



# ±1,700,000 SF MASTER PLANNED INDUSTRIAL PARK

2895 Ignition Drive, Jacksonville, FL | 32218

## Build-To-Suit | For Lease | Building A (Conceptual Only)



Park 295 Industrial Park is a Class “A” business park consisting of ±175 acres. Located on I-295 just minutes west of the I-295 and I-95 junction makes this a highly accessible and premier warehouse, distribution and manufacturing location in the Jacksonville, FL market.

### PARK 295 | Area Amenities

- ◆ First Class, master planned business park
- ◆ Various State and City of Jacksonville incentives available
- ◆ Low Jacksonville city and county taxes
- ◆ Excellent frontage visibility along I-295 with traffic counts exceeding 55,000 vehicles per day
- ◆ Jacksonville provides an excellent source of labor that complements a pro-business environment; superb workforce demographics
- ◆ Key transportation and logistics hub with strong intermodal connectivity
- ◆ Pro-Growth local government

For further information, please contact our exclusive agents:

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 **DRONE VIDEO  
AVAILABLE**  
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**NEWMARK**  
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# PARK 295

## The Ideal Location

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### Park 295 | The Ideal Location



**DISTANCE TO JIA AIRPORT**  
3 miles



**DISTANCE TO CSX INTERMODAL FACILITY  
NORFOLK SOUTHERN FACILITY**  
10 & 12 Miles



**DISTANCE TO FLORIDA EAST COAST RAIL**  
24 Miles



**DISTANCE TO JAXPORT**  
10 miles to Blount Island  
14 miles to Talleyrand



**DISTANCE TO CERES TERMINALS | DAMES POINT**  
9 Miles



**DRONE VIDEO  
AVAILABLE**





## BUILDING AREA

- A - ±104,965 SF  
(BTS: For Lease)
- B - ±552,636 SF  
(Fully Leased)
- C - ±394,277 SF  
(Fully Leased)
- D - ±435,943 SF  
(Fully Leased)
- E - ±217,268 SF  
(Fully Leased)
- Total: ±1,705,089

### **Strategically Located** in Jacksonville's Northside

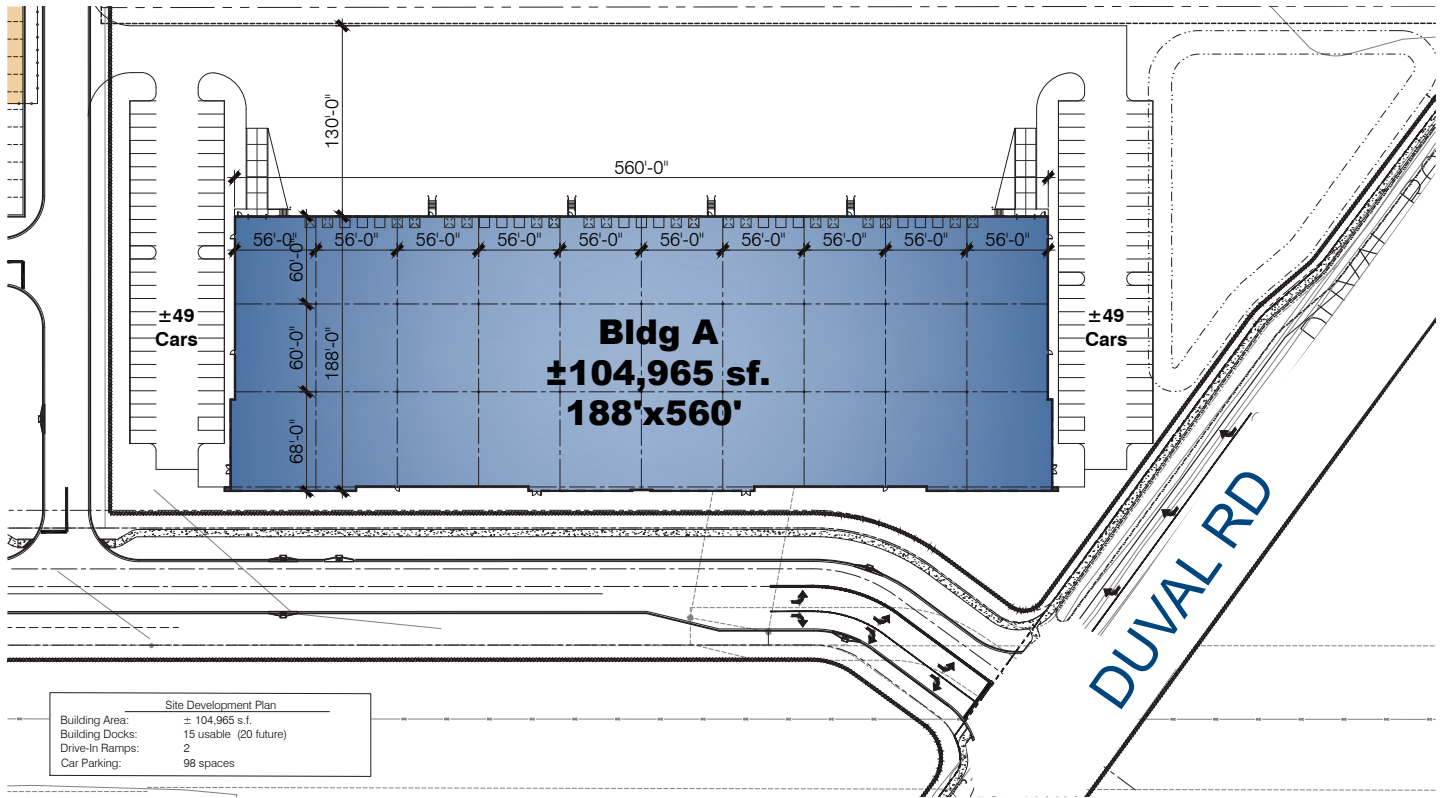
immediately adjacent to Interstate 295 and the Duval Road Full Interchange

**Ingress & Egress:** Via Interstate 295 and Duval Road

### **Lease and Build-to-Suit Opportunities**

### **Highly experienced Landlord and Developer**

NorthPoint Development provides in-house engineering and architectural resources. Founded in 2012, NorthPoint has developed 122.3 MSF for tenants such as Chewy.com, Home Depot, Amazon, GE, Dollar General, Lowes, UPS, Adidas, Ford and General Motors.



## Build-To-Suit: Proposed Building Specifications

<b>Total Building Size:</b>	±104,965 SF
<b>Office:</b>	To Suit
<b>Building Dimensions:</b>	188' x 560'
<b>Building Configuration:</b>	Single Load
<b>Column Bay Spacing:</b>	56' x 60'
<b>Ceiling Clear Height:</b>	36'
<b>Fire Protection:</b>	ESFR
<b>Dock Doors:</b>	15 - 9' x 10' manual lift doors available (expandable)
<b>Drive-In Doors:</b>	(2) 12' x 14' motor operated

<b>Car Parking:</b>	98 spaces
<b>Exterior Lighting:</b>	Wall and pole mounted LED lamps
<b>Warehouse Lighting:</b>	LED - light fixtures, individual motion detectors, 30 FC measured at 30" above finished door.
<b>Exterior Structure:</b>	Site cast, tilt-up concrete panels
<b>Warehouse Finishes:</b>	Deck painted white
<b>Zoning:</b>	PUD - LI (Light Industrial)
<b>Dock Equipment:</b>	45,000 LB mechanical dock levelers & dock seals with 10" projection
<b>HVAC:</b>	0.5 air changes per hour ventilation & freeze protection heat