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For Lease

Westlake Commerce Center

9395 Pritchard Road | Jacksonville, FL 32219

Class A Master Planned Industrial Park

- Building 1 - 337,104± SF - Ready for occupancy
- Building 2 - 192,924± SF - Delivering Q3 2025
- Exceptional multimodal location in Jacksonville's Westside submarket
- Excellent proximity to I-295, I-10 and I-95
- Known as America's Logistics Center, Jacksonville boasts same-day access to 98 million people

**Conceptual Rendering*

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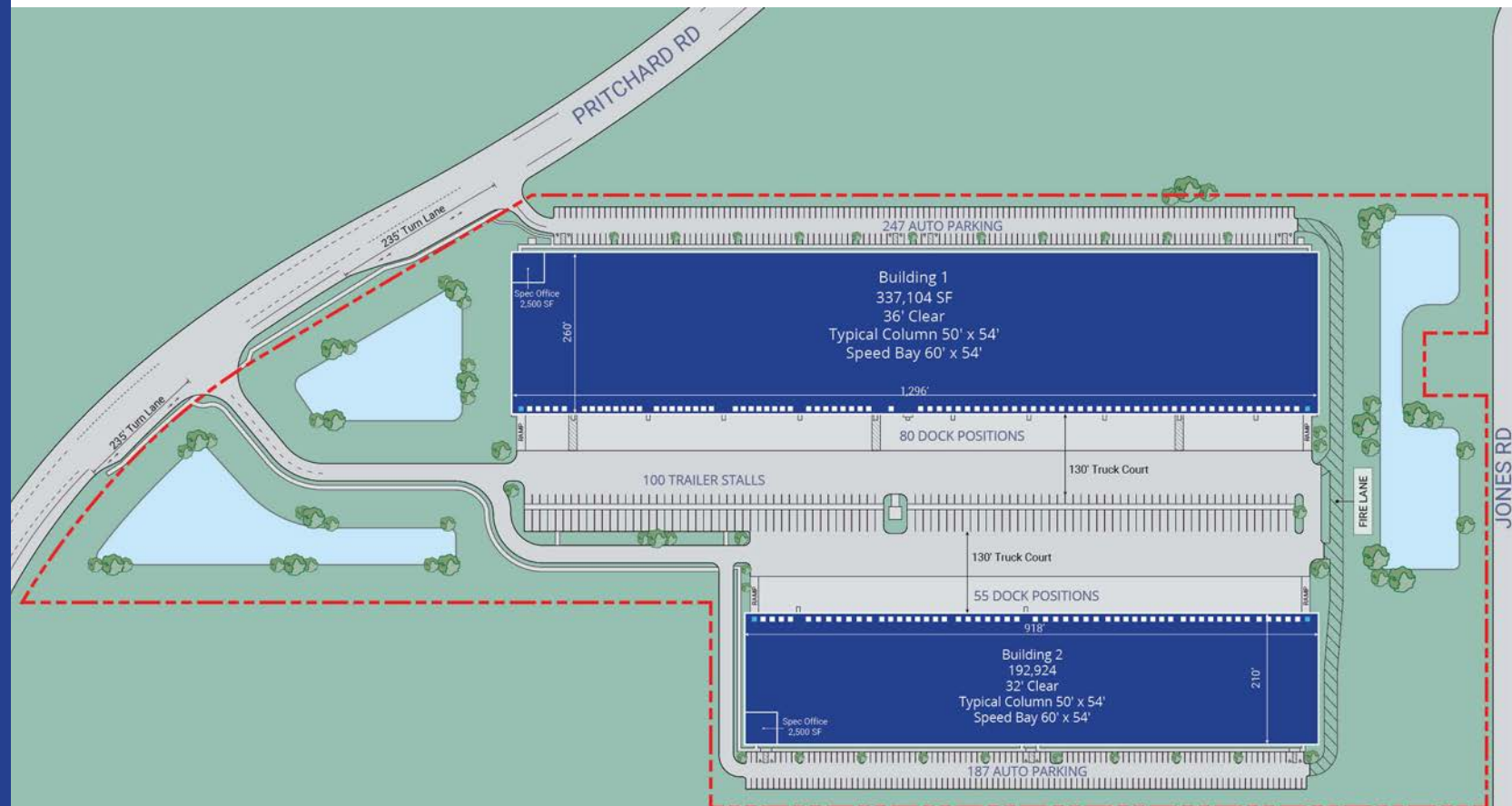
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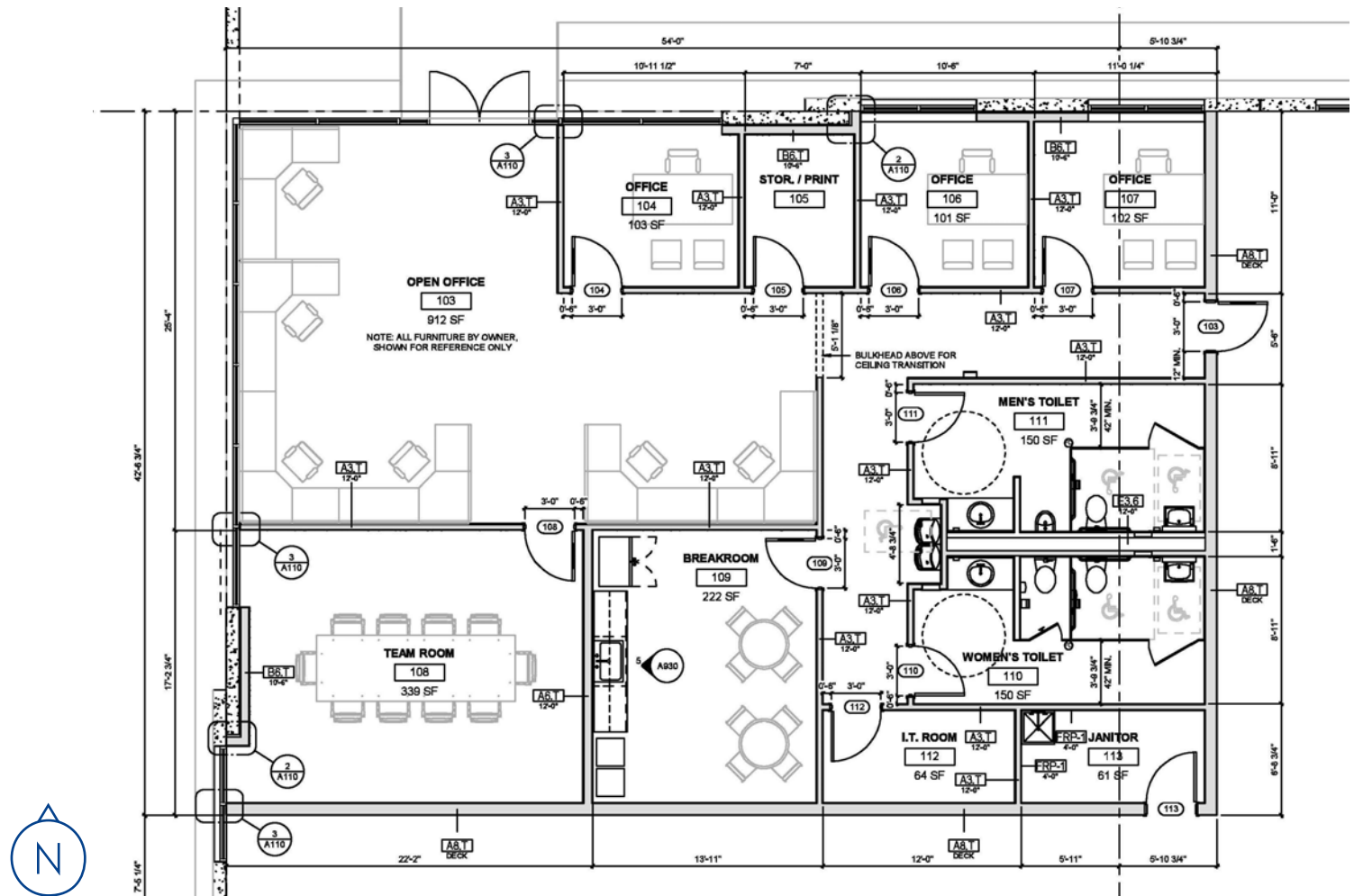
Property Overview

