



Click here to view
marketing video



Click here to view
property website



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*

Guy Preston, SIOR
+1 904 591 0800
guy.preston@colliers.com

Seda Preston
+1 904 861 1142
seda.preston@colliers.com

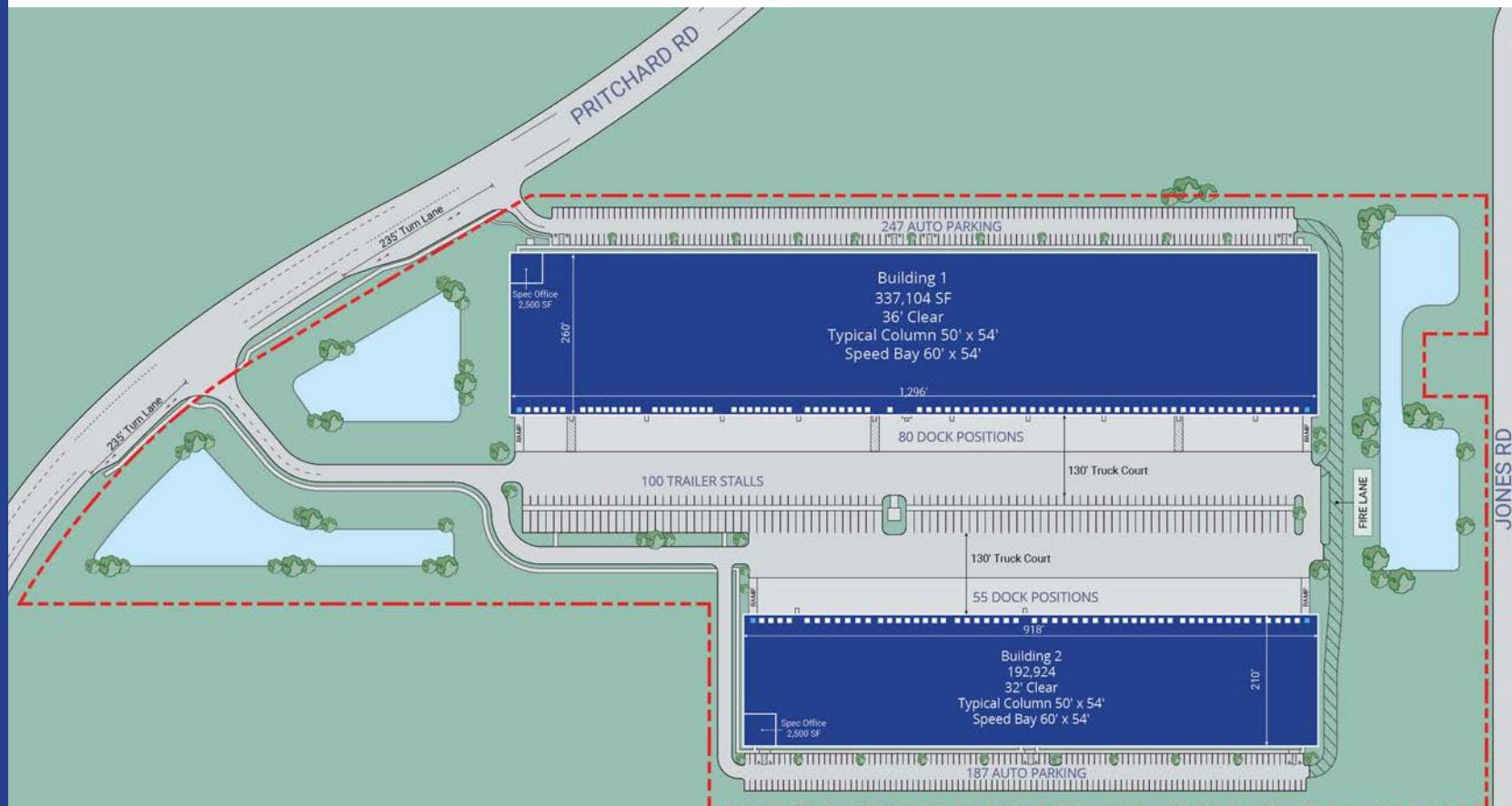
John Cole
+1 904 327 1772
john.cole@colliers.com

