

For Lease

JAX Airport Logistics Center

14825 International Airport Blvd., Jacksonville, FL 32218

Class A Master Planned Industrial Park

- Building 1 - 200,000± SF
- Building 2 - 225,000± SF
- Now pre-leasing and delivering in October 2025
- Flexible suites starting at 37,500± 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



Click to view website

Guy Preston, SIOR

+1 904 591 0800
guy.preston@colliers.com

Seda Preston

Primary Point of Contact

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

John Cole

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

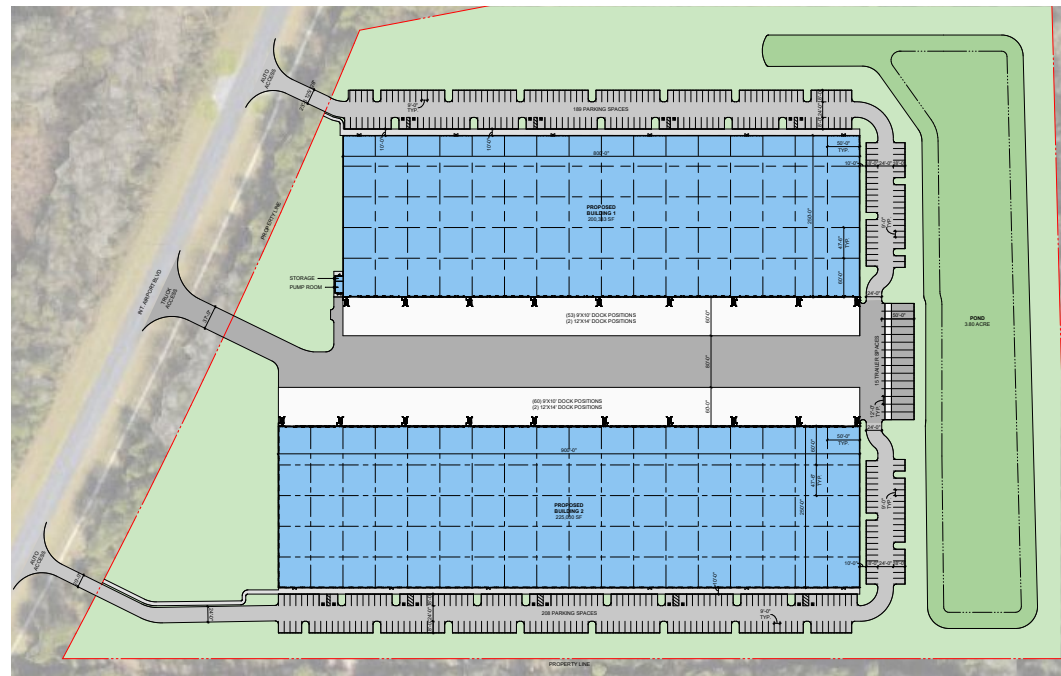


Property Overview

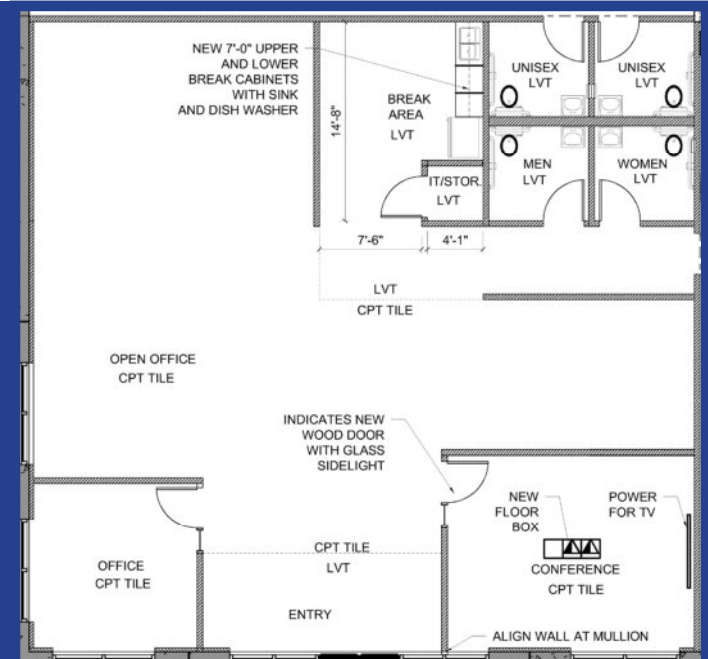
14825 International Airport Blvd
Jacksonville, FL 32218



