

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



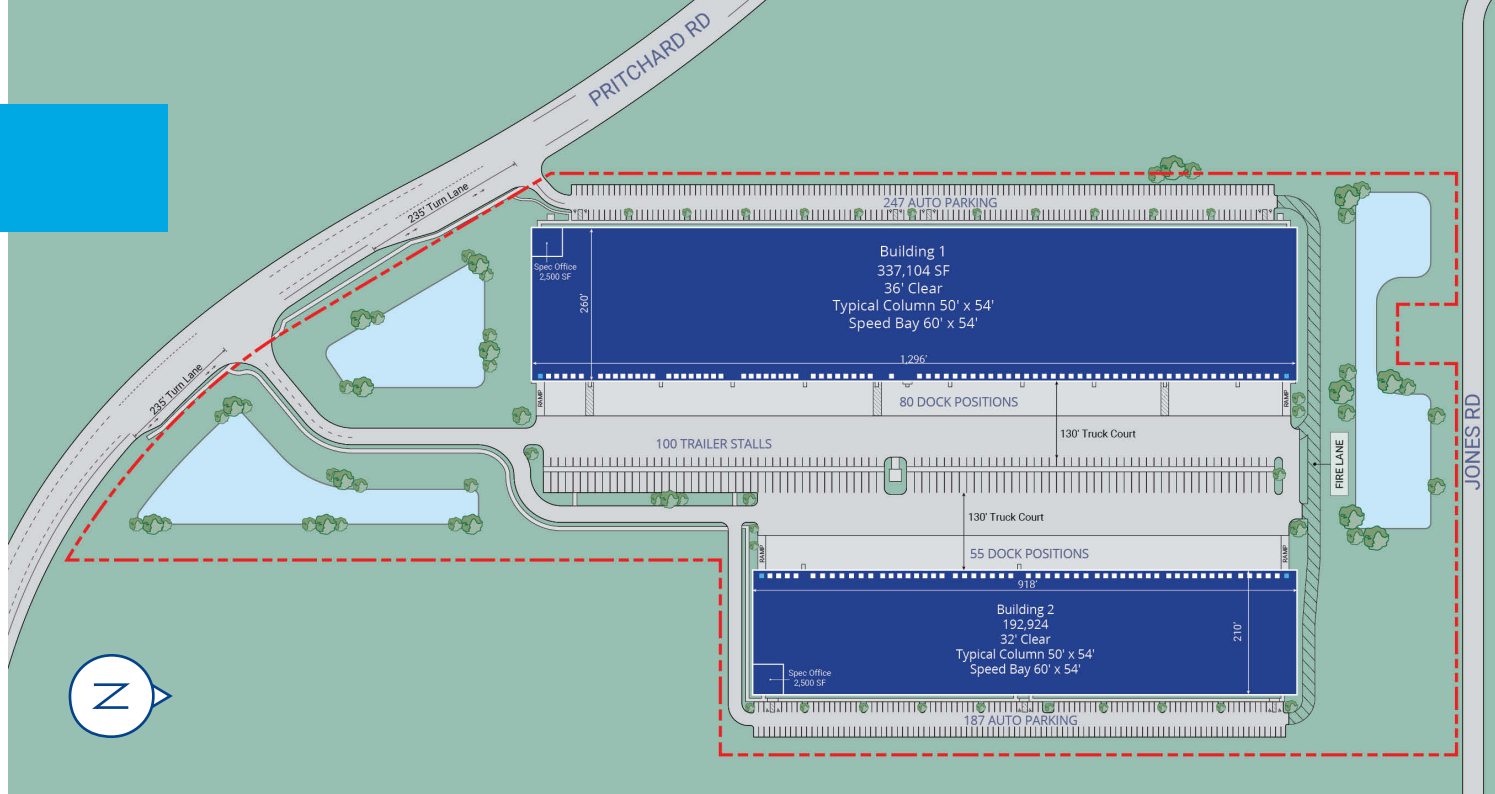
Click here to view property website

