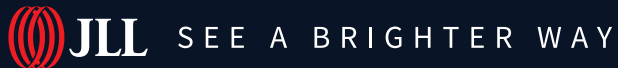
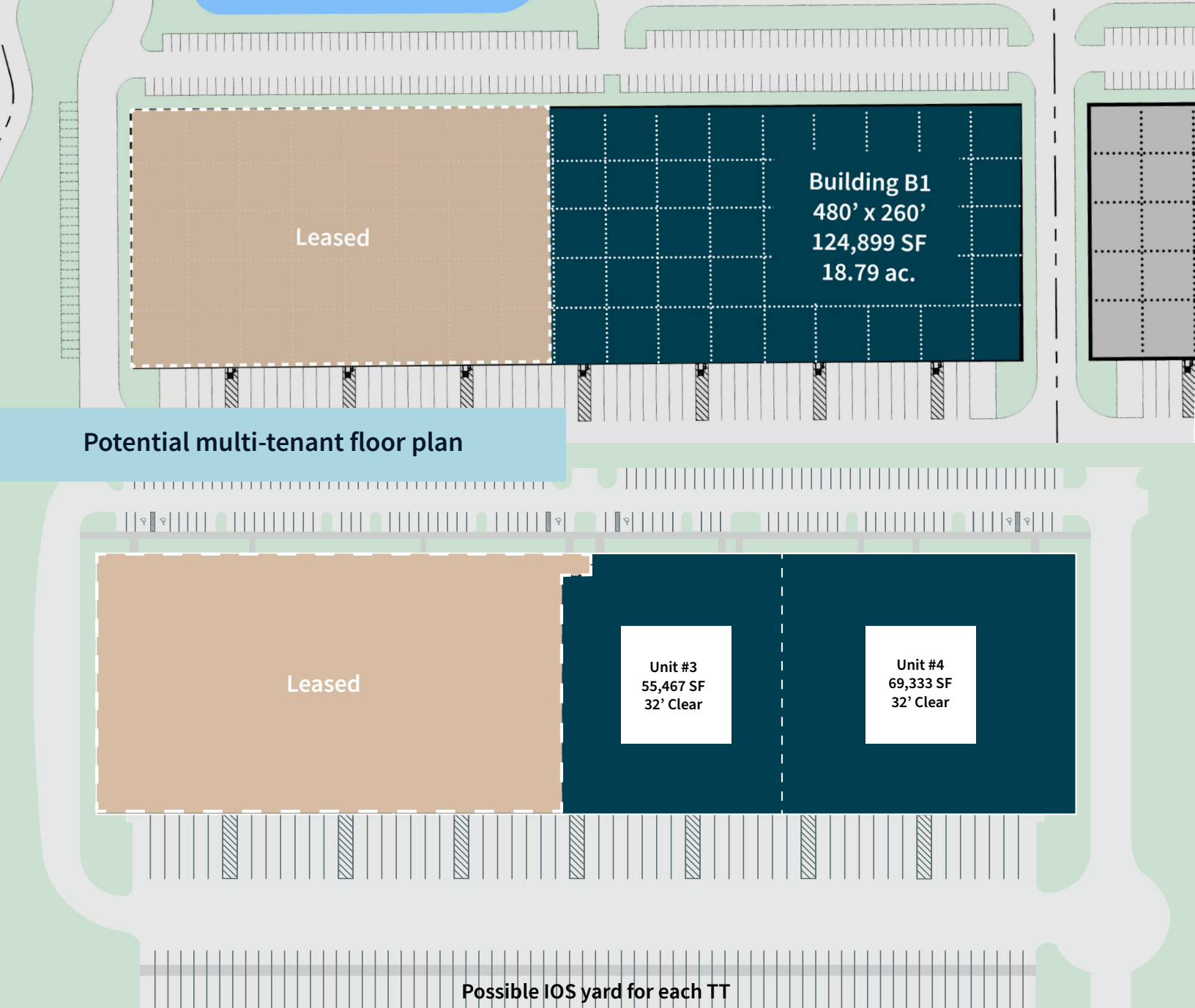


Imeson Park South

Building B1
1511 Zoo Pkwy.
Jacksonville, FL 32218



Located within FTZ #64 Enterprise Zone
Owner Incentive Available for Procurement
CUSTOMS EFFICIENCIES - DUTY REDUCTIONS - QUOTA MANAGEMENT



For lease- 40,000 - 124,000 s.f.

Available s.f.	124,899 s.f.	Drive-ins	1 (12' x 14')
Building depth	260'	Trailer parks	32
Column spacing	Typical Bay: 50' x 53'-4" Speed Bay: 60' x 53'4"	Auto parks	89
Clear height	32'	Truck court	60' concrete apron & HD asphalt paving
Office	BTS	Roof	45 Mil TPO with 20 year warranty
Dock doors	28 (9' x 10')	Electrical	3,000 amp with 600 house panel
Pit levelers	6	Slab	7" slab reinforced with vapor barrier



Centrally located
between JIA & JAXPort



3,000,000 s.f.
master planned
industrial park



Less than 4 miles
from I-95 & I-295



ESFR
fire protection



Multiple points of
ingress & egress



Zoned IL



61 million
consumers
located within 8 hours

5th
lowest tax
climate in the U.S.

3rd
largest military
population in the U.S.

FTZ #64
available

Pro-growth
consolidated
local government


No state or local
personal income tax


No inventory tax

Luke Pope, SIOR
Executive Managing Director
luke.pope@jll.com
+1 904 356 4550

Ross Crabtree
Executive Vice President
ross.crabtree@jll.com
+1 904 559 3915

imesonpark.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 Jones Lang LaSalle IP, Inc. All rights reserved.