



Airport 295 Logistics Park

12435 LEM TURNER RD
JACKSONVILLE, FL 32218

RECENTLY
COMPLETED

3 BUILDINGS
36,000 SF TO 500,000 SF AVAILABLE

PROPERTY HIGHLIGHTS



UP TO 500,000 SF AVAILABLE FOR LEASE

- Three new Class A warehouses
- Immediate highway access with close proximity to Jacksonville International Airport and JAXPORT
- Various space sizes available
- Premier location in North Florida
- Single / Multi-Tenant building configurations available
- Multiple points of ingress and egress
- Visible from I-295
- ±56 million consumers within an 8-hour drive time
- **NOW AVAILABLE!**



On-site Trailer Parking



32-FT Clear Height (Bldg 100 & 200)



36-FT Clear Height (Bldg 300)



ESFR Fire Suppression



Class A Spec Office



441 Auto Parking Spaces

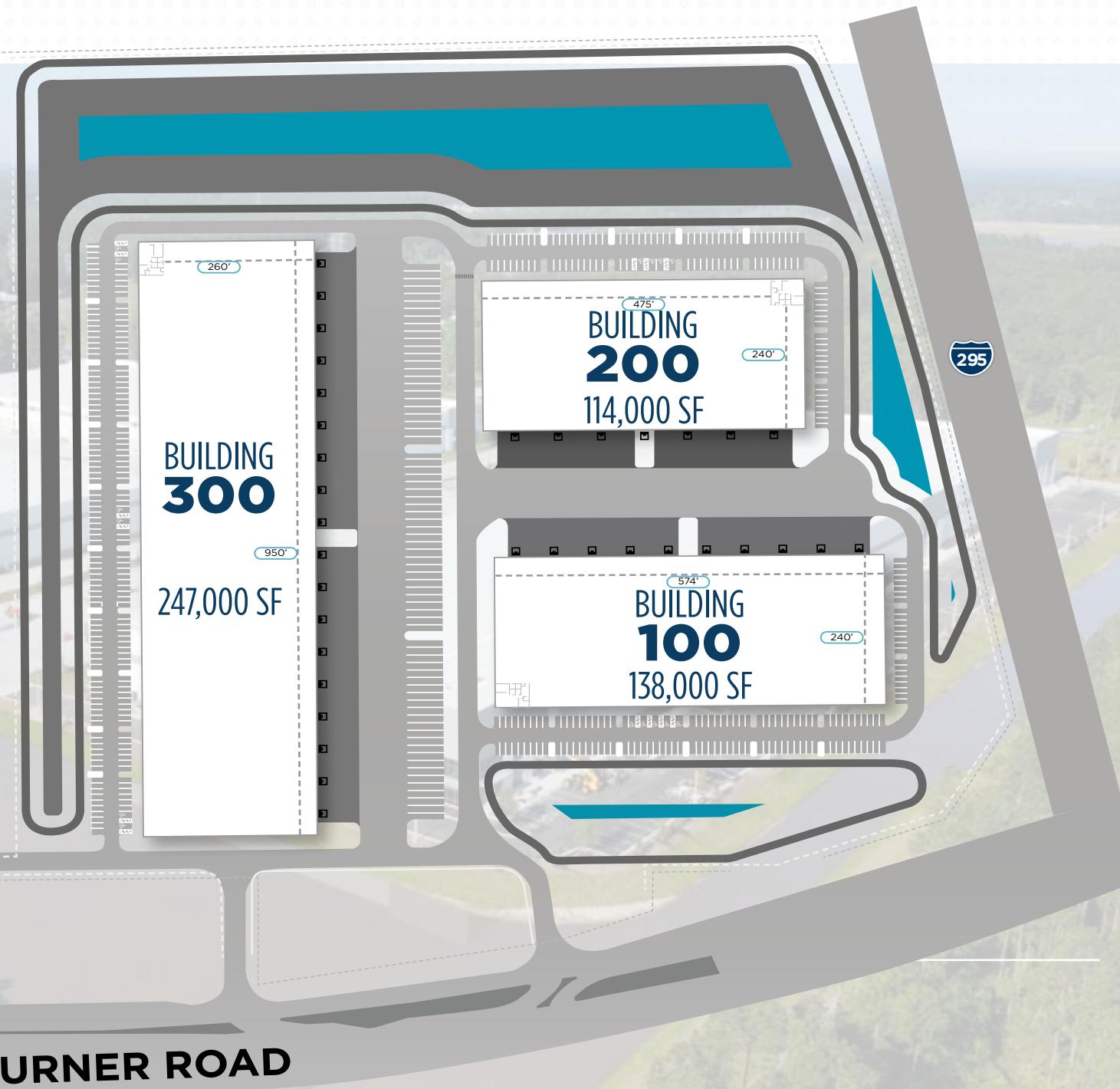


Rear Load configurations



1600 Amp, 277/480v, 3 Phase

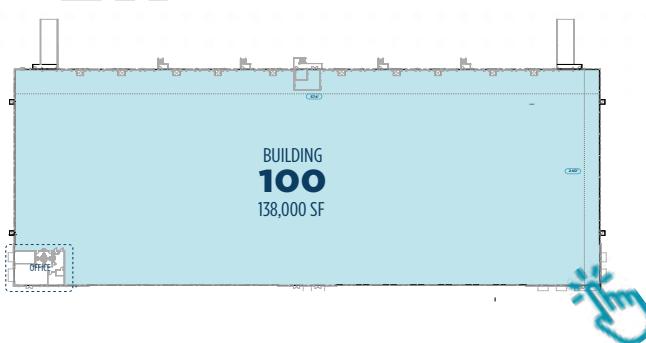
SITE PLAN



PROPERTY SPECIFICATIONS

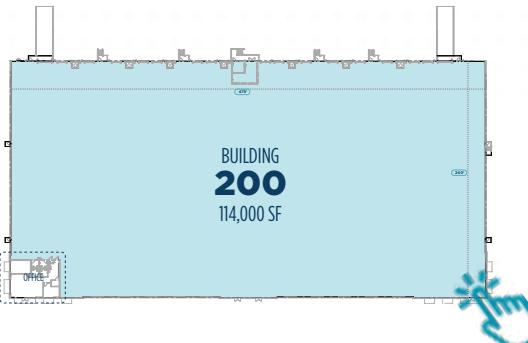


CLICK ON THE FLOORPLAN FOR MORE INFORMATION



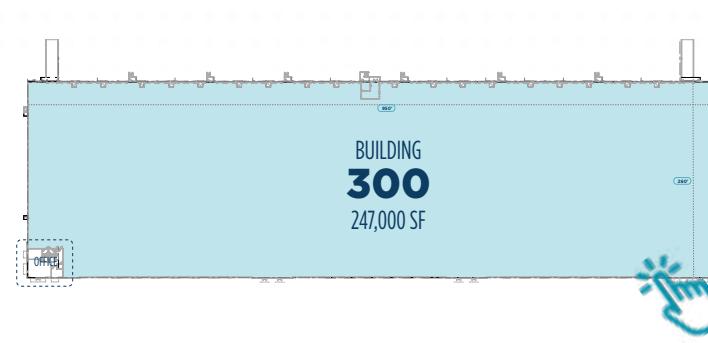
BUILDING 100

Available SF:	138,000 SF
Building Depth:	240'
Divisibility:	To 36,660 SF
Office	1,400 SF
Clear Height:	32'
Doors:	30 Dock (9'x10') 2 Drive-in (12' x 16')
Dock Packages:	10 - 40,000lb Mechanical Levelers
Columns:	54' x 45' Typical 60' Speed Bays 44' - 6" End Bays
Auto Parking:	138
Truck Court:	200' (Shared)
Floor:	6" Thick Concrete Slab over 10 Mil Vapor Retarder