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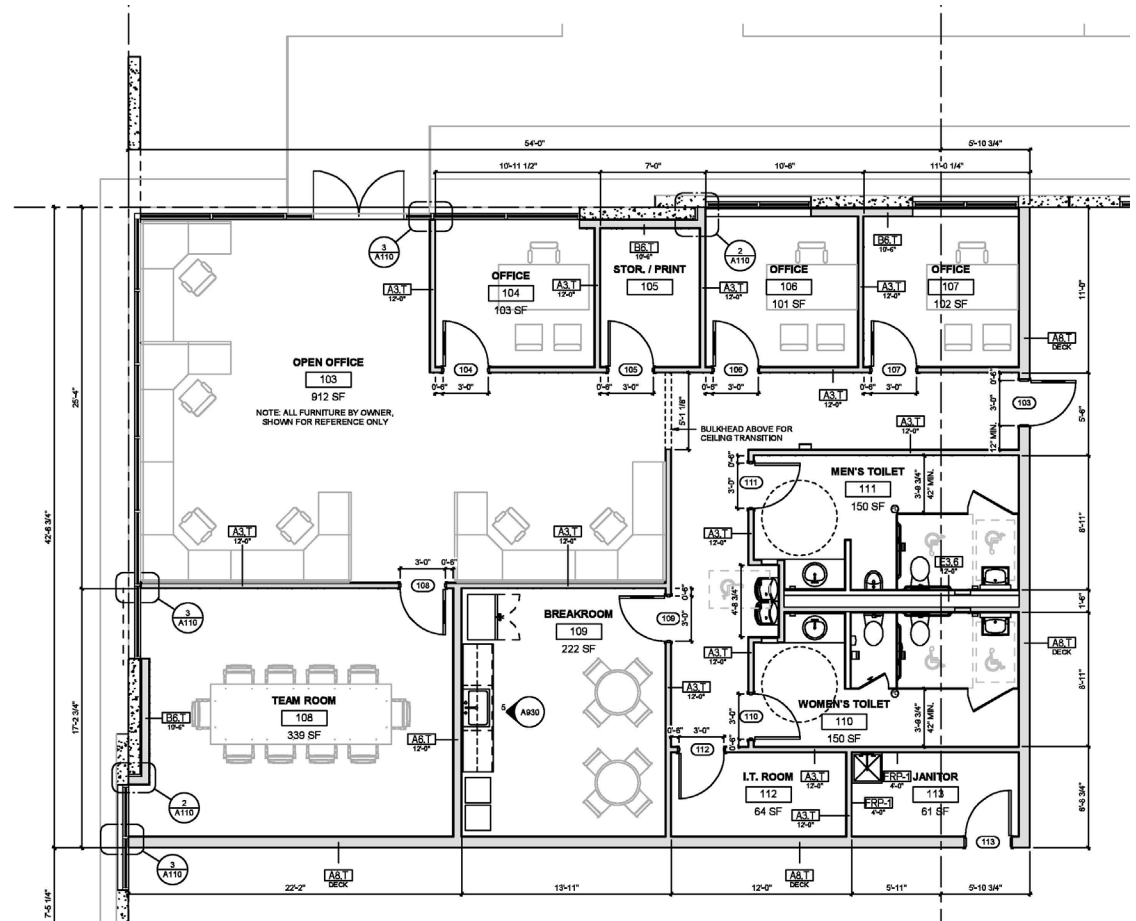
Site Plan