	Building 1	Building 2
Site Area	14.8 AC	15.3 AC
Building Size	200,000 SF	225,000 SF
Spec Office	2,275 SF	2,275 SF
Bldg. Dimensions	250' x 800'	250' x 900'
Car Parking	189	208
Off Dock Trailer Stalls	15 shared	15 shared
Truck Apron	60' concrete	60' concrete
WH Windows	Clerestory along dock wall	Clerestory along dock wall
Typical Bays	47'-6" x 50'	47'-6" x 50'
Speed Bays	60' x 50'	60' x 50'
Clear Height	32'	32'
Roof Material	60-mil TPO with 20 year warranty	60-mil TPO with 20 year warranty
Insulation	R-21	R-21
Floor Slab	6" fiber-reinforced, 4,000 PSI concrete	6" fiber-reinforced, 4,000 PSI concrete
Truck Court	200' shared	200' shared
Dock High Doors	53 (9' x 10')	60 (9' x 10')
Drive-in Ramps	2 (12' x 14')	2 (12' x 14')
Dock Equipment	Four (4) 35,000 lb mechanical levelers	Four (4) 35,000 lb mechanical levelers
WH Exhaust Fans	Per code	Per code
Fire Suppression	ESFR; K-17; 1,500 GPM	ESFR; K-17; 1,500 GPM
Electric Service	(2) 2,000A, 277/480 V, 3-phase, 4-wire	(2) 2,000A, 277/480 V, 3-phase, 4-wire
WH Lighting	Code minimum	Code minimum