BUILDING 200

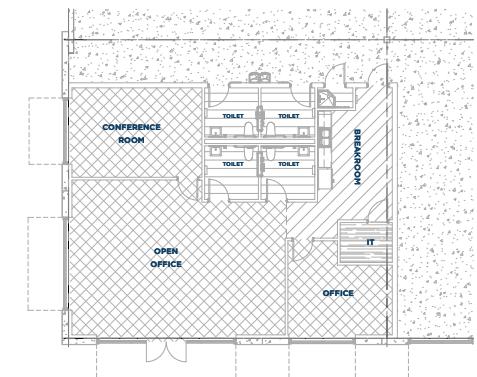
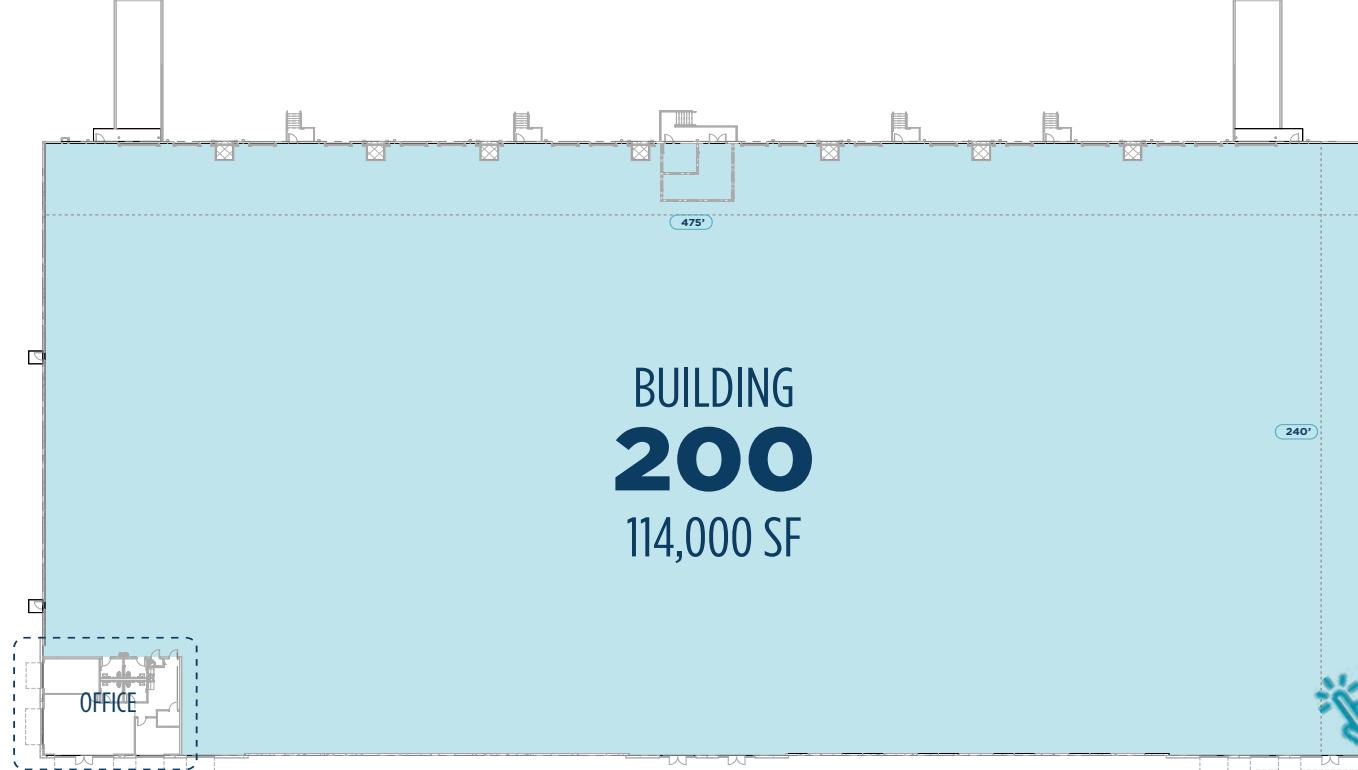
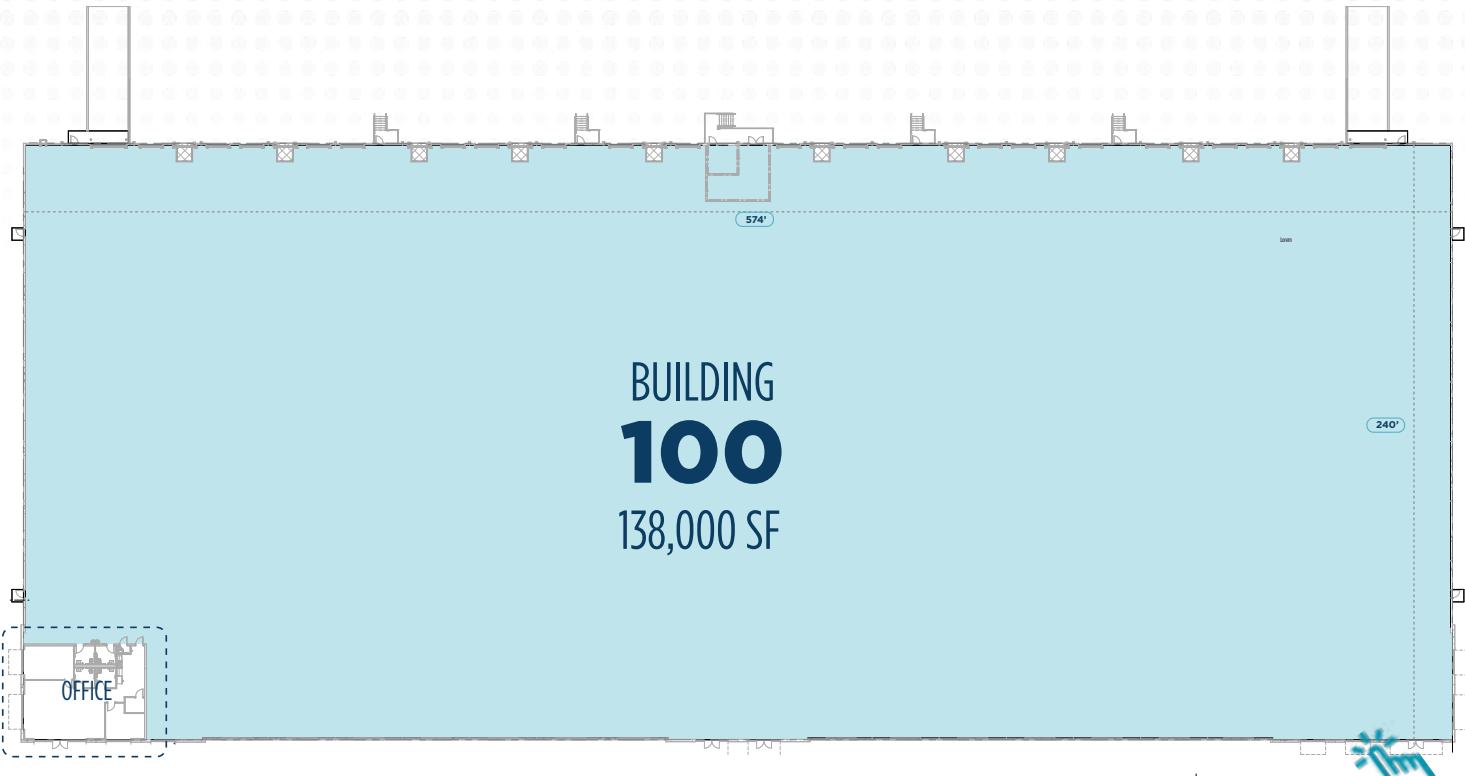
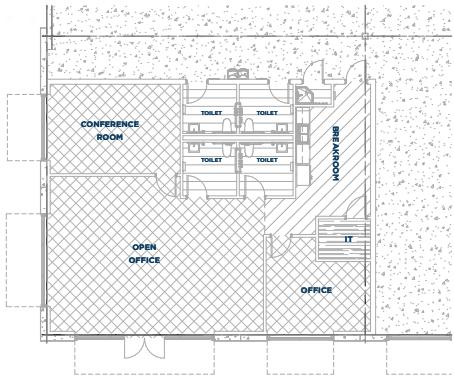
Available SF:	114,000 SF
Building Depth:	240'
Divisibility:	To 36,624 SF
Office	1,400 SF
Clear Height:	32'
Doors:	22 Dock (9'x10') 2 Drive-in (12' x 16')
Dock Packages:	7 - 40,000lb Mechanical Levelers
Columns:	54' x 45' Typical 60' Speed Bays 48' End Bays
Auto Parking:	117
Truck Court:	200' (Shared)
Floor:	6" Thick Concrete Slab over 10 Mil Vapor Retarder