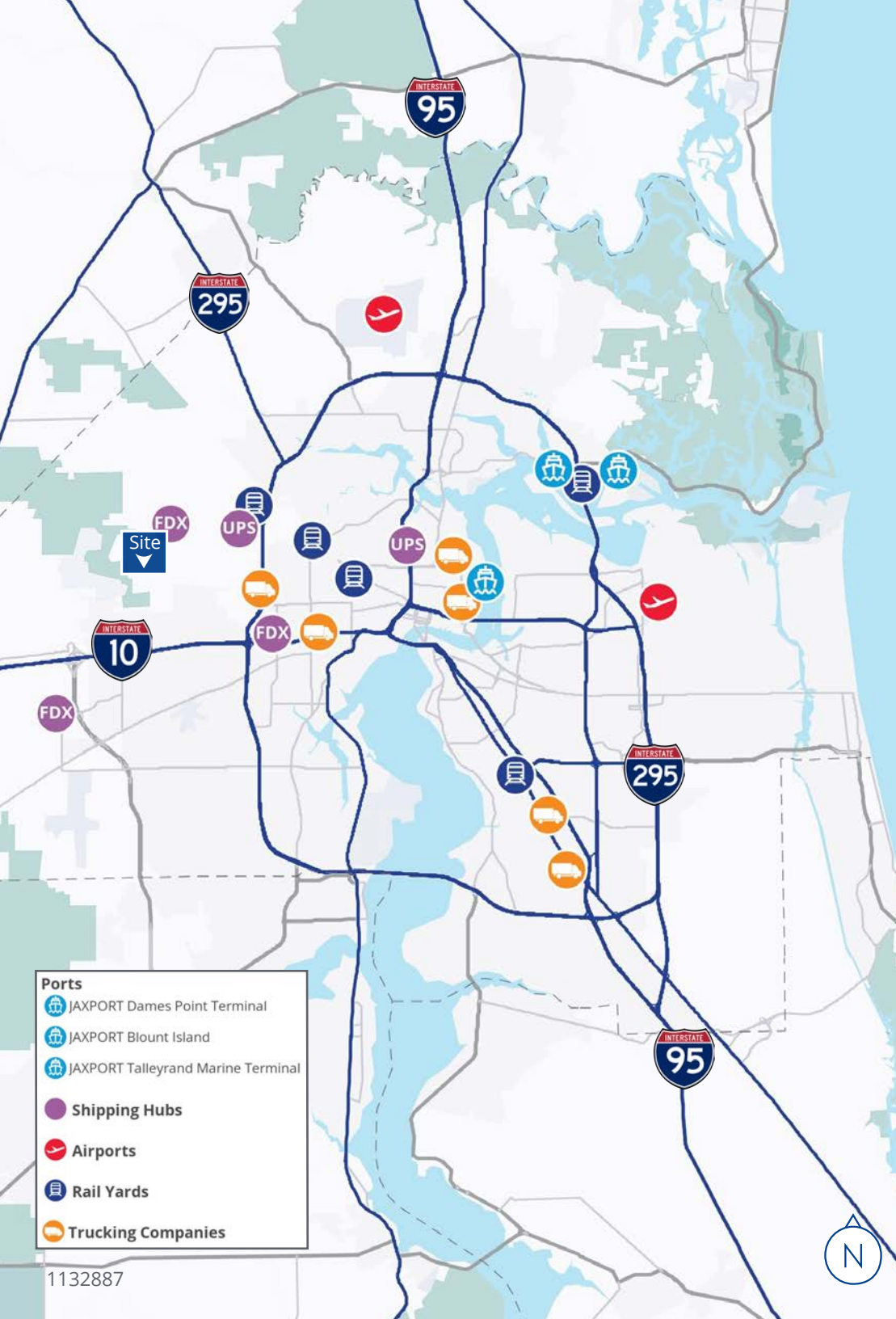
Building area	Bldg 1: 337,104± SF Bldg 2: 192,924± SF	Slab	7" thick non-reinforced, 4,000 PSI
Dimensions	Bldg 1: 260' x 1,296' Bldg 2: 210' x 918'	Column spacing	50' x 54'
Spec office	Bldg 1: 2,543± SF Bldg 2: 2,500± SF	Speed bays	60' x 54'
Windows	Clerestory	Dock high doors	Bldg 1: 80 (9'x10') Bldg 2: 55 (9'x10')
Clear height	Bldg 1: 36' Bldg 2: 32'	Dock levelers	Bldg 1: 20 levelers, 45,000 lb capacity Bldg 2: 14 levelers, 45,000 lb capacity
Power	Bldg 1: 4,000A capacity, 277/480 V, 3-phase, 4-wire Bldg 2: 2,000A capacity, 277/480 V, 3-phase, 4-wire	Drive-in doors	2 (12'x14') per building, motorized
Sprinkler system	ESFR	Configuration	Rear load
Lighting	LED 30 fc with motion sensors	Truck court	130'
Roofing	TPO roof system; 60 mil, R-21	Concrete apron	60'
		Trailer positions	100 Off-dock positions, shared
		Car parking	Bldg 1: 247 Bldg 2: 187



