

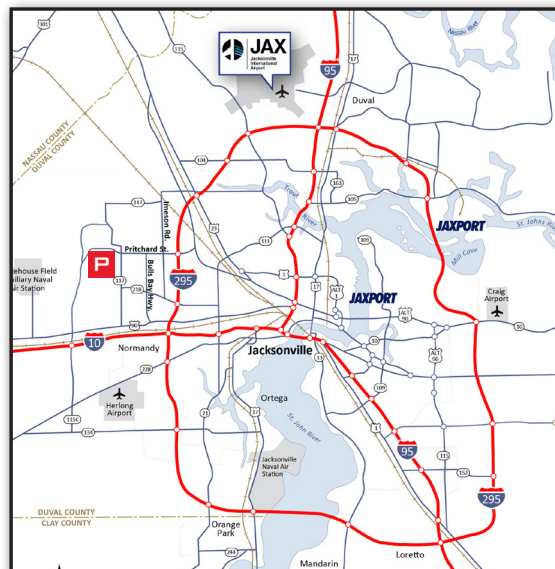
## Westlake Trade Center

10070 Pritchard Road | Jacksonville, Florida | Duval County



**DISTRIBUTION | WAREHOUSE | MANUFACTURING**

- Total Building Area: 460,219± SF (Divisible to 200,000 SF)
- Cross Dock
- Column Spacing: 56' X 46'-9"; 60' deep Staging Bays
- Clear Height: 40' Minimum
- Sprinkler System: ESFR
- Office: To Suit
- Electrical: 2 each - 2000 Amps, 277/480 V
- Dock Loading: 80 - 9' x 10' Dock High Doors
- Drive-In Door: 2 each - 12' x 14' Doors Available
- Truck Court: 185' (60' concrete, 125' heavy duty asphalt)
- Roof: White Reinforced TPO Roof System
- Trailer Parking: 100 Off-dock Spaces
- Car Parking: 200 Spaces (expandable)
- Floor Slab: 7" Reinforced Concrete Slab
- Building Construction: Tilt-up Concrete Construction



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