



±1,800,000 SF
MASTER PLANNED INDUSTRIAL PARK
2737 Ignition Drive, Jacksonville, FL 32218

BUILDING C: ±120,842 SF

WWW.PARK295.COM



For further information, please contact our exclusive agents:
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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

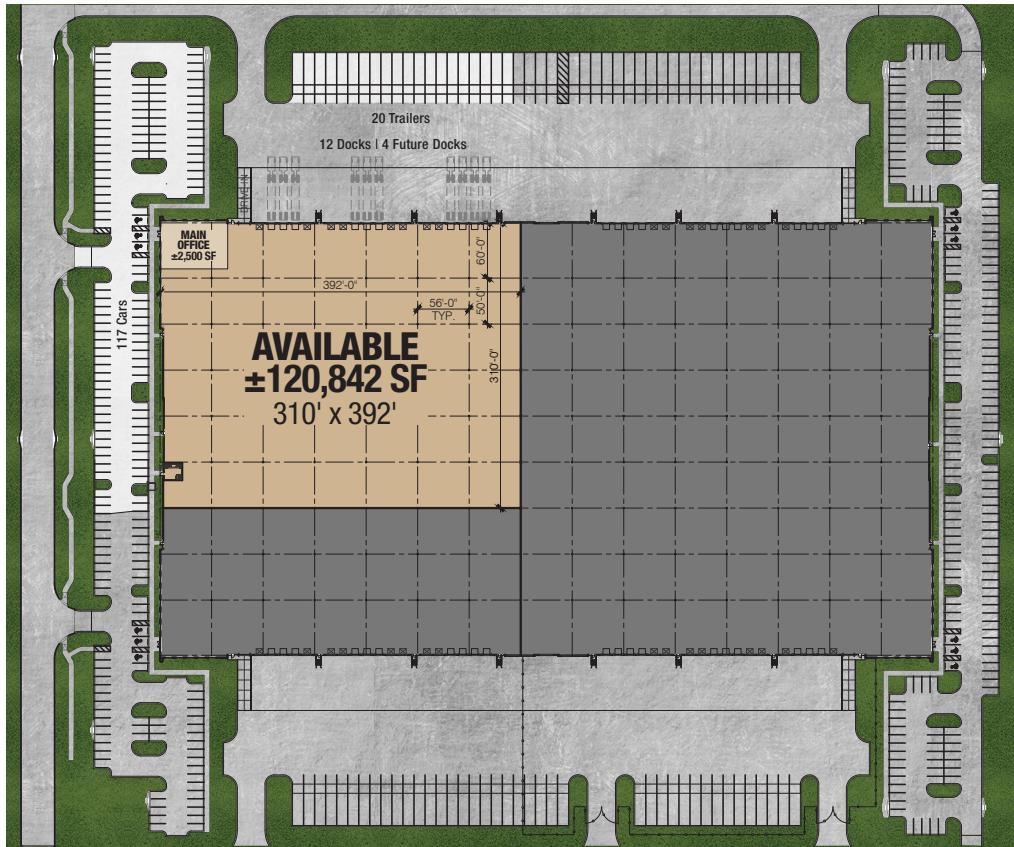
✓ LEASE AND BUILD-TO-SUIT

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.

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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