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# For Lease

## JAX Airport Logistics Center

14825 International Airport Blvd., Jacksonville, FL 32218

### Class A Master Planned Industrial Park

- Building 100 - 228,948± SF
- Building 200 - 203,897± SF
- Ready for immediate occupancy
- Flexible suites starting at 38,000± SF
- Land use/zoning: LI/IL
- Located in Foreign Trade Zone No. 64
- Situated within the boundary of the Northwest Jacksonville Economic Development Fund  
 > [jacksonville.gov/nwjedf](http://jacksonville.gov/nwjedf)



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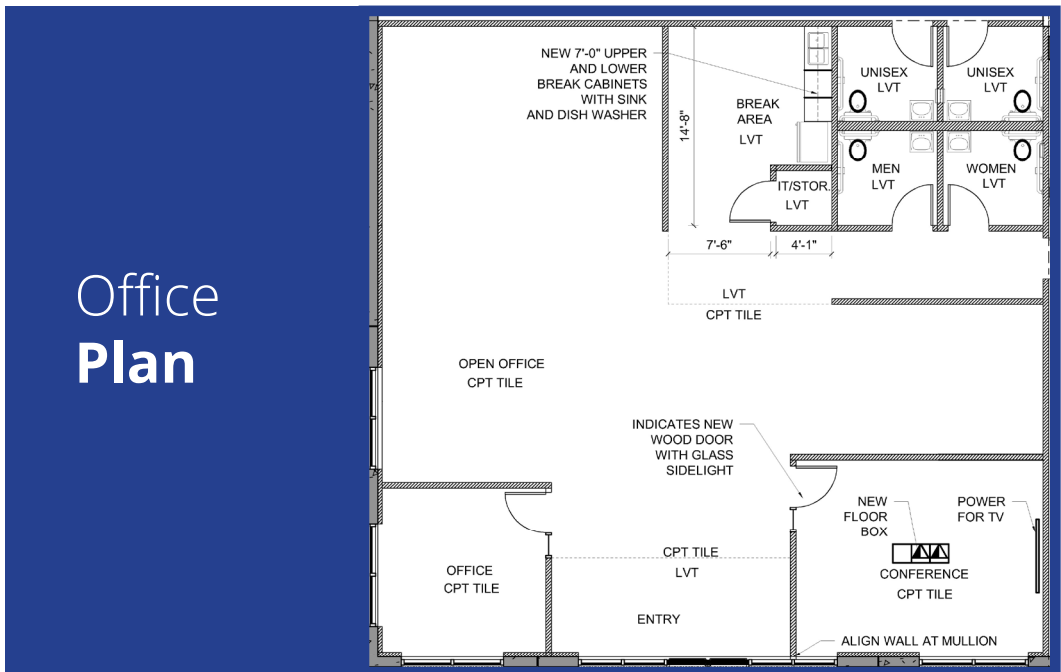
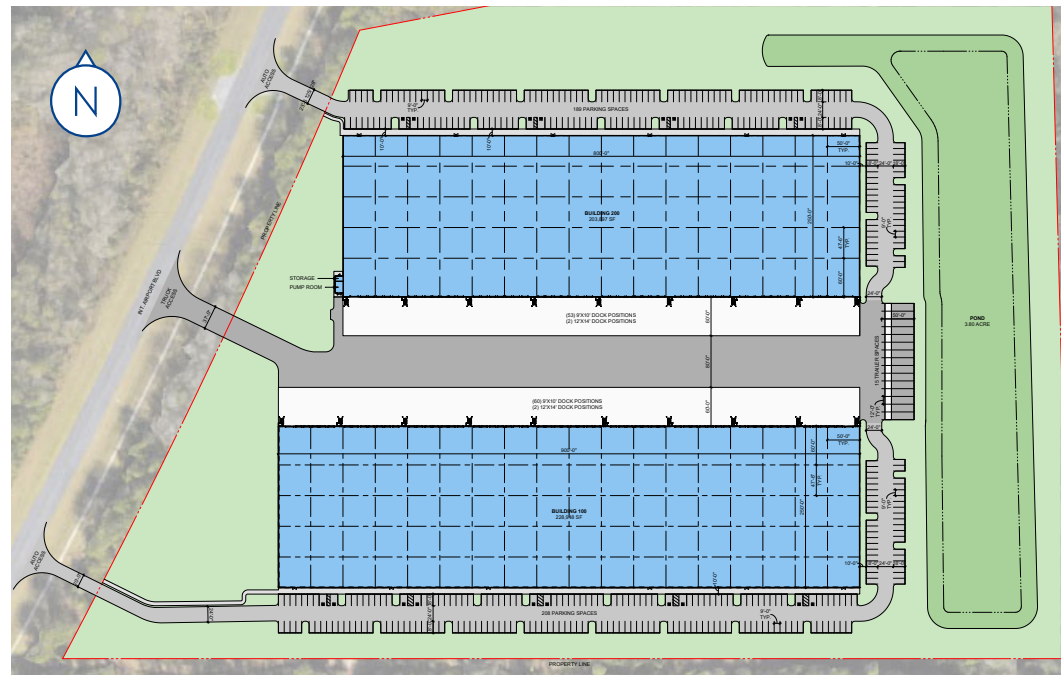
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# Property Overview

