

For Lease

Westlake Commerce Center

9395 Pritchard Road | Jacksonville, FL 32219

Class A Master Planned Industrial Park

- Building 1 - 337,104± SF - Ready for occupancy
- Building 2 - 192,924± SF - Ready for occupancy
- Exceptional multimodal location in Jacksonville's Westside submarket
- Excellent proximity to I-295, I-10 and I-95
- Zoned Light Industrial allowing for distribution, warehousing, light manufacturing, processing and outdoor storage
- Known as America's Logistics Center, Jacksonville boasts same-day access to 98 million people



Click here to view marketing video



Click here to view property website

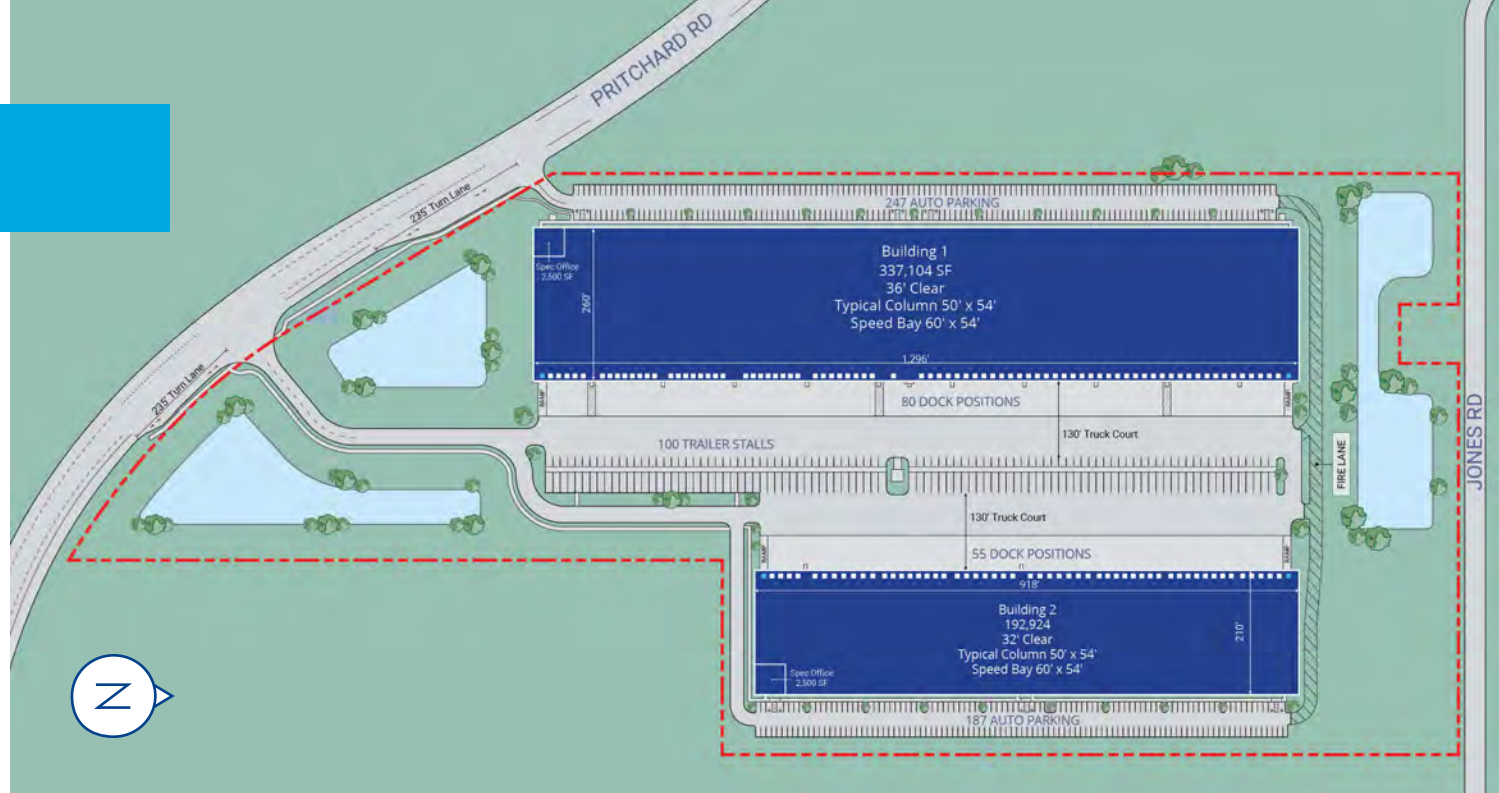
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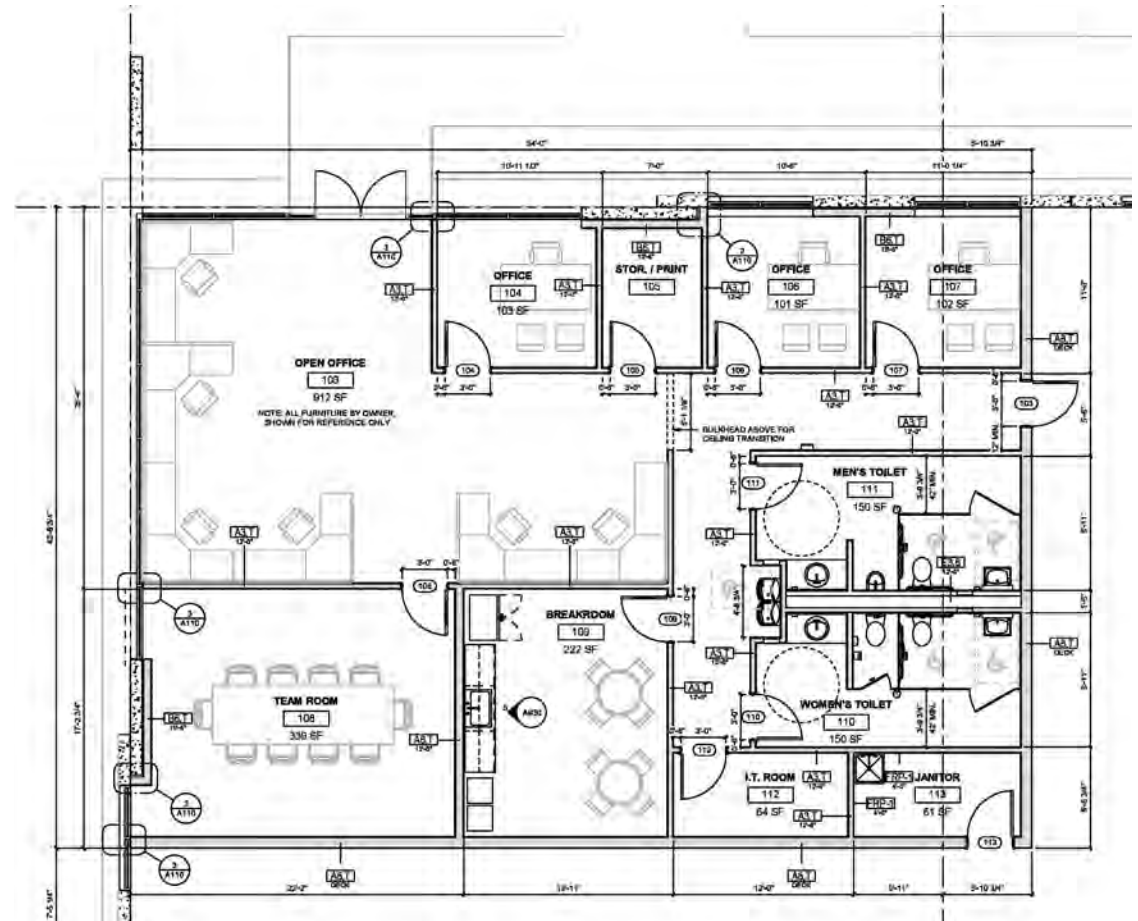
Site Plan