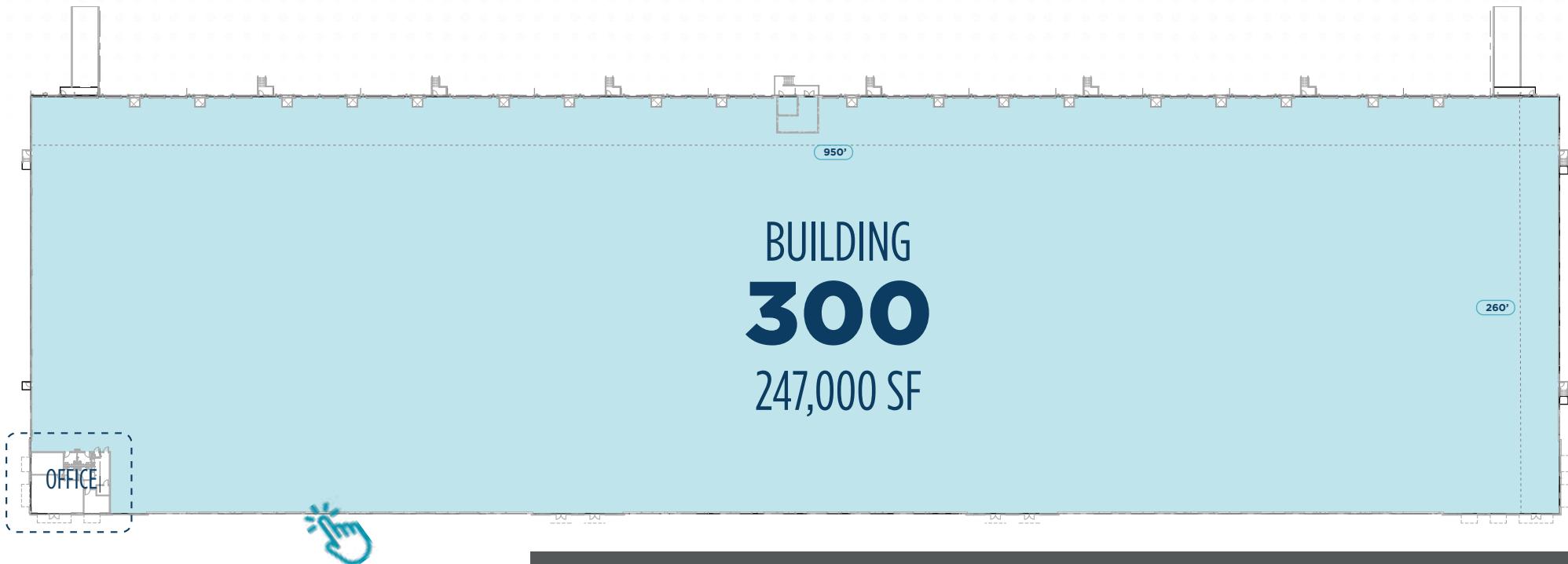
BUILDING 300

Available SF:	247,000 SF
Building Depth:	260'
Divisibility:	To 53,300 SF
Office	1,400 SF
Clear Height:	36'
Doors:	56 Dock (9'x10') 2 Drive-in (12' x 16')
Dock Packages:	18 - 40,000lb Mechanical Levelers
Columns:	54' x 50' Typical 60' Speed Bays 43' End Bays
Parking:	186 Auto / 72 Trailer
Truck Court:	185'
Floor:	7" Thick Concrete Slab over 10 Mil Vapor Retarder

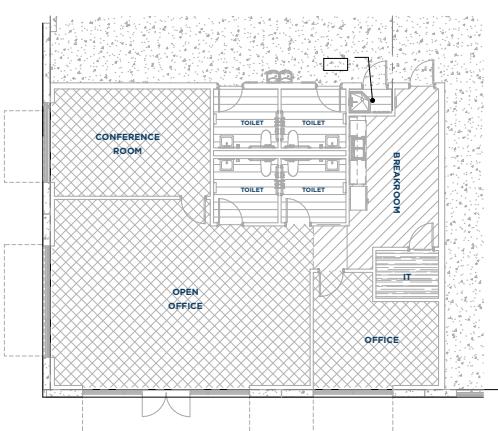
FLOORPLANS



FLOORPLANS



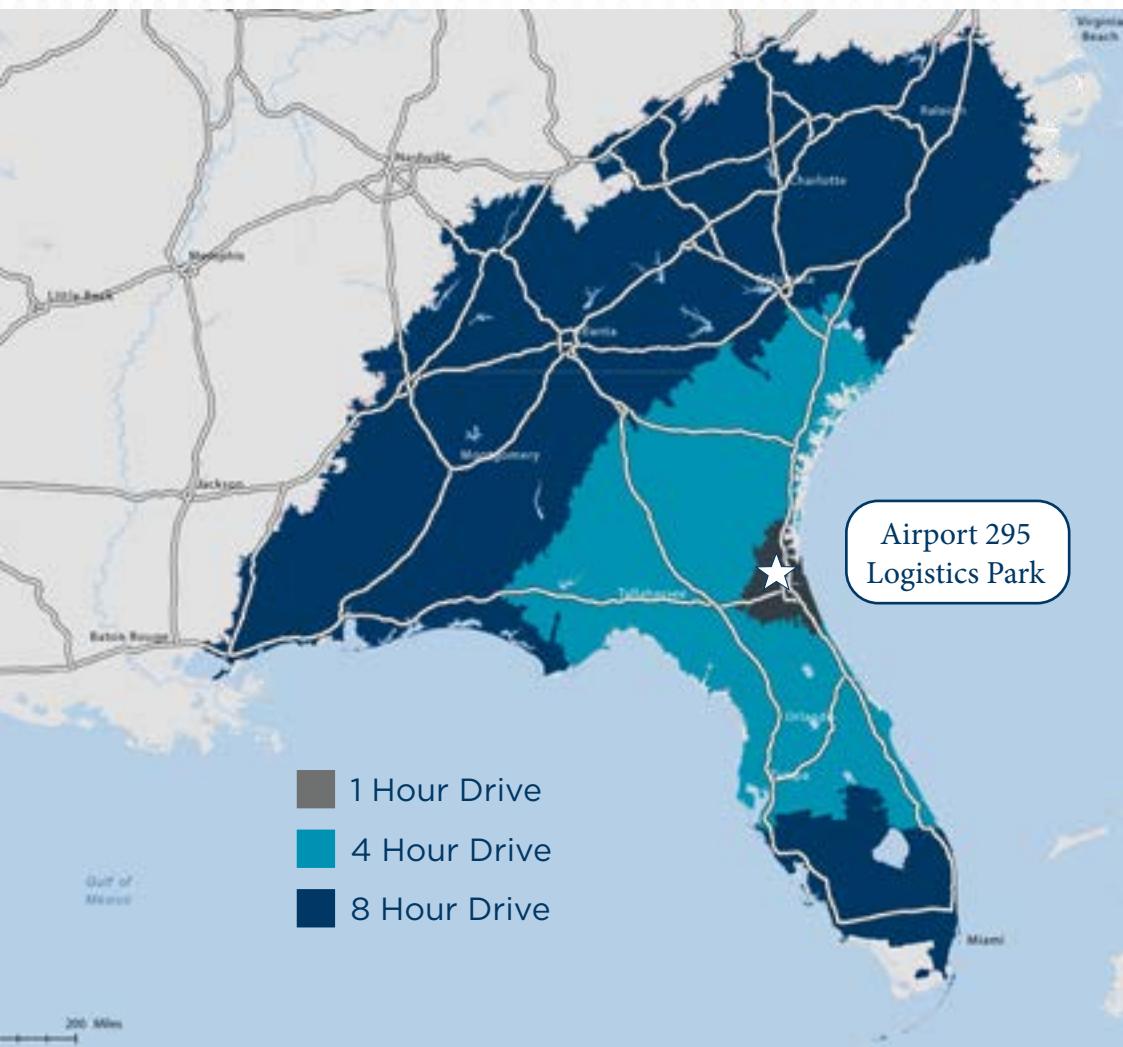
BUILDING **300** 247,000 SF



BUSINESS FRIENDLY ENVIRONMENT

- Strong workforce demographics
- Total workforce of 885,000+
- 3,000 Exiting military members annually
- Excellent logistics and transportation infrastructure including rail, air, maritime and highway
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

LOCATION HIGHLIGHTS



To I-295	<0.2 miles	To JAXPORT Talleyrand	14.6 miles
To I-95	3.6 miles	To JAXPORT Blount Island	12 miles
To I-10	11 Miles	To Orlando	156 miles
To Airport	5 miles	To Savannah	133 Miles



LEASED BY:



DEVELOPED BY:



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