14825 International Airport Blvd  
Jacksonville, FL 32218

	Building 100	Building 200
<b>Building Size</b>	228,948 SF	203,897 SF
<b>Spec Office</b>	Suite 101: 2,275 SF Suite 108: 2,275 SF	Suite 201: 2,275 SF Suite 208: 2,275 SF
<b>Bldg. Dimensions</b>	249' x 899'	249' x 799'
<b>Car Parking</b>	209	187
<b>Off Dock Trailer Stalls</b>	18 shared	18 shared
<b>Truck Apron</b>	60' concrete	60' concrete
<b>WH Windows</b>	Clerestory along dock wall	Clerestory along dock wall
<b>Typical Bays</b>	47'-6" x 50'	47'-6" x 50'
<b>Speed Bays</b>	60' x 50'	60' x 50'
<b>Clear Height</b>	32'	32'
<b>Roof Material</b>	60-mil TPO with 20 year warranty	60-mil TPO with 20 year warranty
<b>Insulation</b>	R-21	R-21
<b>Floor Slab</b>	6" fiber-reinforced, 4,000 PSI concrete	6" fiber-reinforced, 4,000 PSI concrete
<b>Truck Court</b>	200' shared	200' shared
<b>Dock High Doors</b>	60 (9' x 10')	53 (9' x 10')
<b>Drive-in Ramps</b>	2 (12' x 14')	2 (12' x 14')
<b>Dock Equipment</b>	Suite 101: Two (2) 35,000 lb mechanical levelers Suite 108: Two (2) 35,000 lb mechanical levelers	Suite 201: Two (2) 35,000 lb mechanical levelers Suite 208: Two (2) 35,000 lb mechanical levelers
<b>WH Exhaust Fans</b>	Per code	Per code
<b>Fire Suppression</b>	ESFR; K-17; 1,500 GPM	ESFR; K-17; 1,500 GPM
<b>Electric Capacity</b>	(2) 200A panels exist. Capacity for up to 3600A additional	(2) 200A panels exist. Capacity for up to 3600A additional
<b>WH Lighting</b>	Code minimum	Code minimum
<b>Site Area</b>	15.3 acres	14.8 acres