Property Overview

Building 1

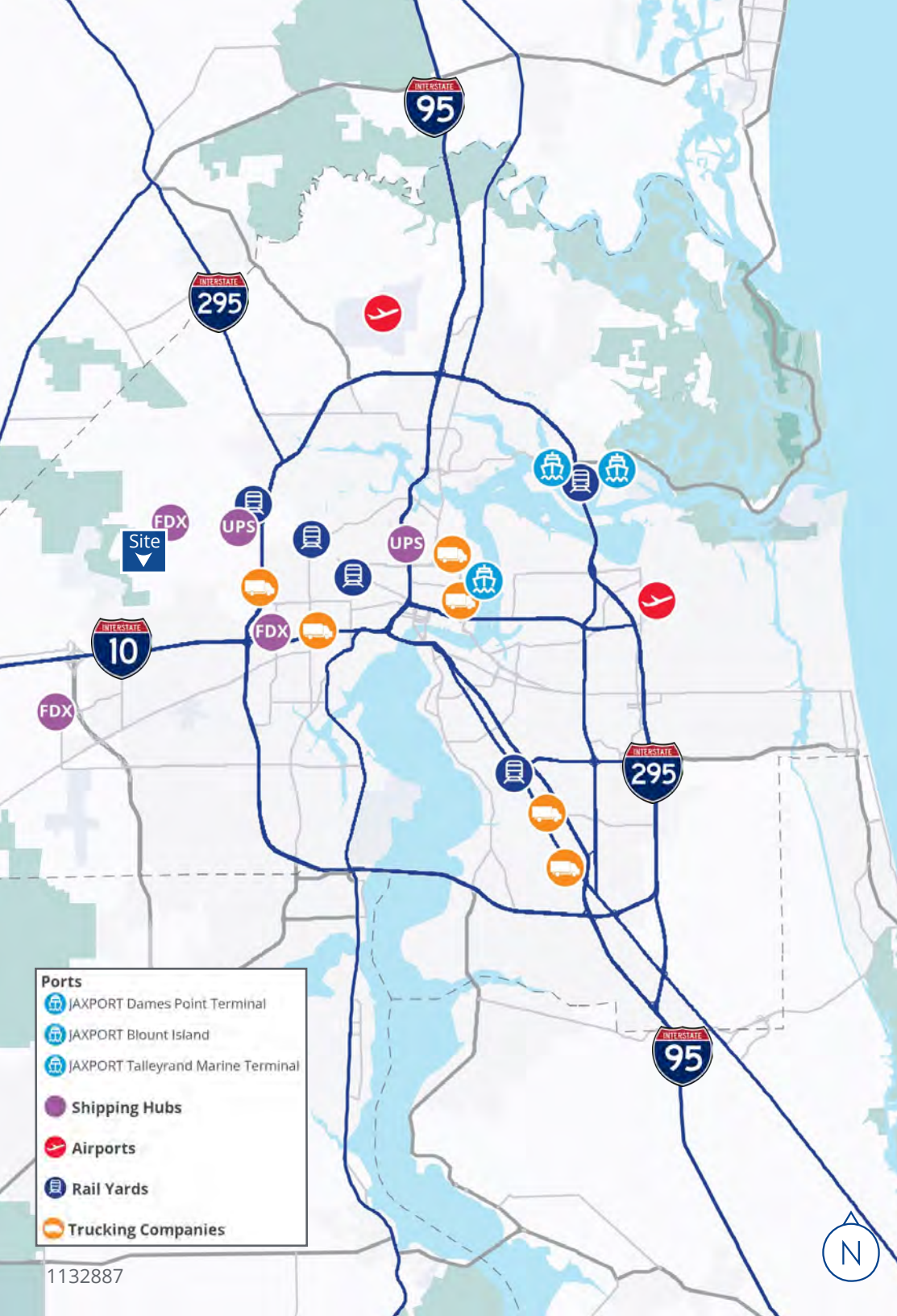
Total Site Area	40.45 acres
Building SF	337,104
Spec Office SF	2,575
Bldg. Dimensions	260' x 1,296
Car Parking	247
Off Dock Trailer Stalls	100 (shared with Building 200)
Truck Apron	60'
WH Windows	One (5' x 5') clerestory window per bay
Typical Bays	50' x 54'
Speed Bays	60' x 54'
Clear Height	36'
Roof	TPO 60-mil 20-year warranty
Insulation	LTTR-21 polyiso warehouse LTTR-25 polyiso office
Floor Slab	7" non-reinforced concrete 4,000 PSI 10-mil vapor barrier
Truck Court	190'
Dock High Doors	80 (9' x 10')
Drive In Doors	2 (12' x 14') motor-operated
Dock Levelers	20 dock positions with 7' x 8', 45,000lb mechanical dock levelers
Interior Tilt Wall	Painted white
WH Exhaust Fans	Code min of 0.06 CFM/SF Roof-mounted fans with wall louvers
Sprinklers	ESFR K-22 above 40' deck height K-17 below 40'
Electric Service	4,000A 277/480V 3P 4W
WH Lighting	LED on motion sensors 30 FC
Exterior Lighting	LED wall and poles



