



**±1,800,000 SF**

**MASTER PLANNED INDUSTRIAL PARK**

2737 Ignition Drive, Jacksonville, FL 32218

**BUILDING C: ±120,842 SF**

[WWW.PARK295.COM](http://WWW.PARK295.COM)



**NEWMARK**  
PHOENIX REALTY GROUP

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# LOCATION ADVANTAGES



## 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 TRAPAC | DAMES POINT

9 Miles





## ✓ 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

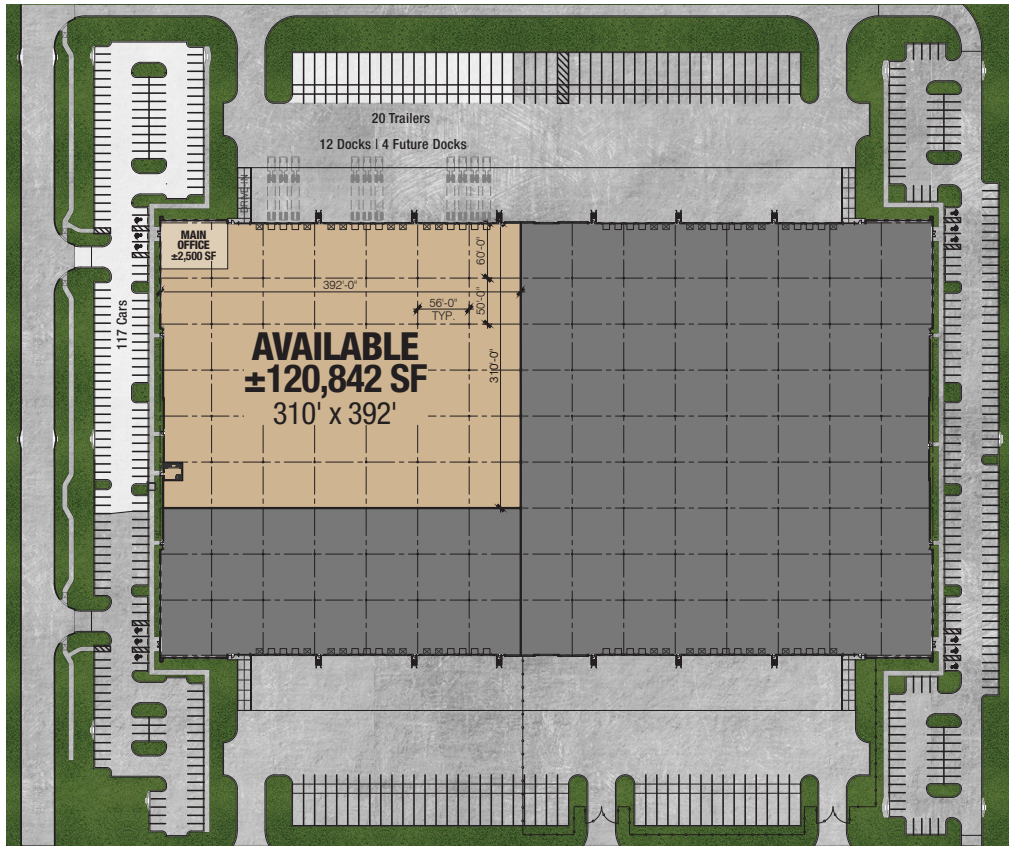
## ✓ LEASE AND BUILD-TO-SUIT

Opportunities

## ✓ HIGHLY EXPERIENCED LANDLORD AND DEVELOPER

Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data centers, and multi-family properties. Through their in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Serving industry-leading clients such as Chewy, Home Depot, GE, Amazon, Tesla, Ryder, ABF, and PepsiCo.

# BUILDING C: ±120,842 SF



12 DOCK DOORS		117 CAR SPACES		20 TRAILER SPACES		60' SPEED BAYS	
Year Built	2022	Column Spacing		50' x 56'			
Main Office Area	±2,500 SF	Speed Bays		60'			
Building Dimensions	310' x 392'	Floor Slab		7" non-reinforced concrete, 4,000 PSI			
Fully Equipped Dock Doors	12 (2 additional Edge of Bays doors)	Truck Court		130" depth (185' w/ trailer parking)			
Future Docks Doors	4	Lighting		LED w/ motion sensors. 30 FC average; measured at 30" AFF			
Clear Height	36'	Construction		100% Tilt Up Concrete			
Trailer Parking	±20 spaces	Electrical service (specific to the space/unit only)		1,000 amps 480v 3 phase			
Car Parking	±117 spaces	Sprinkler system		ESFR			
Drive-In Doors	1 door 12' x 14'	HVAC		50°F at -0°F, 0.25 ACH			