Property Overview

Building 1

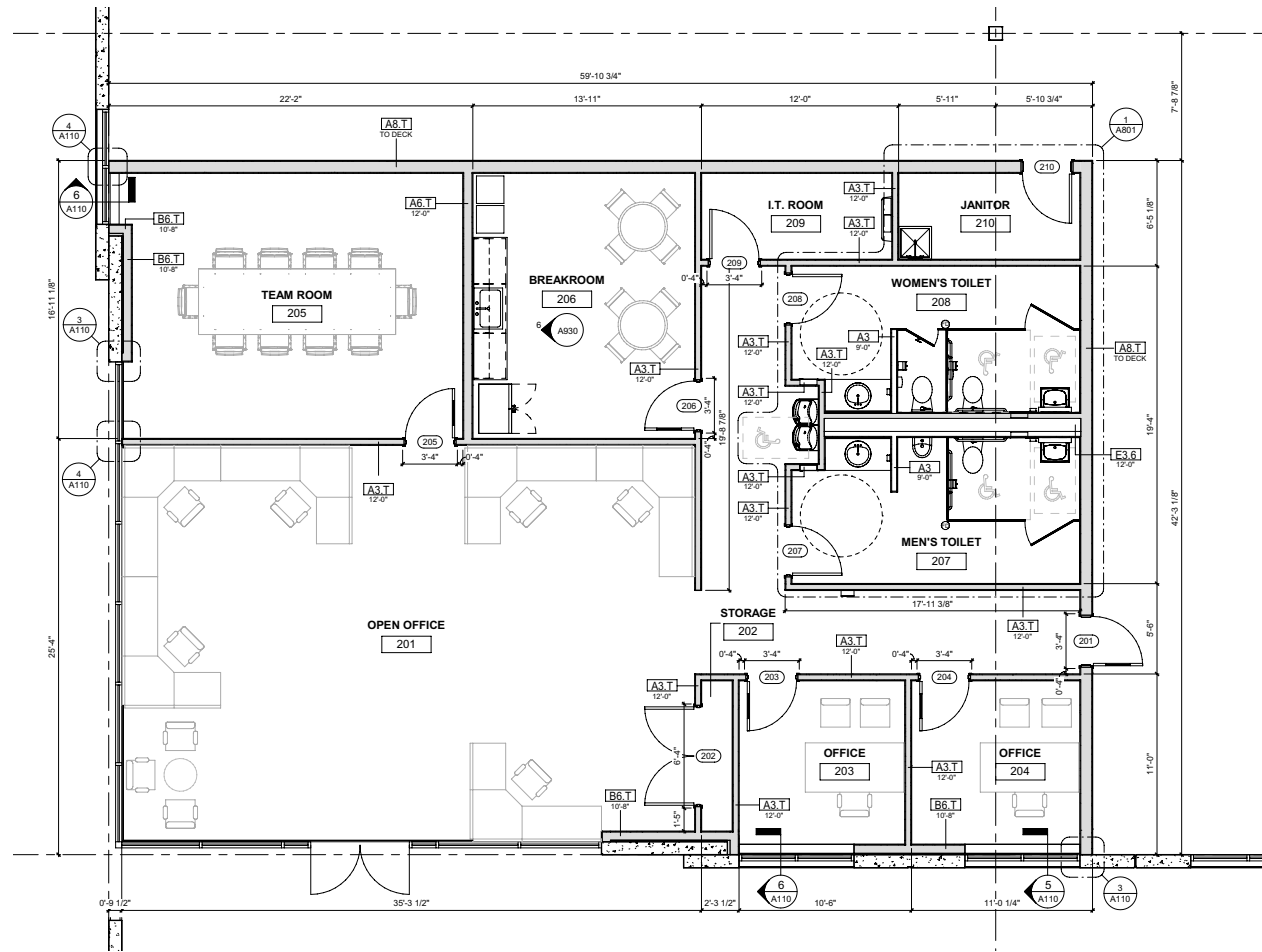
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|--------------------------------|---|
| Total Site Area | 40.45 acres |
| Building SF | 337,104 |
| Spec Office SF | 2,575 |
| Bldg. Dimensions | 260' x 1,296 |
| Car Parking | 247 |
| Off Dock Trailer Stalls | 100 (shared with Building 200) |
| Truck 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 |