Office Plan



Progress & Rendering



Aerial taken 09/04/25



Aerial taken 09/04/25



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



14
Miles

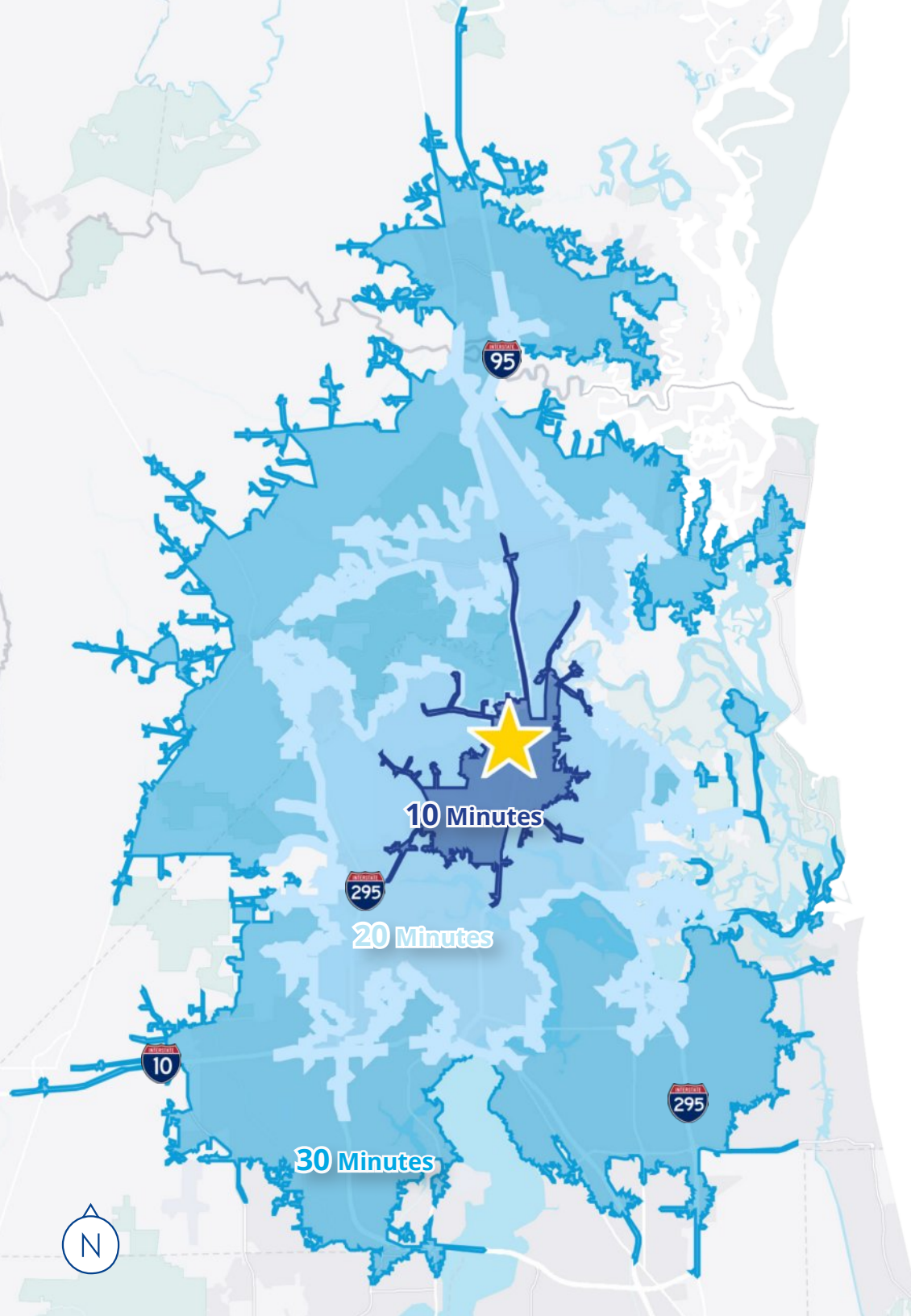


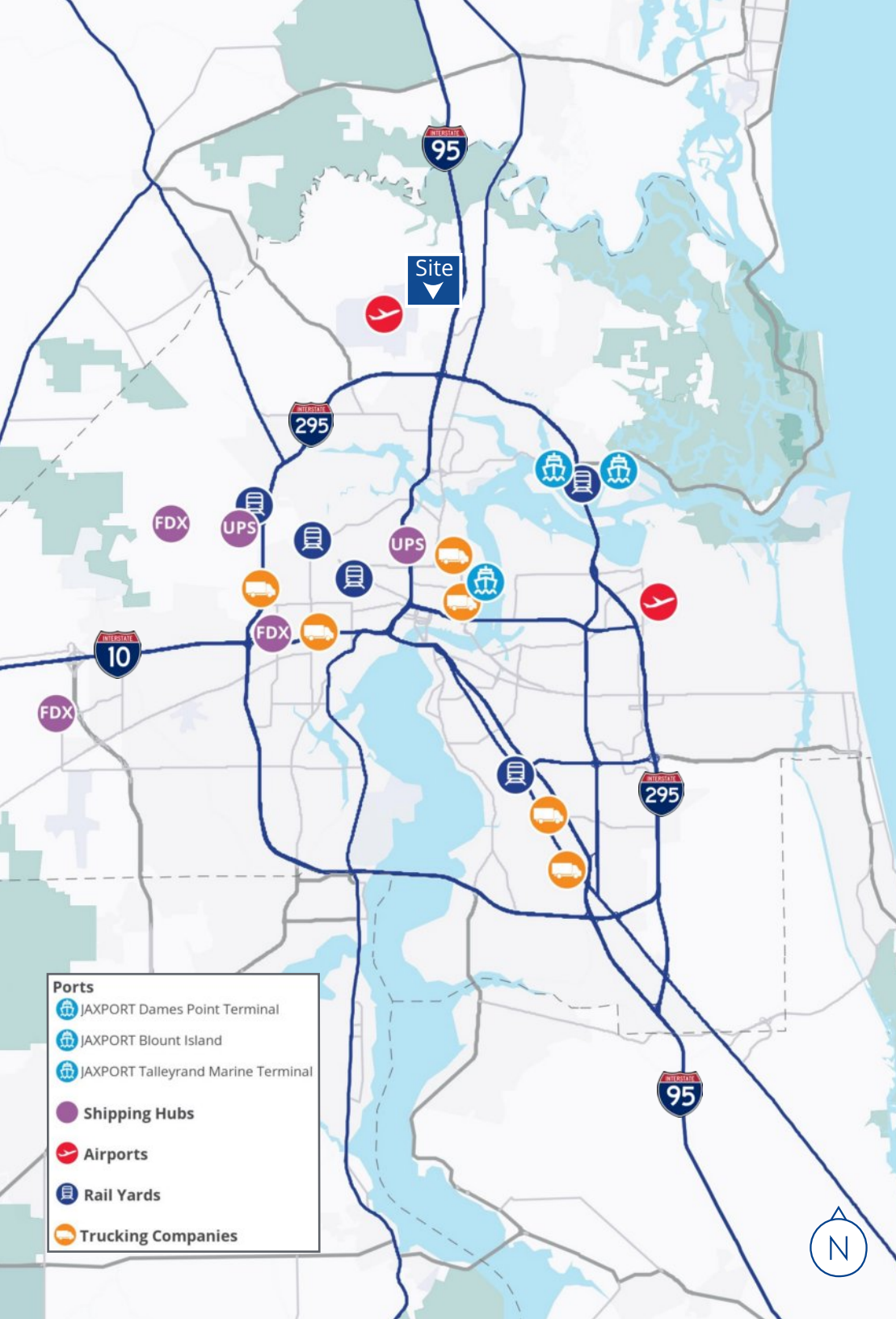
12
Miles

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

	10 Mins	20 Mins	30 Mins
2023 Population	31,634	242,491	832,152
2028 Population	33,100	257,097	855,411
Population Change 2023 - 2028	4.6%	6.0%	2.8%
2023 Households	12,263	93,957	331,991
Median Household Income	\$62,527	\$50,603	\$57,809
Bachelor's Degree or Higher	17%	15%	20%
Unemployment Rate	5.8%	5.4%	4.4%
Total Employees	15,618	111,235	416,471





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



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

Site

Northpoint Industrial Park



Majestic International Tradeport



Imeson Industrial Park



Dames Point Marine Terminal



Faye/New Berlin/Alta Corridor



Dames Point Marine Intermodal Yard



Blount Island Marine Terminal



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 therefrom. 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