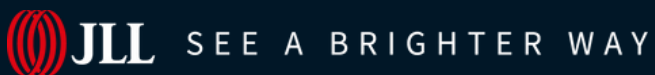


North Florida Logistics Center

For lease

Breaking Ground – 2026

North Florida Logistics Center is an 816 acre, master planned, industrial development with the ability to accommodate over 3.7 million square feet of space. Located within one of Jacksonville's highest density areas for industrial labor, the park is adjacent to the Jacksonville International Airport and sits within a few miles of I-95 and I-295. Easy access to JaxPort makes it an ideal destination to distribute throughout the Southeast.



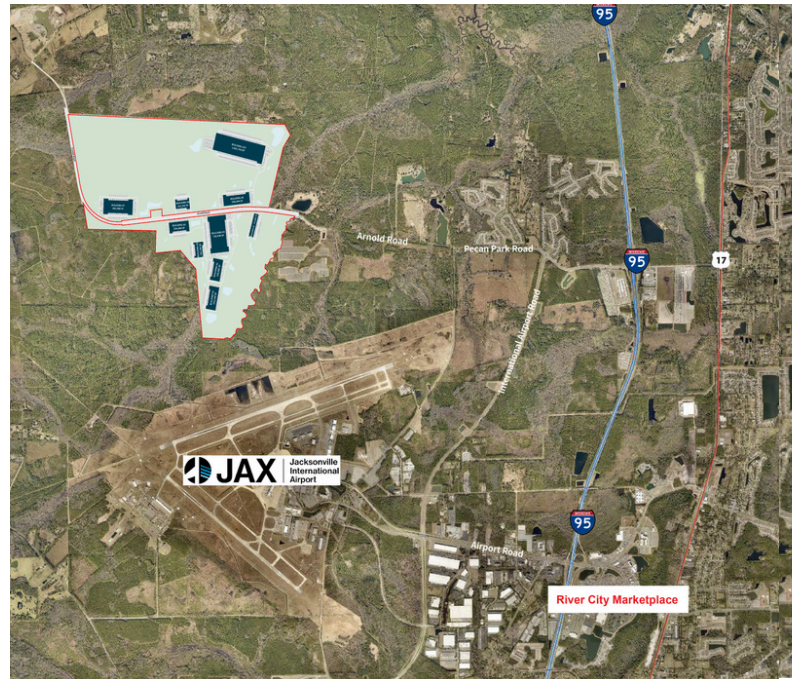
Jones Lang LaSalle Brokerage, Inc. A licensed real estate broker.



0 Arnold Road Jacksonville, FL

Property Overview

- 816 ac. site
- Breaking ground in 2026
- PUD Zoning accommodating light industrial, light manufacturing and outside storage needs
- Adjacent to Jacksonville International Airport (JIA)
- Easy access to I-95, I-295 and Hwy. 17
- Convenient to area amenities including River City Marketplace



Building Specs

**To be updated based on final determination of phasing*



	Building 1	Building 2
Building size:	254,338 s.f.	236,880 s.f.
Building dimensions:	784' x 361'	728' x 360'
Clear height:	36'	36'
Office:	3,000 s.f.	3,000 s.f.
Dock doors/Drive-ins:	40 (9' x 10') / 2 (12' x 14')	36 (9' x 10') / 2 (12' x 14')
Auto parks:	184	152
Trailer parks:	92	78
Truck court:	200'	190'
Fire protection:	ESFR	ESFR
Roof:	White TPO	White TPO
Lighting:	LED	LED
Slab:	7" unreinforced concrete slab with 6" of gravel subbase	7" unreinforced concrete slab with 6" of gravel subbase
Utilities:	JEA	JEA

