



 **JLL** SEE A BRIGHTER WAY

Florida Gateway Logistics Park

9980 Pritchard Road
Jacksonville, FL 32219

flgateway.com

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



Strategic location



4 miles



5 miles



6 miles
CSX
intermodal facility



8 miles
Norfolk Southern
intermodal facility



13 miles



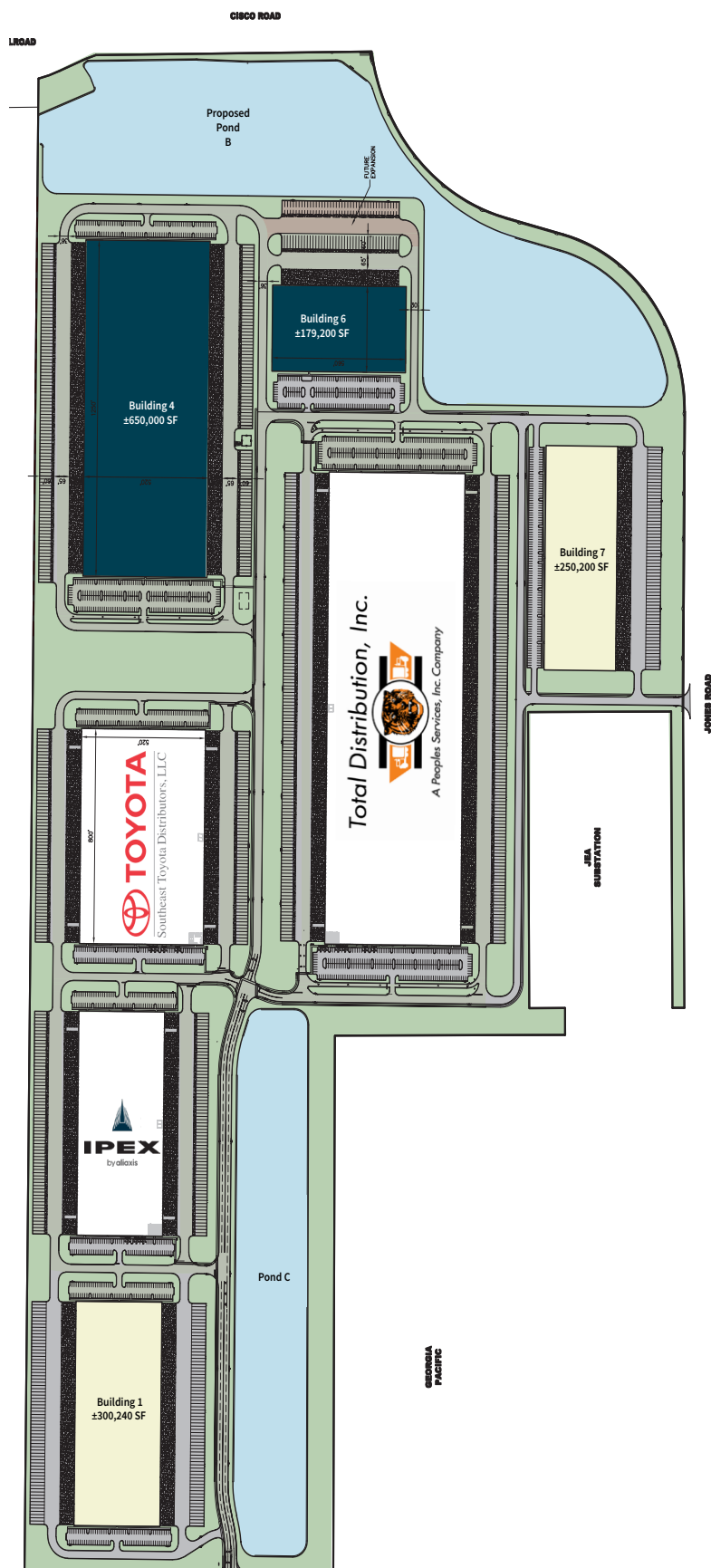
17 miles
Jacksonville
International
Airport