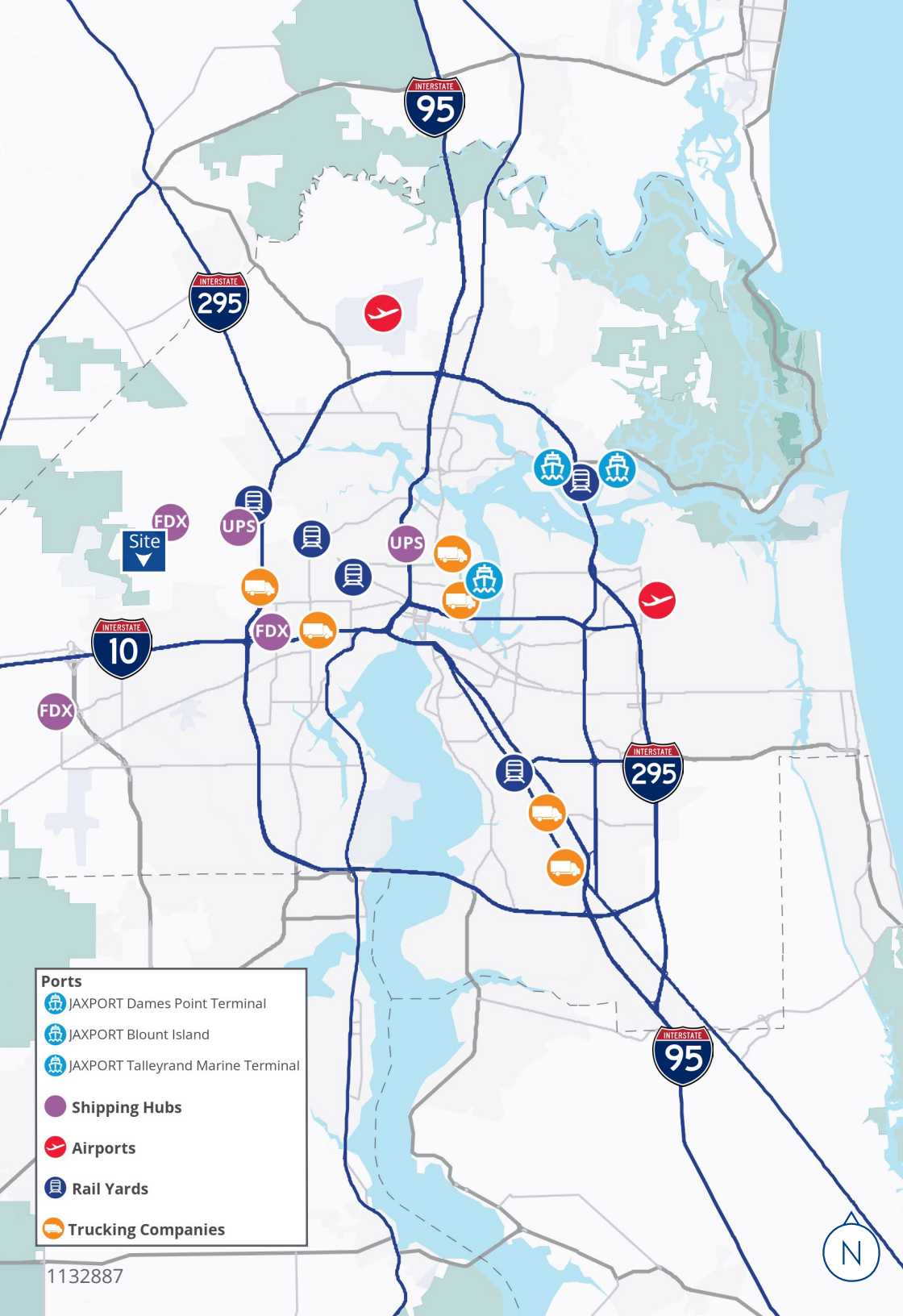


Property Overview


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 | 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 | 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 |





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| | | |
|---|--------------------------------------|-----------|
|  | 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 |
| | JAXPORT Talleyrand | 14 miles |
| | JAXPORT Dames Point | 22 miles |
|  | JAXPORT Blount Island | 22 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