Office Floor Plan

Building 1
2,543± SF





1132887



Interstate 295	4 miles
Interstate 10	5 miles
Interstate 95	14 miles



CSX Intermodal Facility	6 miles
Norfolk Southern Intermodal Facility	8 miles
FEC Intermodal Facility	24 miles



Jacksonville Int'l Airport	17 miles
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JAXPORT Talleyrand	14 miles
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JAXPORT Dames Point	22 miles
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JAXPORT Blount Island	22 miles
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Port of Savannah	123 miles
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Port of Charleston	221 miles
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Port of Tampa	250 miles
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Business-Friendly Environment

- Located within the boundary of the Northwest Jacksonville Economic Development Fund, a public fund accessible by existing and prospective businesses in the Northwest Jacksonville area
- Abundant regional labor pool
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

Strategic Location

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

 **14**
Miles

 **4**
Miles

 **5**
Miles

 **17**
Miles
Jacksonville Int'l
Airport

 **6**
Miles
CSX Intermodal

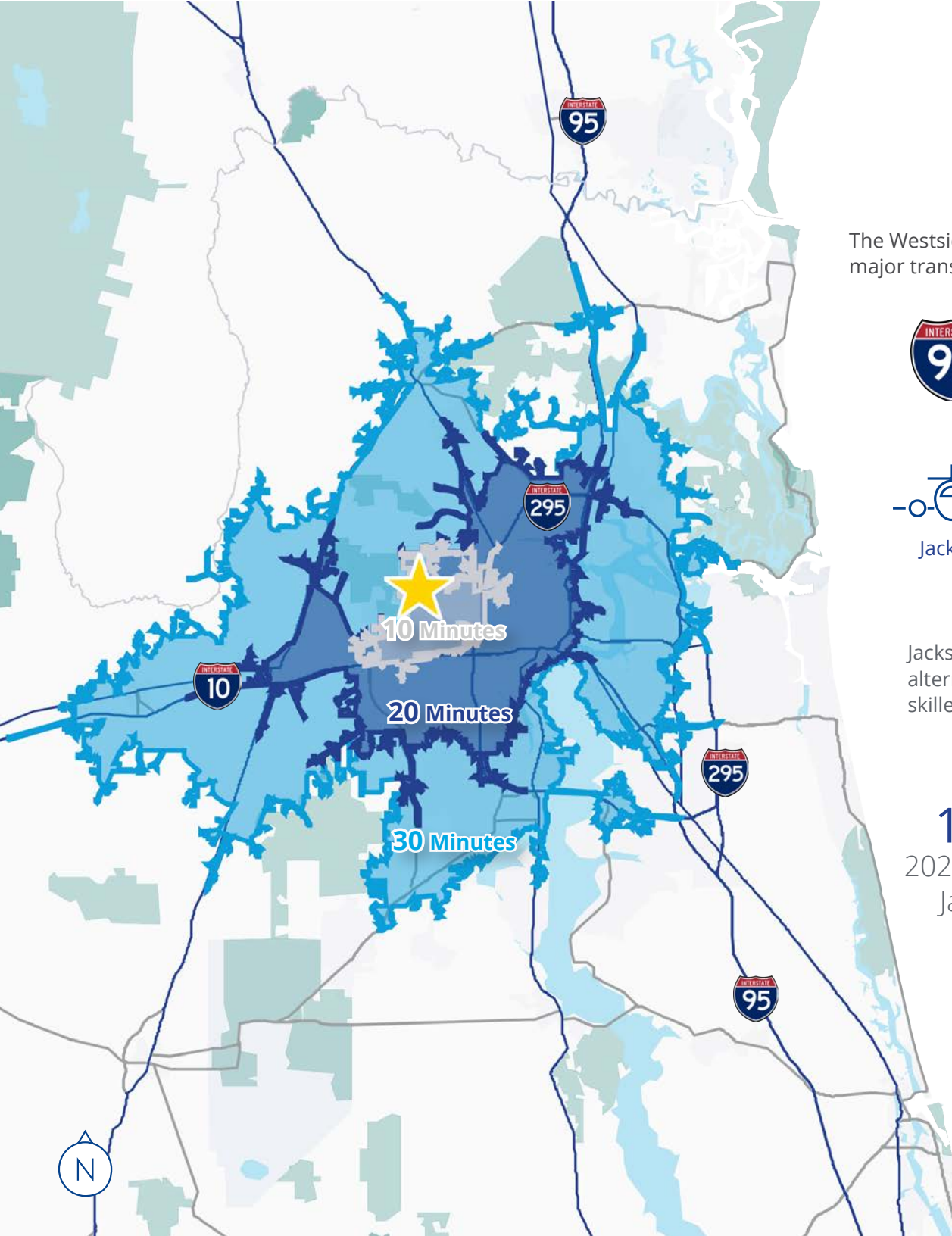
 **22**
Miles
JAXPORT

Jacksonville's **strong regional demographics** offer an affordable alternative to other metros in Florida and a high quality of life for skilled labor with a growing workforce.

1,696,786
2023 Total Population
Jacksonville MSA
ESRI

8%
Population Growth
(2019 - 2023)
ESRI

#6
MSA in 2023 Migration
Population Growth
LINKEDIN 2023



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Site

Westside Industrial Park



Pritchard Rd. & I-295



Perimeter West Industrial Park



Imeson Road
Distribution Complex



Crossroads
Distribution Center



Westlake Industrial Park



Commonwealth & I-295



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