 **MWI** PROPERTY
GROUP

 **Colliers**

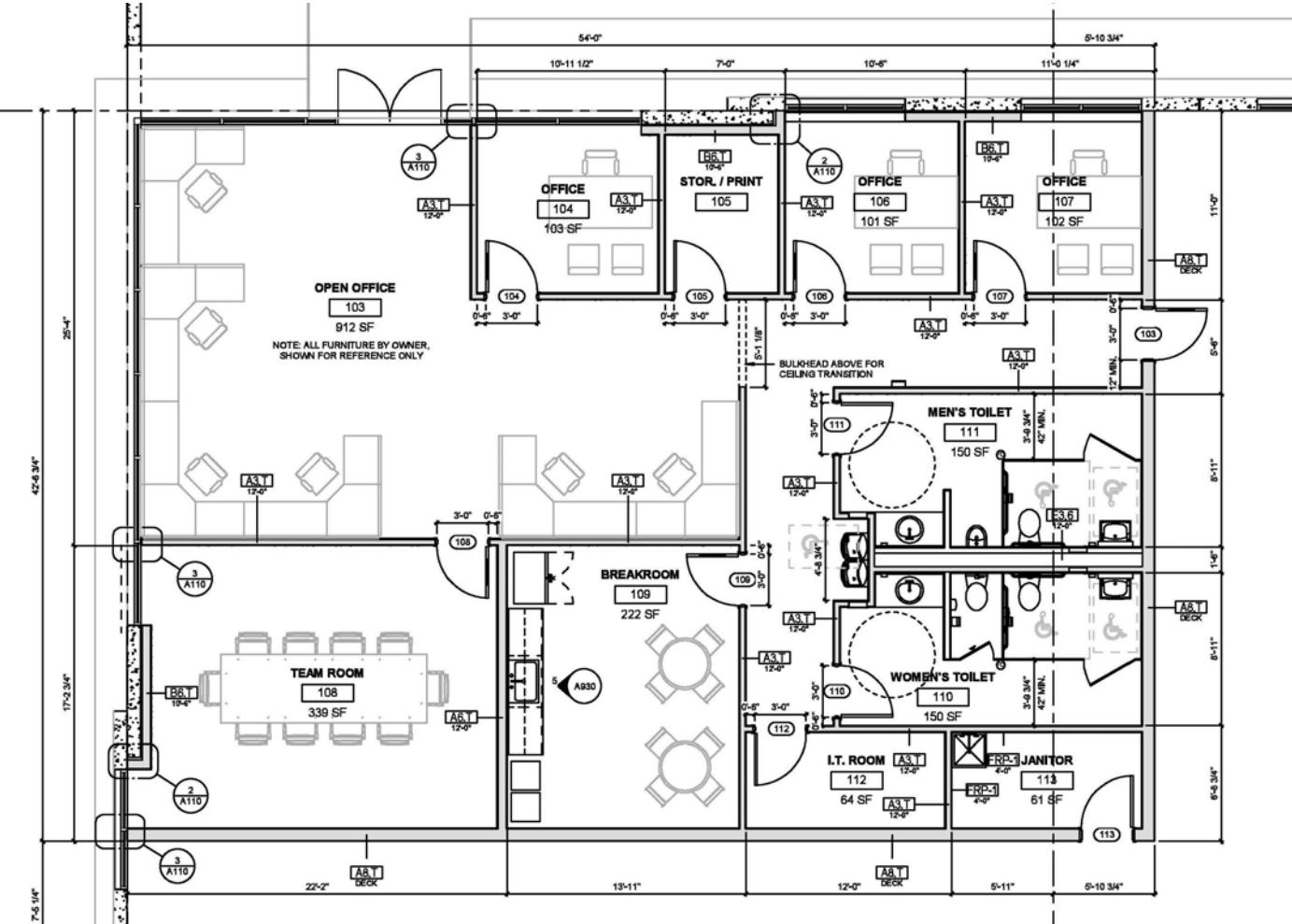
Property Overview

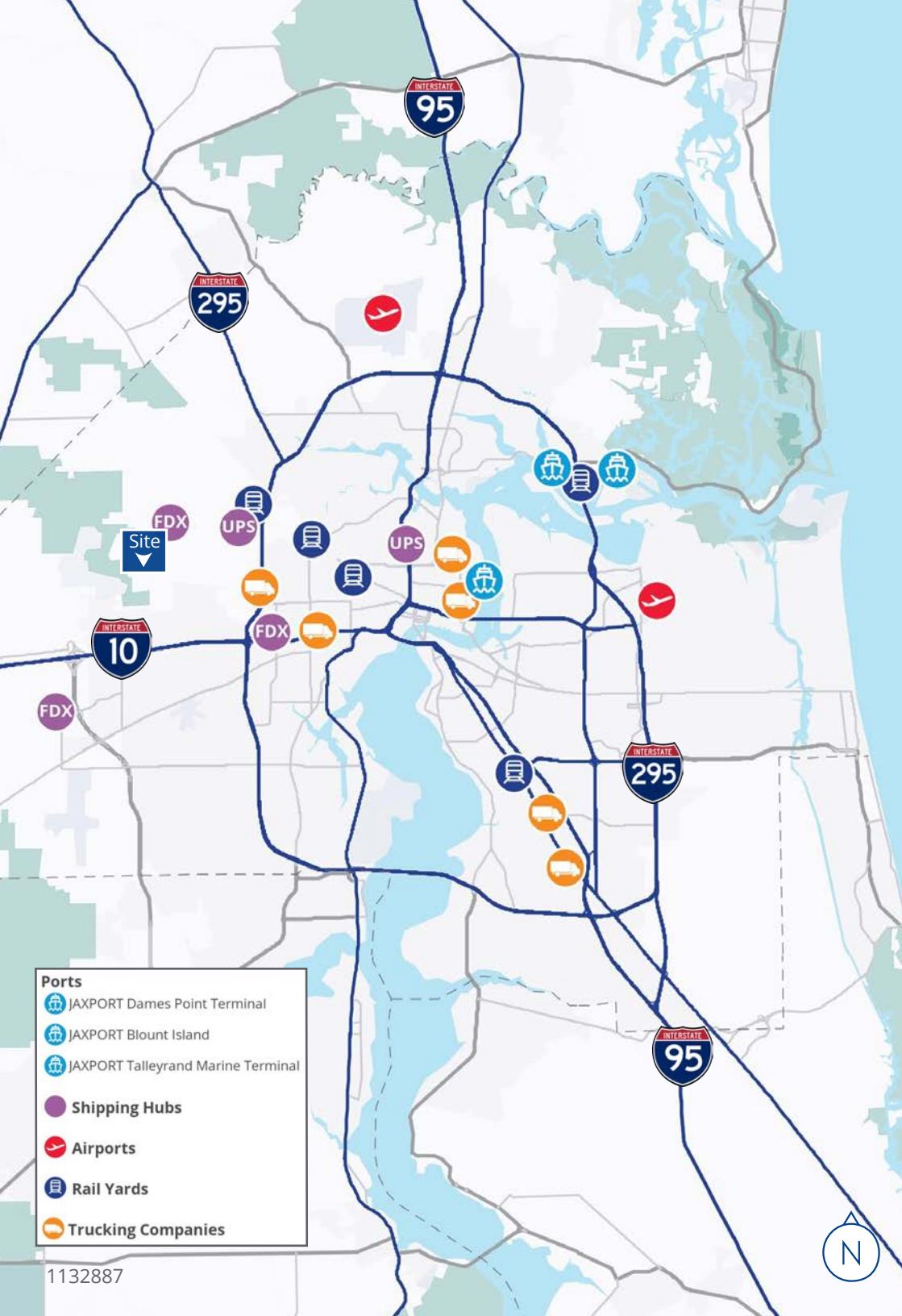
Building area	Bldg 1: 337,104± SF Bldg 2: 192,924± SF	Slab	7" thick non-reinforced, 4,000 PSI
Dimensions	Bldg 1: 260' x 1,296' Bldg 2: 210' x 918'	Column spacing	50' x 54'
Spec office	Bldg 1: 2,543± SF Bldg 2: 2,500± SF	Speed bays	60' x 54'
Windows	Clerestory	Dock high doors	Bldg 1: 80 (9'x10') Bldg 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