Building 2

Total Site Area	40.45 acres
Building SF	192,924
Spec Office SF	2,532
Bldg. Dimensions	210' x 918'
Car Parking	187
Off Dock Truck Stalls	100 (shared with Building 100)
Truck Apron	60'
WH Windows	One (5' x 5') clerestory window per bay
Typical Bays	50' x 54'
Speed Bays	60' x 54'
Clear Height	32'
Roof	TPO 60-mil 20-year warranty
Insulation	LTRR-21 polyiso warehouse LTRR-25 polyiso office
Floor Slab	7" non-reinforced concrete 4,000 PSI 10-mil vapor barrier
Truck Court	190'
Dock High Doors	55 (9' x 10')
Drive In Doors	2 (12' x 14') motor-operated
Dock Levelers	14 dock positions with 7' x 8', 45,000lb mechanical dock levelers
Interior Tilt Wall	Painted white
WH Exhaust Fans	Code min of 0.06 CFM/SF Roof-mounted fans with wall louvers
Sprinklers	ESFR; K-17 throughout
Electric Service	2,000A 277/480V 3P 4W
WH Lighting	LED on motion sensors 30 FC
Exterior Lighting	LED wall and poles





Interstate 295	4 miles
Interstate 10	5 miles
Interstate 95	14 miles



CSX Intermodal Facility	6 miles
Norfolk Southern Intermodal Facility	8 miles
FEC Intermodal Facility	24 miles



Jacksonville Int'l Airport	17 miles
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JAXPORT Talleyrand	14 miles
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JAXPORT Dames Point	22 miles
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JAXPORT Blount Island	22 miles
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Port of Savannah	123 miles
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Port of Charleston	221 miles
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Port of Tampa	250 miles
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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