22 miles
JAXPORT



24 miles
FEC
intermodal facility

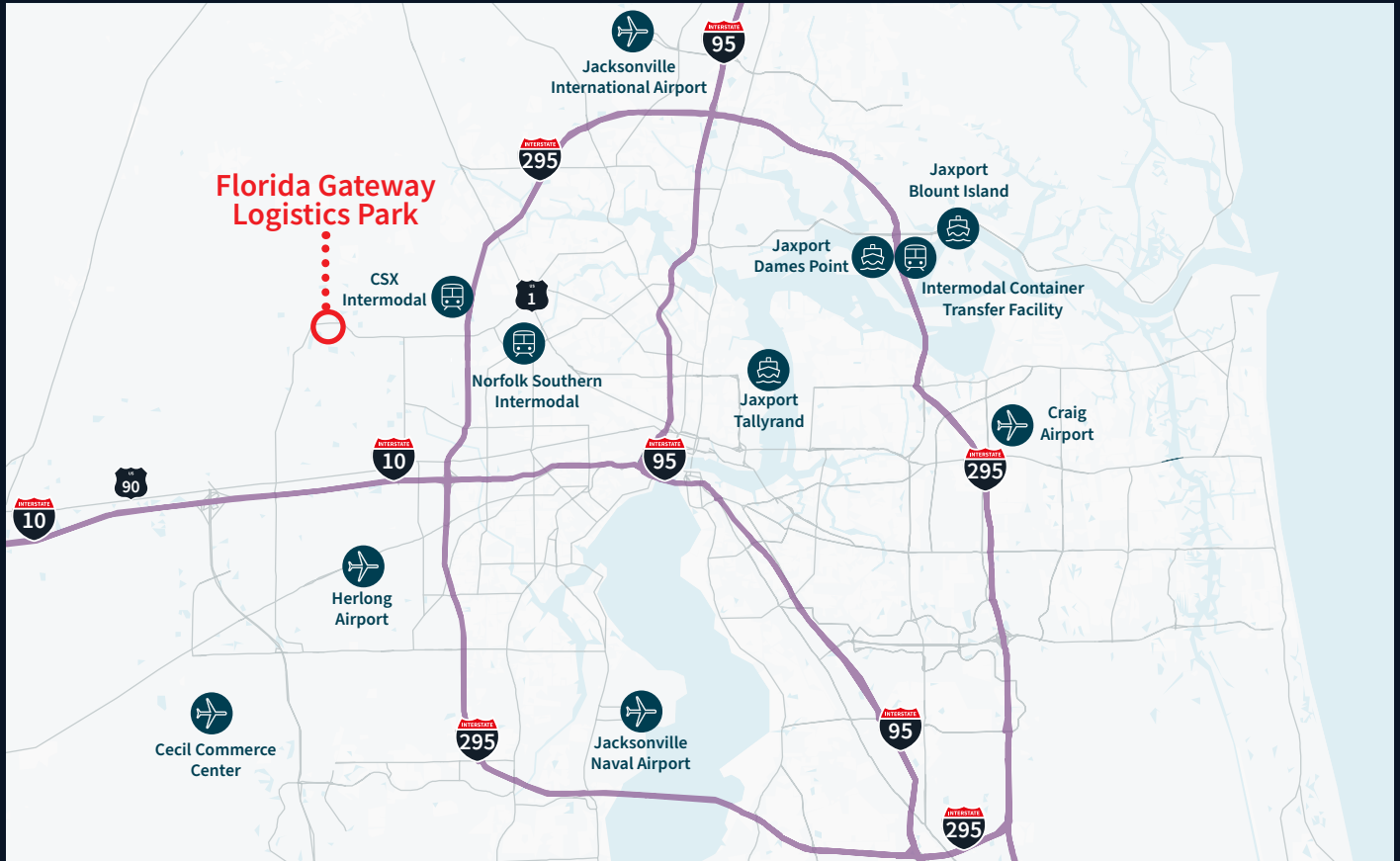


Building 4

Building size	650,000 s.f.
Building dimensions	1,250' x 520'
Clear height	40'
Office	2,500 s.f. spec
Column spacing	53'-4" x 50' (typical)
Dock doors	143 (9' x 10')
Drive-ins	4 (12' x 14')
Auto parks	351
Trailer parks	201
Truck court	185' w/ 60' concrete apron
Power	3,000 AMP, 77/480V, 3 phase
Lighting	LED w/ motion sensors
Fire suppression	ESFR

Building 6

Building size	179,200 s.f.
Building dimensions	560' x 320'
Clear height	36'
Office	2,500 s.f. spec
Column spacing	53'-4" x 52' (typical)
Dock doors	27 (9' x 10')
Drive-ins	2 (12' x 14')
Auto parks	191
Trailer parks	41 (expandable to 82)
Truck court	185' w/ 60' concrete apron
Power	2,000 AMP, 77/480V, 3 phase
Lighting	LED w/ motion sensors
Fire suppression	ESFR



Jacksonville, FL | “America’s Logistics Center”

61 million
consumers
located within 8 hours

FTZ #64
available

3
major railroads
CSX, Norfolk Southern &
Florida East Railway



No state or local
personal income tax



No inventory tax

JAXPORT
Florida’s largest
container port

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