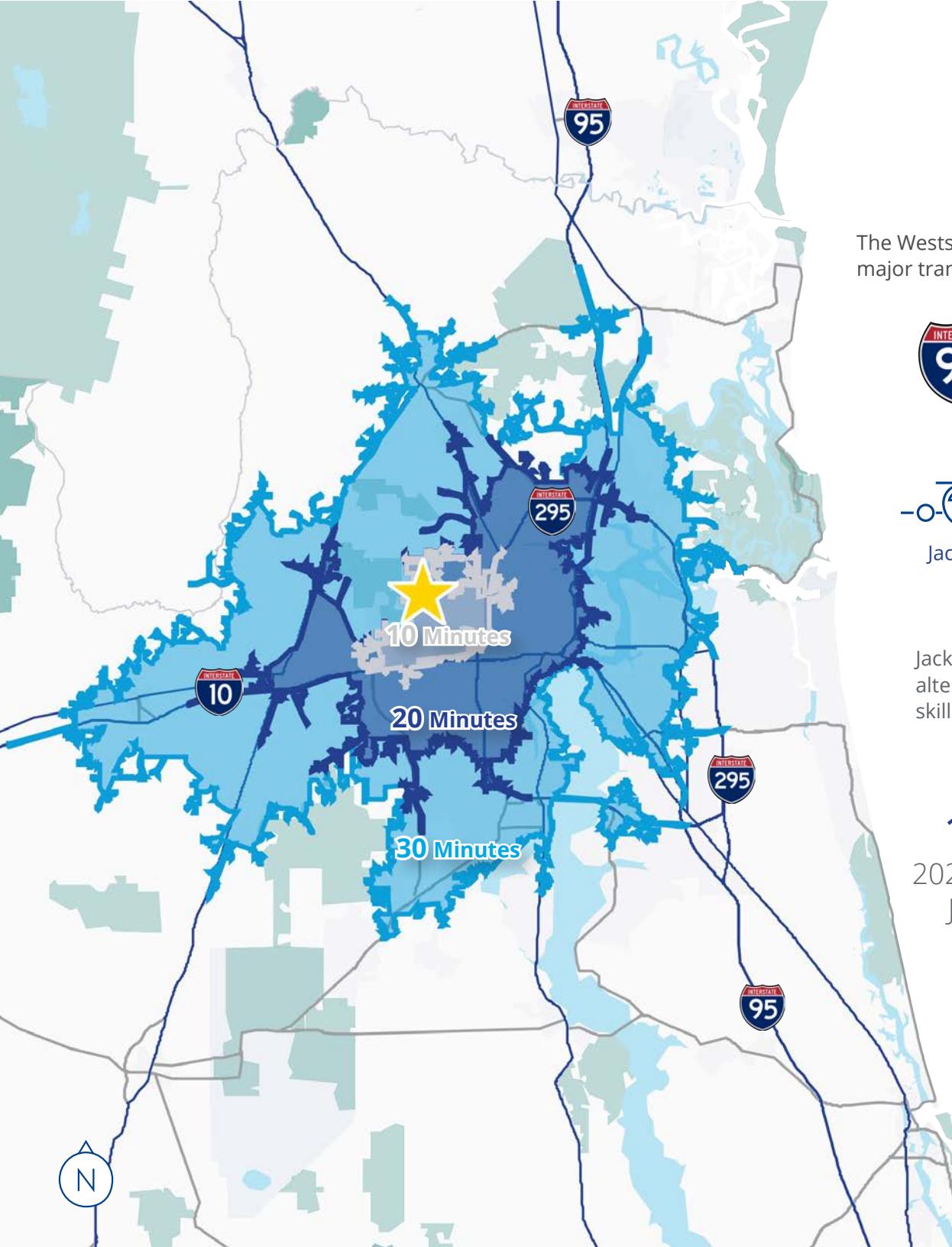




	Interstate 295	4 miles
	Interstate 10	5 miles
	Interstate 95	14 miles
	CSX Intermodal Facility	6 miles
	Norfolk Southern Intermodal Facility	8 miles
	FEC Intermodal Facility	24 miles
	Jacksonville Int'l Airport	17 miles
	JAXPORT Talleyrand	14 miles
	JAXPORT Dames Point	22 miles
	JAXPORT Blount Island	22 miles
	Port of Savannah	123 miles
	Port of Charleston	221 miles
	Port of Tampa	250 miles

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.



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

Guy Preston, SIOR
+1 904 591 0800
guy.preston@colliers.com

Seda Preston
+1 904 861 1142
seda.preston@colliers.com

John Cole
+1 904 327 1772
john.cole@colliers.com



Colliers

76 S. Laura Street | Suite 1500
Jacksonville, FL 32202
+1 904 358 1206
colliers.com/jacksonville

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC