

Florida Gateway Logistics Park

9980 Pritchard Road, Jacksonville, FL 32219

Phase II under construction | 179,200 - 650,000 s.f. | BTS options available



www.flgateway.com

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Florida Gateway Logistics Park

Strategic location



5 miles

I-10

4 miles

I-295

6 miles

CSX intermodal facility

8 miles

Norfolk Southern intermodal facility

13 miles

I-95

17 miles

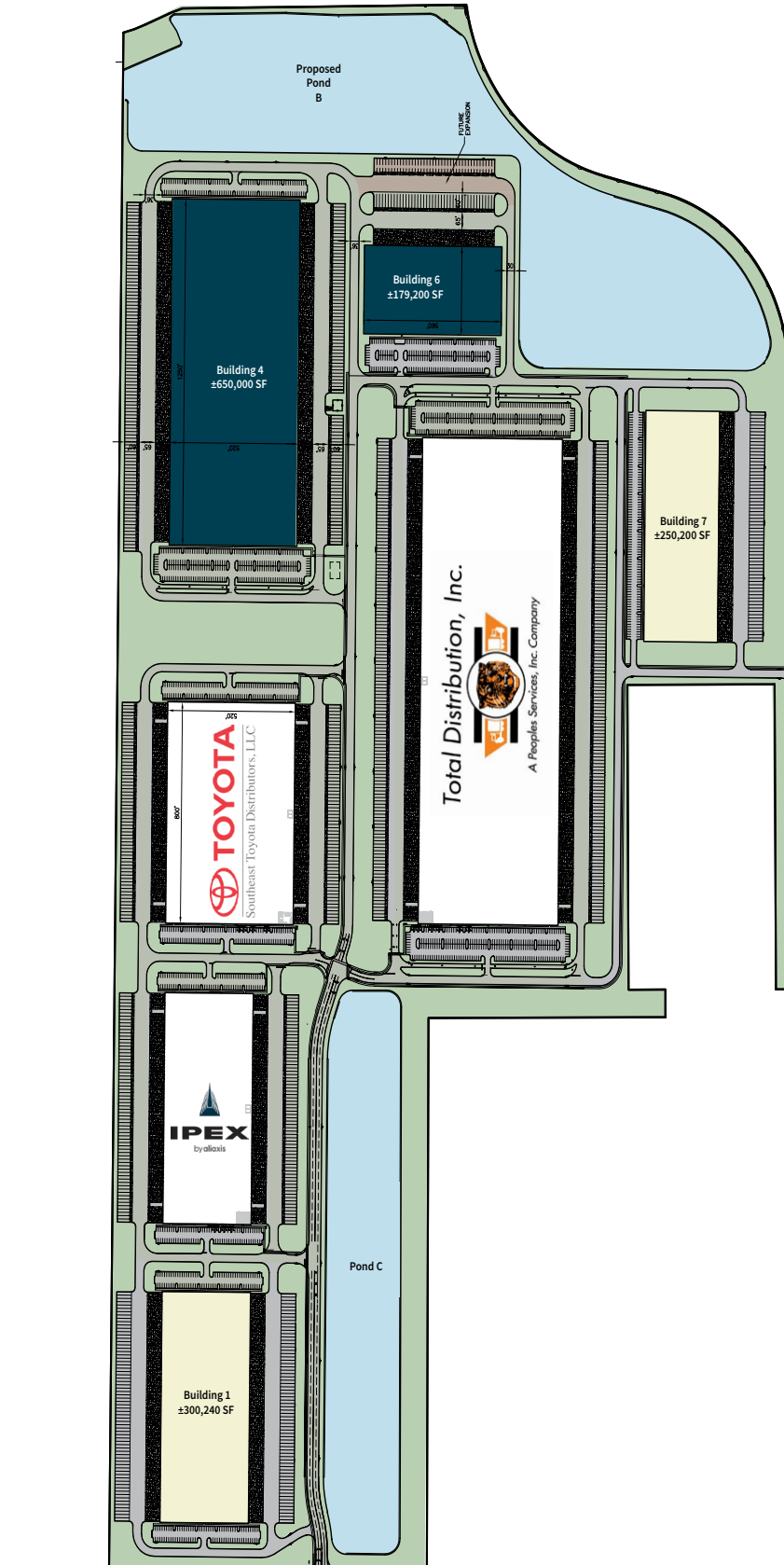
Jacksonville International Airport

22 miles

JAXPORT

24 miles

FEC intermodal facility



Building 4

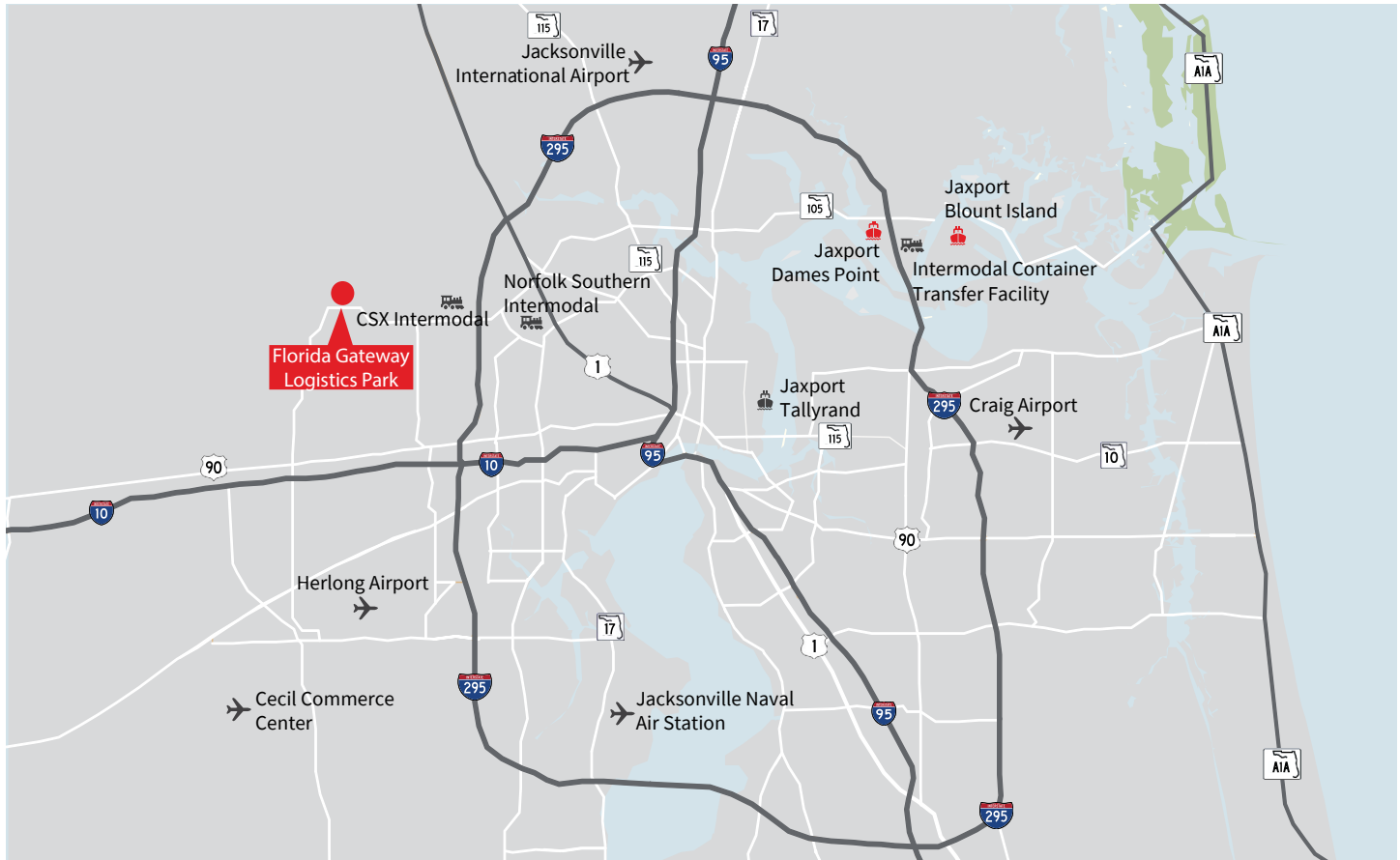
- > 650,000 s.f.
- > 1,250' x 520'
- > 40' clear height
- > 2,500 s.f. speculative office
- > Column spacing:
 - > 53'-4" x 50' (typical)
 - > 53'-4" x 60' (speed bays)
 - > 53'-4" x 50' (end bays)
- > (143) 9' x 10' dock doors
- > (4) 12' x 14' drive-in doors
- > 351 auto parks
- > 201 trailer parks
- > 185' truck court w/ 60' concrete apron
- > 3,000 Amp, 277/480V, 3 phase
- > LED lighting w/ motion sensors
- > ESFR

Building 6

- > 179,200 s.f.
- > 560' x 320'
- > 36' clear height
- > 2,500 s.f. speculative office
- > Column spacing:
 - > 53'-4" x 52' (typical)
 - > 40' x 60' (speed bays)
 - > 40' x 52' (end bays)
- > (27) 9' x 10' dock doors
- > (2) 12' x 14' drive-in doors
- > 191 auto parks
- > 41 trailer parks (expandable to 82)
- > 185' trucker court w/ 60' concrete apron
- > 2,000 Amp, 277/480V, 3 phase
- > LED lighting w/ motion sensors
- > ESFR

Florida Gateway Logistics Park

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Jacksonville, FL | “AMERICA’S LOGISTICS CENTER”

- > 60 million consumers located within an 8 hour drive
- > Home to 4 logistics sectors: Rail, Maritime, Air & Road
- > Connectivity to I-95, I-10 & I-75
- > 3 Major Railroads: CSX, Norfolk Southern, Florida East Railway
- > (JaxPort) Florida’s largest container port
- > Harbor deepening to 47’ is two years ahead of schedule with an anticipated completion of Q4 2022
- > Florida Gateway Logistics Park is located in Foreign Trade Zone (FTZ #64)
- > Abundant regional labor force – 3,000+ veterans annually returning to private sector
- > No state or local personal income tax
- > No inventory tax

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.