Building Specs

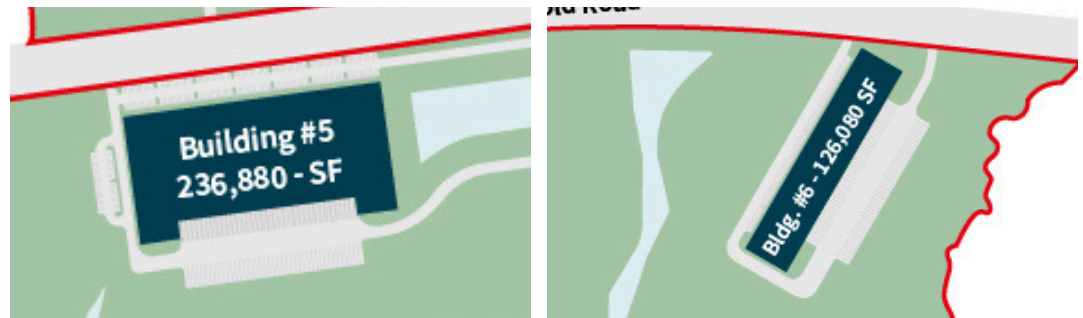
**To be updated based on final determination of phasing*



	Building 3	Building 4
Building size:	142,240 s.f.	735,840 s.f.
Building dimensions:	504' x 360'	1232' x 670'
Clear height:	32'	40'
Office:	1,500 s.f.	2 - 3,000 s.f. offices
Dock doors/Drive-ins:	27 (9' x 10')/ 2 (12' x 14')	130 (9' x 10')/ 4 (12' x 14')
Auto parks:	60	624
Trailer parks:	63	316
Truck court:	190'	190'
Fire protection:	ESFR	ESFR
Roof:	White TPO	White TPO
Lighting:	LED	LED
Slab:	7" unreinforced concrete slab with 6" of gravel subbase	7" unreinforced concrete slab with 6" of gravel subbase
Utilities:	JEA	JEA

Building Specs

**To be updated based on final determination of phasing*



	Building 5	Building 6
Building size:	236,880 s.f.	126,080 s.f.
Building dimensions:	728' x 360'	788' x 160'
Clear height:	36'	32'
Office:	One - 3,000 s.f.	Two - 1,500 s.f.
Dock doors/Drive-ins:	39 (9' x 10') / 2 (12' x 14')	37 (9' x 10') / 2 (12' x 14')
Auto parks:	183	70
Trailer parks:	42	48
Truck court:	190'	170'
Fire protection:	ESFR	ESFR
Roof:	White TPO	White TPO
Lighting:	LED with motion sensors	LED with motion sensors
Slab:	7" unreinforced concrete with 6" gravel subbase	7" unreinforced concrete with 6" gravel subbase
Utilities:	JEA	JEA

Building Specs

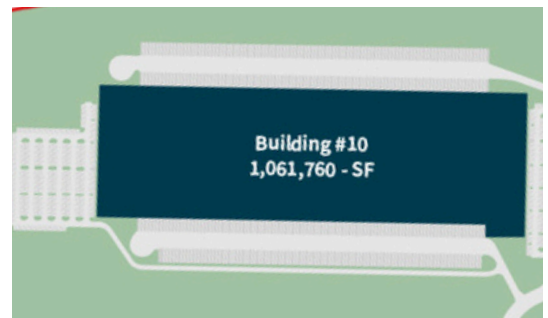
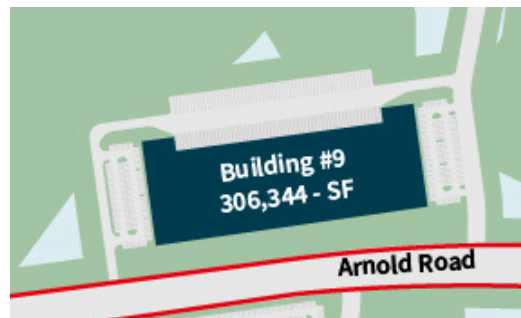
**To be updated based on final determination of phasing*



	Building 7	Building 8
Building size:	480,480 s.f.	142,240 s.f.
Building dimensions:	1060' x 520'	504' x 360'
Clear height:	40'	32'
Office:	2,000 s.f.	1,500 s.f.
Dock doors/Drive-ins:	108 (9'x 10') / 4 (12' x 14')	29 (9' x 10') / 2 (12' x 14')
Auto parks:	275	99
Trailer parks:	120	31
Truck court:	190'	190'
Fire protection:	ESFR	ESFR
Roof:	White TPO	White TPO
Lighting:	LED	LED
Slab:	7" unreinforced concrete slab with 6" of gravel subbase	7" unreinforced concrete slab with 6" of gravel subbase
Utilities:	JEA	JEA

