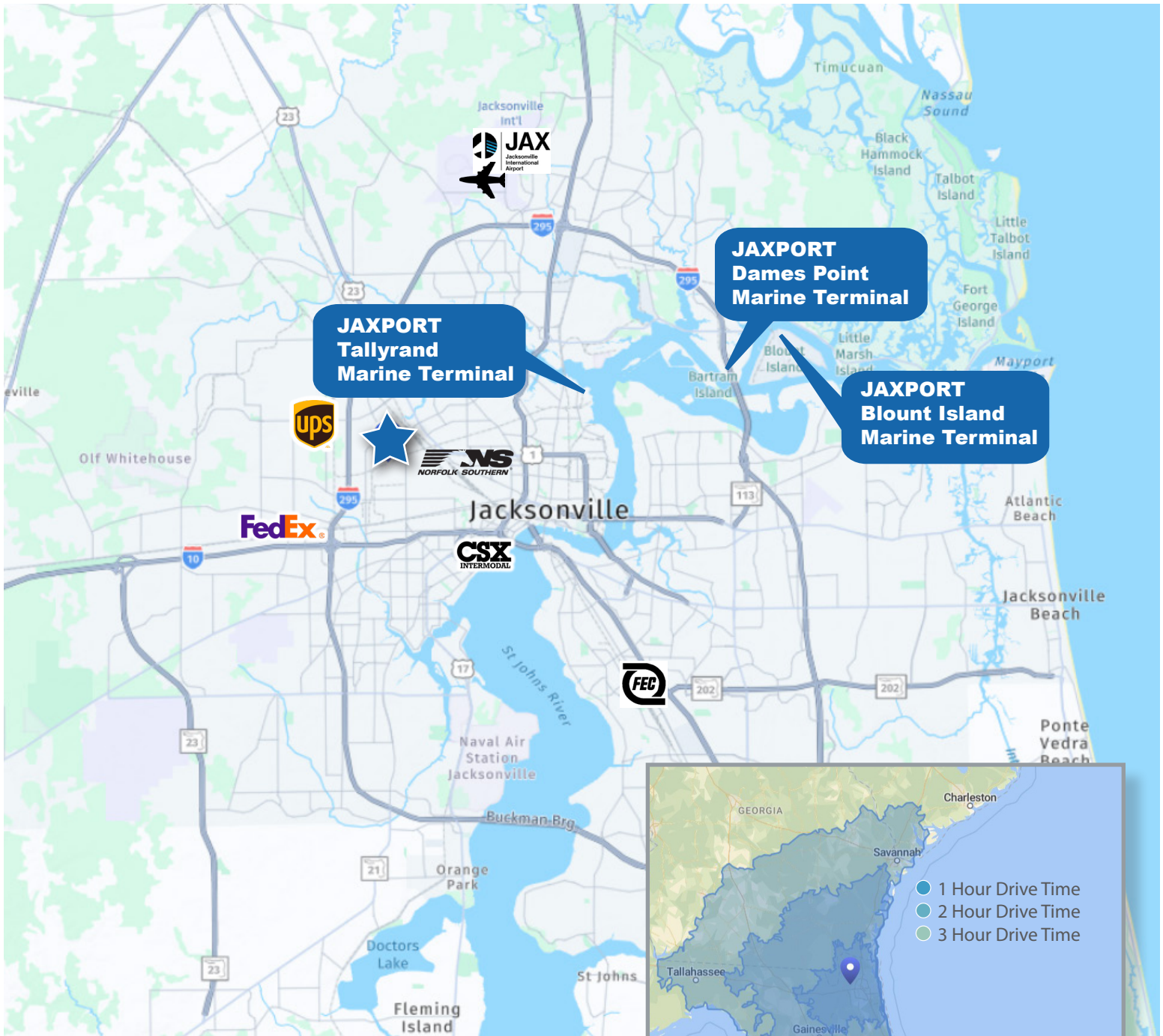


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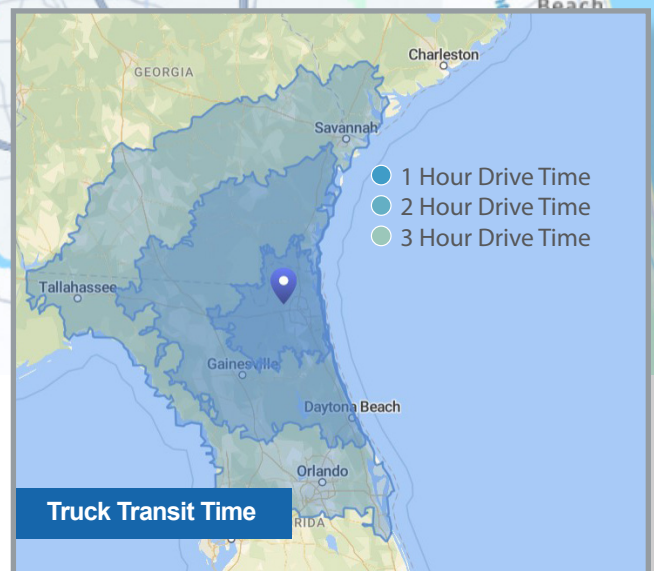
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TRUCK TRANSIT



TRUCK TRANSIT TIME: A key factor to many operators. From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.



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