



FIRST WESTLAKE

LOGISTICS PARK

9388 PRITCHARD RD
JACKSONVILLE



PHASE 2 - 28.88± ACRES

FIRST GULF



1136613

PROPERTY OVERVIEW



LOCATED IN

Jacksonville's largest industrial submarket



EXCELLENT ACCESS

to I-295, I-10 and I-95



PROXIMITY

to JAXPORT facilities



MINUTES FROM

CSX, Norfolk Southern and Florida East Coast Rail facilities



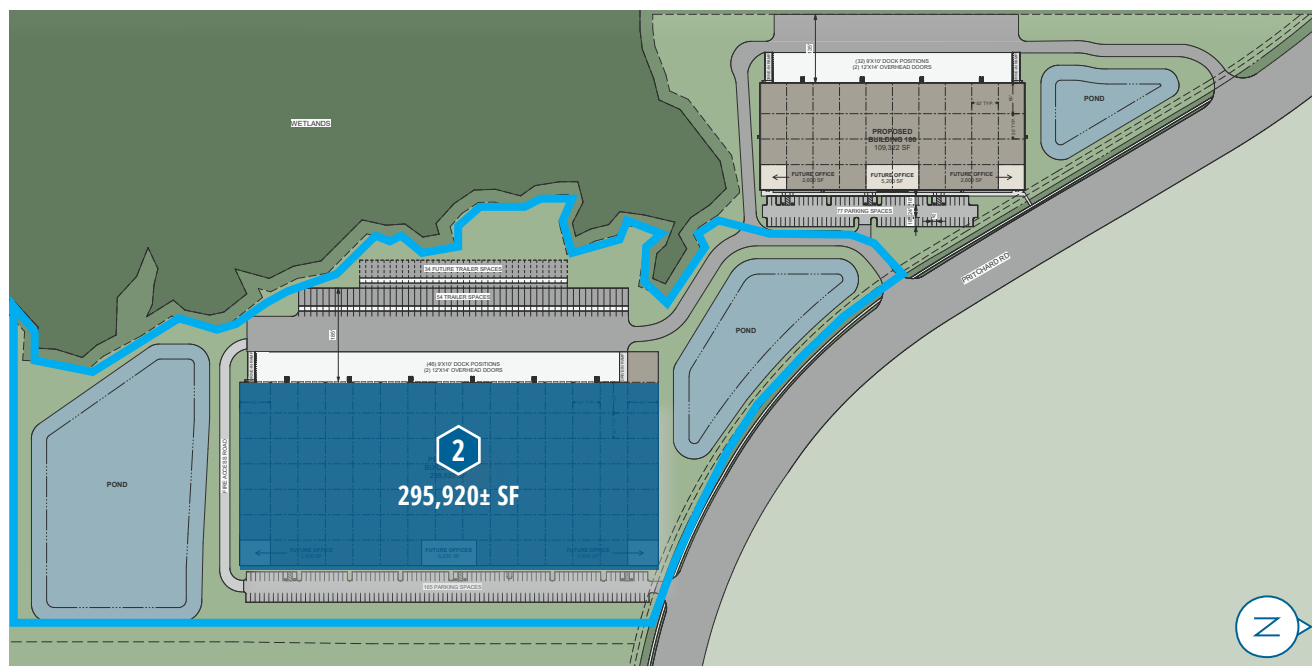
REGIONAL DISTRIBUTION REACH

to 61M+ consumers within an 8-hour drive



3 ACCESS POINTS

to Pritchard Road



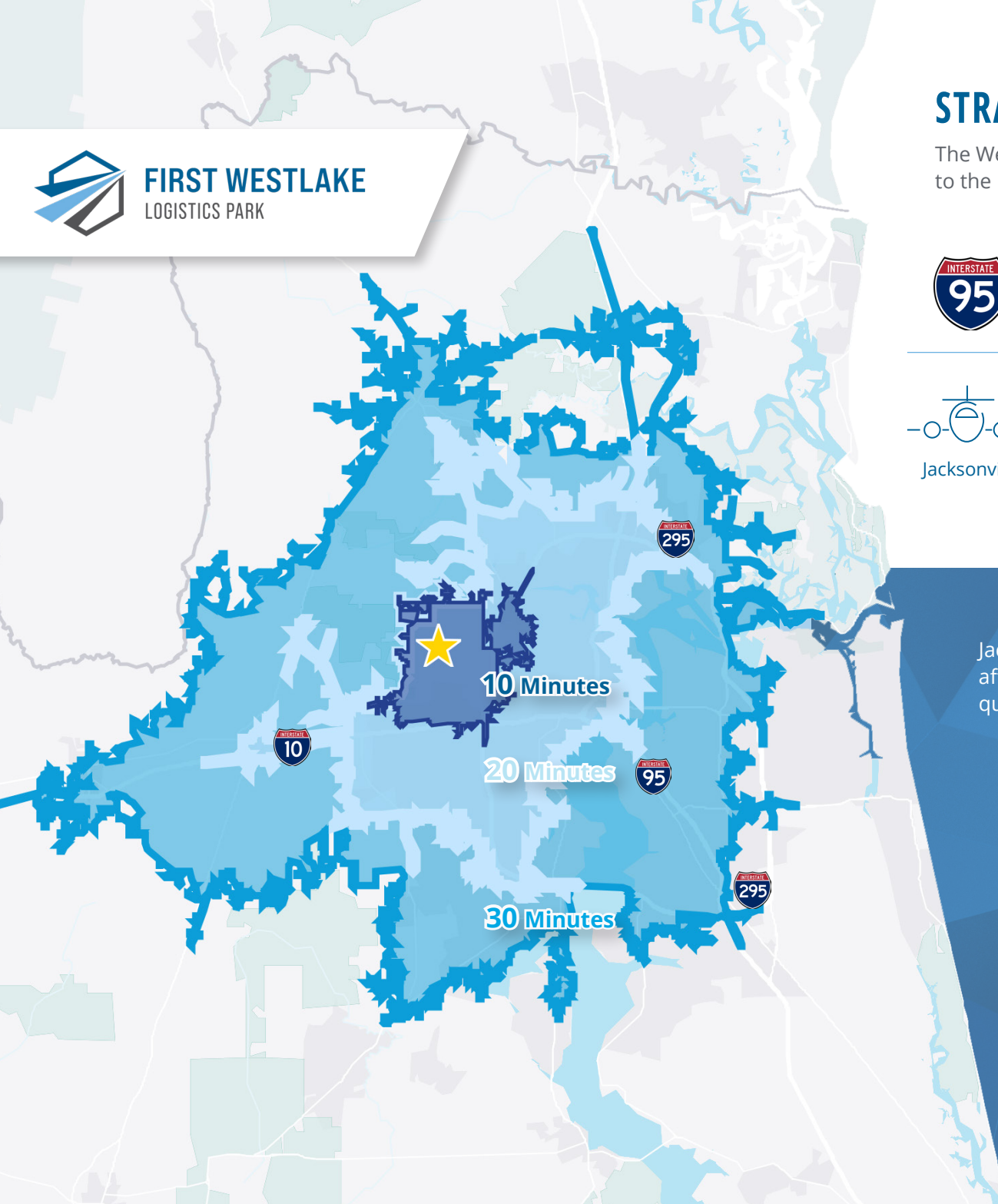
Site Area	28.88± AC
Total Building SF	295,920±
Building Dimensions	360' x 822'
Column Spacing	50' deep x 54' wide
Configuration	Rear load
Dock High Doors	46 (9' x 10')
Drive In Doors	2 (12' x 14') with bollards
Truck Court	185' to 240' with 60' concrete apron
Trailer Positions	54 exp. to 88 with 15' concrete dolly pad
Electric Service	3,000 A, 277/480v, 3p, 4wire
Car Parking	165
Lift Station	Engineered for future development
Fire House Pump Station	Capacity allocated for proposed expansion
Master Retention	Designed to accommodate the additional entitled SF

PHASE 2



STRATEGIC LOCATION

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



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

DEMOGRAPHICS

	10 Mins	20 Mins	30 Mins
2023 Population	16,803	326,681	835,633
2028 Population	16,786	330,913	852,763
Population Change 2023 - 2028	-0.1%	1.3%	2.0%
2023 Households	6,384	130,675	331,425
Median Household Income	\$60,686	\$49,589	\$57,148
Total Employees	9,143	177,583	422,561