## Office Plan

# Progress & Rendering



# A Strategic Location

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

 **1.8**  
Miles

 **3.7**  
Miles

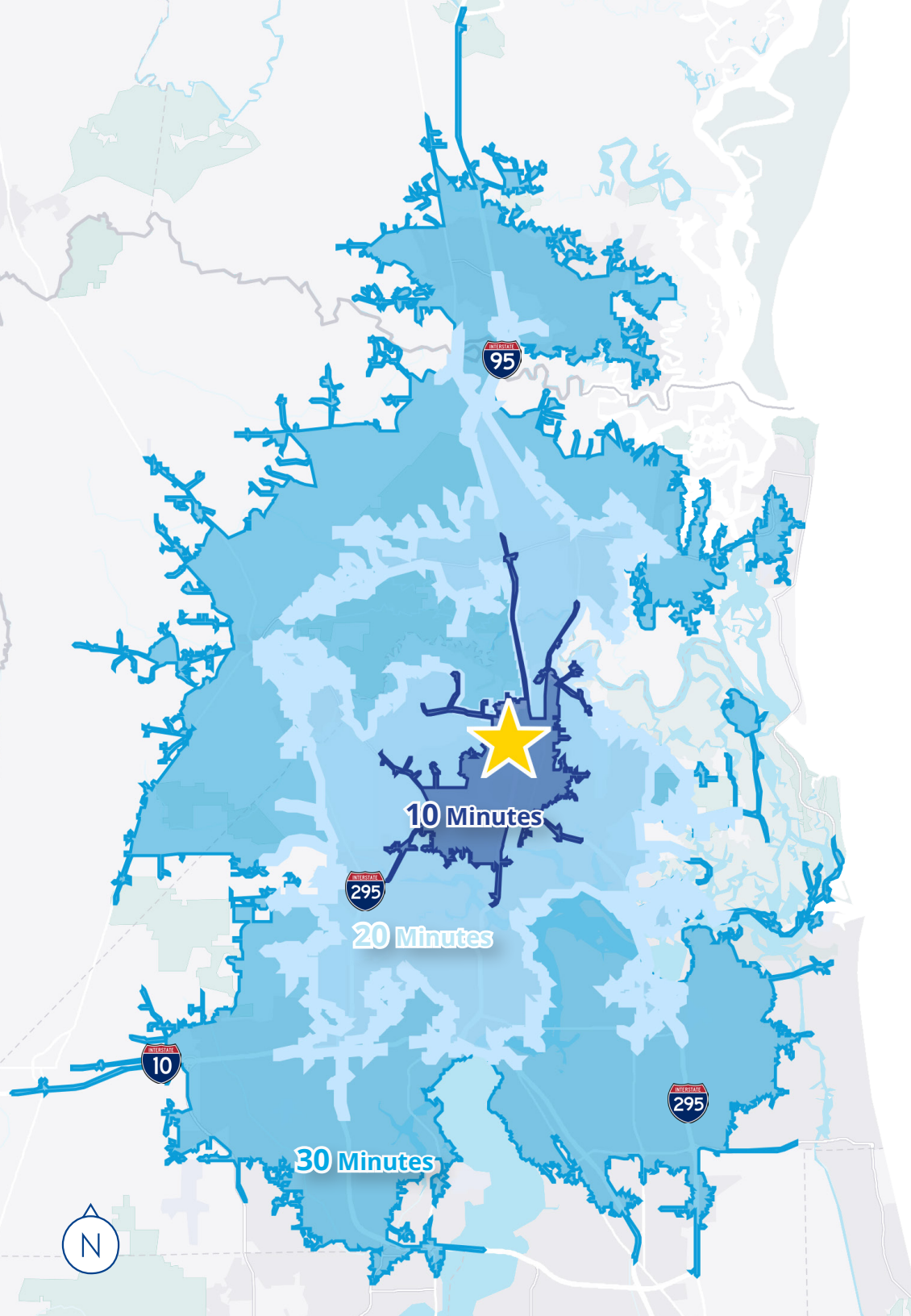
 **19**  
Miles

 **3**  
Miles  
Jacksonville Int'l  
Airport

 **14**  
Miles  
CSX Intermodal

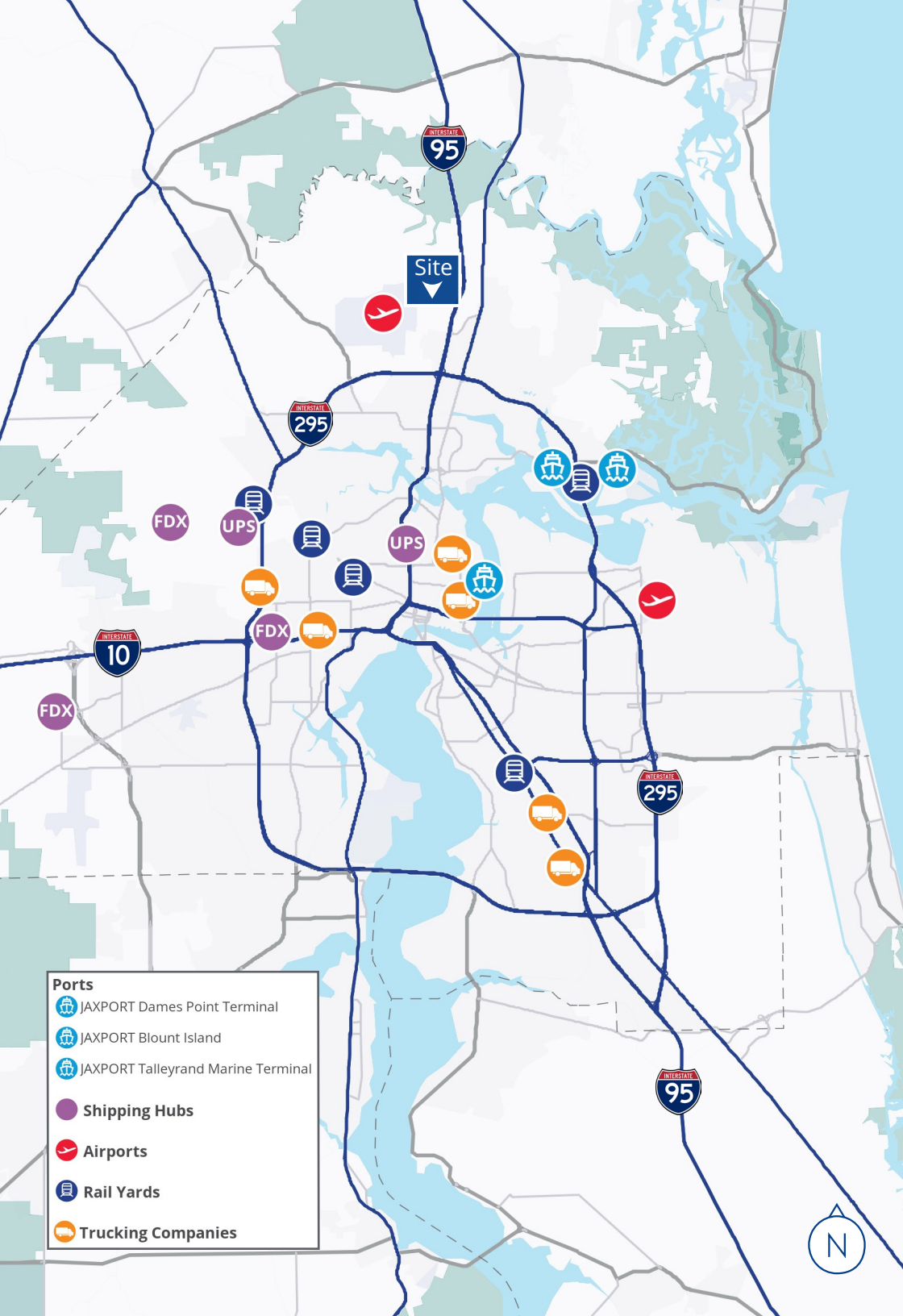
 **12**  
Miles  
JAXPORT


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

Demographics	10 Mins	20 Mins	30 Mins
2025 Population	27,135	263,047	832,044
2030 Population	30,406	283,875	874,024
Population Change 2025-2030	2.30%	1.54%	0.99%
2025 Households	10,909	104,274	335,733
Median Household Income	\$69,254	\$59,754	\$69,112
Bachelor's Degree or Higher	17.5%	16.9%	21%
Unemployment Rate	5%	5.5%	4.5%
Total Employees	13,951	177,058	477,702



	Interstate 95	1.8 miles
	Interstate 295	3.7 miles
	Interstate 10	19 miles
	CSX Intermodal Facility	14 miles
	Norfolk Southern Intermodal	13.8 miles
	FEC Intermodal Facility	22 miles
	Jacksonville Int'l Airport	3 miles
	JAXPORT   Talleyrand	13.7 miles
	JAXPORT   Dames Point	12 miles
	JAXPORT   Blount Island	12.5 miles
	Port of Savannah	127 miles
	Port of Charleston	227 miles
	Port of Tampa	212 miles

## Business-Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax



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