Strategic Location

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

 **14**
Miles

 **4**
Miles

 **5**
Miles

 **17**
Miles
Jacksonville Int'l
Airport

 **6**
Miles
CSX Intermodal

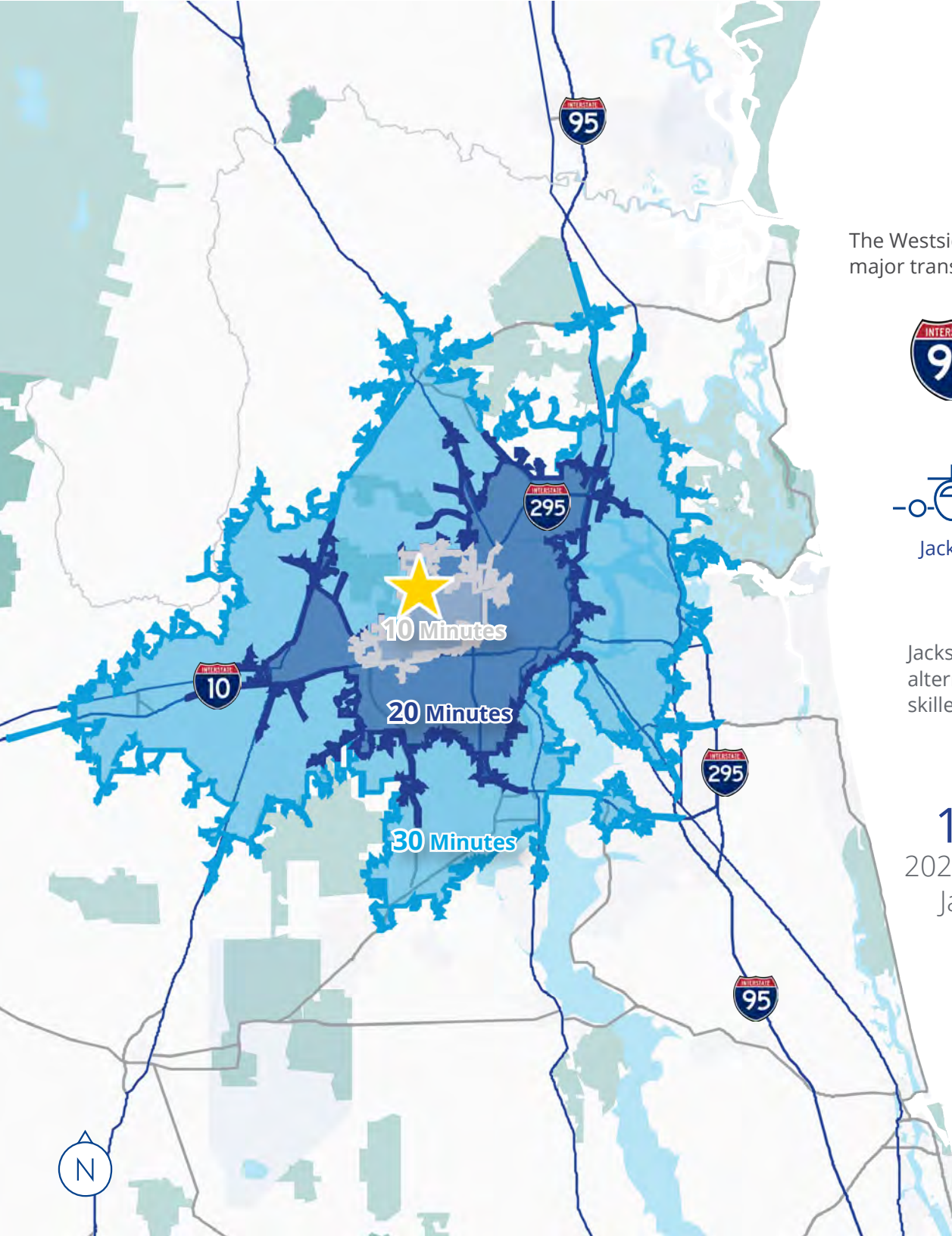
 **22**
Miles
JAXPORT

Jacksonville's **strong regional demographics** offer an affordable alternative to other metros in Florida and a high quality of life for skilled labor with a growing workforce.

1,696,786
2023 Total Population
Jacksonville MSA
ESRI

8%
Population Growth
(2019 - 2023)
ESRI

#6
MSA in 2023 Migration
Population Growth
LINKEDIN 2023



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Site

Westside Industrial Park



Pritchard Rd. & I-295



Perimeter West Industrial Park



Imeson Road
Distribution Complex



Crossroads
Distribution Center



Westlake Industrial Park



Bulls Bay

Commonwealth & I-295



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