Strategic Location

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

95 14 Miles

295 4 Miles

10 5 Miles

17 Miles
Jacksonville Int'l Airport

6 Miles
CSX Intermodal

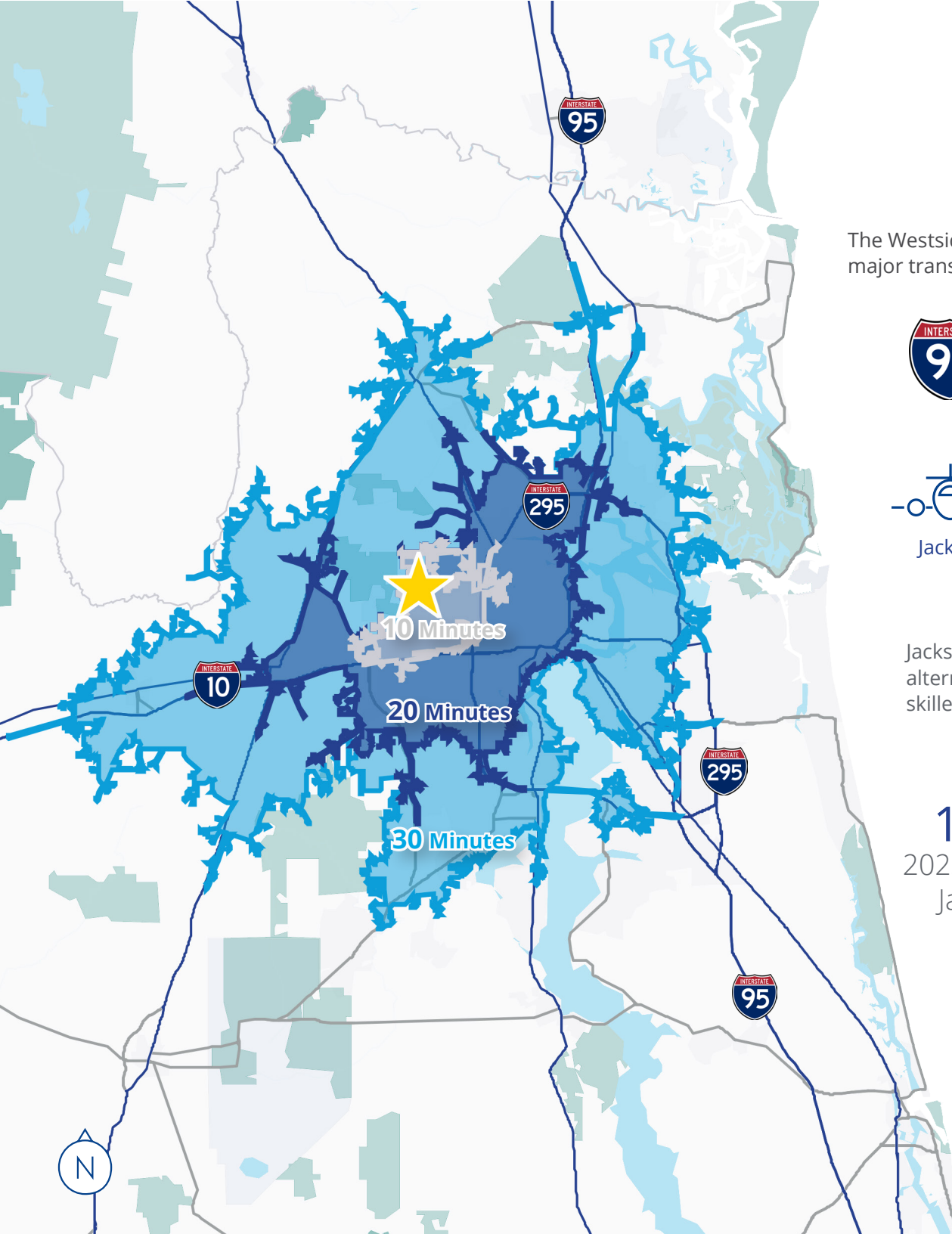
22 Miles
JAXPORT

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

ups BMW HOME DEPOT amazon JOHNSTONE SUPPLY Kraft Heinz GRAINGER FOR THE ONES WHO GET IT DONE

Pritchard Rd. & I-295

Pilot SUBWAY Arby's

Perimeter West Industrial Park

VW CardinalHealth UniFirst

Imeson Road Distribution Complex

Clack PCA

Crossroads Distribution Center

GRAINGER FOR THE ONES WHO GET IT DONE INTERLINE

Westlake Industrial Park

BJS CardinalHealth IPEX BOXOUT GP Georgia-Pacific FedEx Suddath TOYOTA Total Distribution, Inc. Unilever IRON MOUNTAIN

Bulls Bay

Commonwealth & I-295

Waffle House Wendy's Zaxby's Hardee's BURGER KING



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