INTERSTATE 295 4 miles

INTERSTATE 10 5 miles

INTERSTATE 95 14 miles



CSX INTERMODAL FACILITY 4 miles

NORFOLK SOUTHERN INTERMODAL 8 miles

FEC INTERMODAL FACILITY 20 miles



JACKSONVILLE INT'L AIRPORT 15 miles

JAXPORT | TALLEYRAND 14 miles

JAXPORT | DAMES POINT 22 miles

JAXPORT | BLOUNT ISLAND 22.5 miles



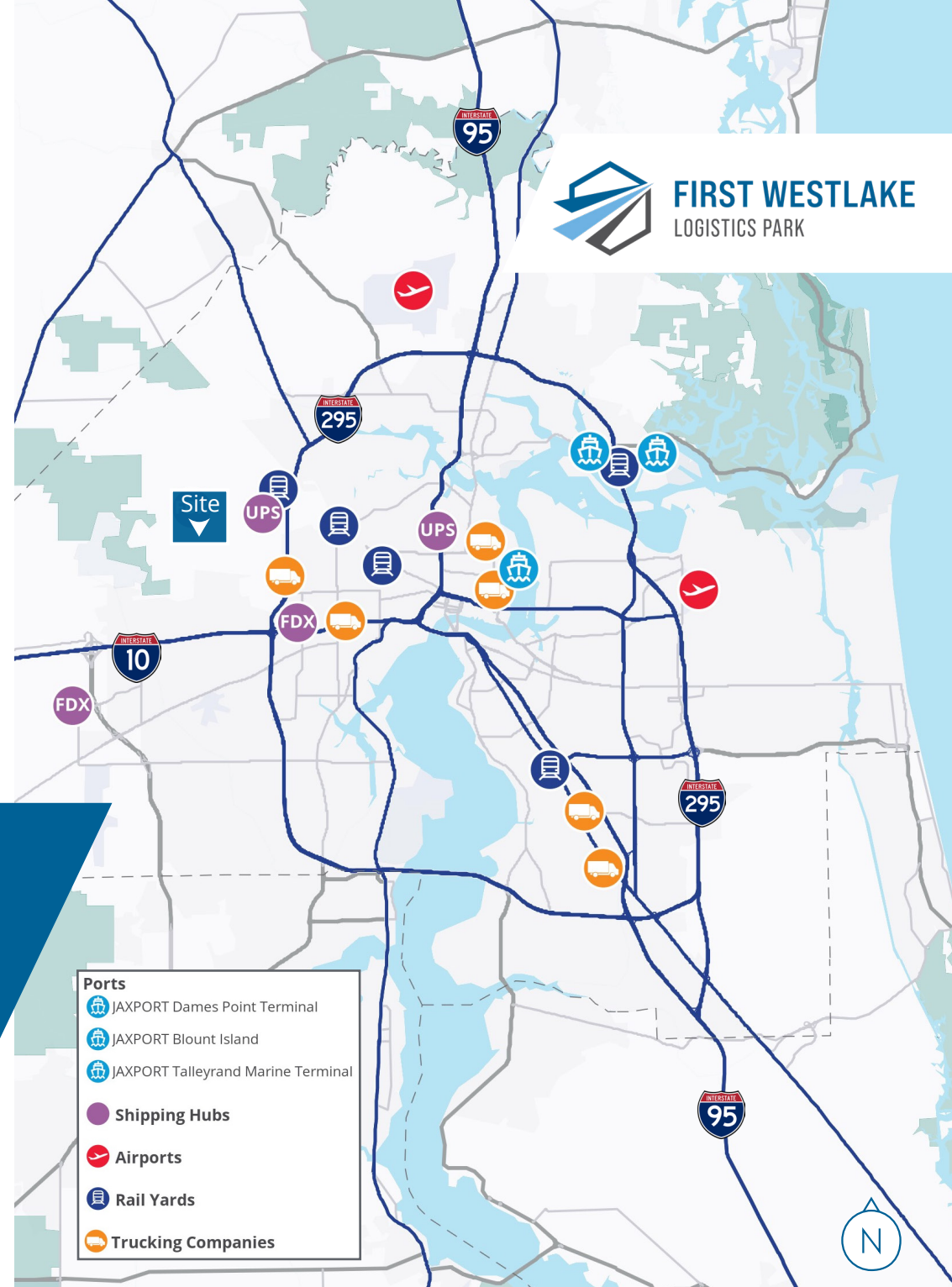
PORT OF SAVANNAH 123 miles

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





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TRADE AREA