Building Specs

**To be updated based on final determination of phasing*



	Building 9	Building 10
Building size:	306,344 s.f.	1,061,760 s.f.
Building dimensions:	952' x 360'	1846' x 570'
Clear height:	36'	40'
Office:	3,000 s.f.	3,000 s.f.
Dock doors/Drive-ins:	56 (9' x 10') / 2 (12' x 14')	240 (9' x 10') / 4 (12' x 14')
Auto parks:	244	782
Trailer parks:	59	250
Truck court:	70'	70'
Fire protection:	ESFR	ESFR
Roof:	White TPO	White TPO
Lighting:	LED	LED
Slab:	7" unreinforced concrete slab with 6" of gravel subbase	7" unreinforced concrete slab with 6" of gravel subbase
Utilities:	JEA	JEA

Alternate building option

**To be updated based on final determination of phasing*



Building size:	1,612,800 s.f. with potential expansion space for 2,007,040 s.f.
Building dimensions:	2520' x 640'
Clear height:	40'
Office:	BTS
Dock doors/Drive-ins:	300
Auto parks:	±750
Trailer parks:	±420
Truck court:	190'
Roof:	White TPO
Lighting:	LED
Slab:	7" unreinforced concrete slab with 6" of gravel subbase
Utilities:	JEA

Why Jacksonville



Jacksonville is located in Northeastern Florida and is a logistics hub in the Southeast. The city is home to Florida's largest port, a comprehensive rail system and three major interstates. The interstate system provides access to 60 million people within an 8-hour drive.

Jacksonville International Airport

**2023 totals*

50.9M

lbs. of departing freight

65M

lbs. of arriving freight

2.7M

departing passengers

2.7M

arriving passengers

JAXPORT

Top trading partners include Asia, Brazil, Argentina, Colombia, Canada and the Bahamas

47 ft

Two-way, channel

100+

Trucking Firms

40

Daily Trains

4

Deepwater Marine
Terminals

Foreign Trade Zone # 64

5,000

SQ miles within the zone

9

participating
counties

30

days or less to
approve DC sites

Largest

FTZ in Florida

Why Jacksonville

Employment and talent

- Local military units in Jacksonville provide a supply of highly-skilled workers for aviation and aerospace companies.
- 3,000 military separations per year occur from local military units from the U.S. Navy at NAS Jacksonville and Naval Station Mayport, the U.S. Marines and the Department of Homeland Security aviation operations
- 22% of employment in Jacksonville is in Trade, Transport and Utilities industries (source: FRED)
- 550,000 total workers within 30 minutes of North Florida Logistics Center
- 2023 had the lowest unemployment rate in the last five years at 3.03%
- Over 40 public colleges, universities and technical schools in the region contribute to a robust talent pipeline

Economic snapshot

\$66,664

Median household
income

6.3%

5-year job growth
(2022-2027)

Demographic snapshot

1.7 M

2023 population

11.1%

Forecasted population
growth (2022-2027)



Top growing occupation



**Transportation and
material moving**

Top growing industry



**Transportation and
warehousing**

Strategic location



- Superior multi-modal location to service SE U.S.
- Access to three rail providers and four airports
- 60 million consumers located within an 8 hour drive
- FTZ # 64 available - The largest trade zone in Florida
- No state or local personal income tax
- No inventory tax
- 5th lowest tax climate in the U.S.
- 3rd largest military population in U.S.
- Various target industry incentives available via City and State

I-95	3.3 miles
Jacksonville International Airport	4.2 miles
I-295	7.2 miles
Dames Point	15 miles
Blount Island	15 miles
JaxPort	17 miles
I-10	21 miles
Port of Savannah	129 miles
Orlando, FL	158 miles
Tampa, FL	211 miles
Charleston, SC	231 miles
Atlanta, GA	357 miles
Miami, FL	363 miles
Montgomery, AL	372 miles
Charlotte, NC	372 miles
Baltimore, MD	735 miles

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