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# Build-to-Suit Opportunities

## Westlake Commerce Center - Southwest

Presidents Way | Jacksonville, FL 32220

### Class A Master Planned Industrial Park

- **Build-to-Suit Flexibility** – Tailored sizes and site layouts to match your operational blueprint, up to 262,000 SF in a single building
- **Zoned for Industrial Use** – Ideal for manufacturers, distributors, wholesalers and eCommerce operations
- **Prime Logistics Access** – Seamless connectivity to highways, ports and distribution networks
- **Creative Strategy Support** – Collaborate with experts to align space with your business model
- **Flexible Opportunities Include** – Distribution center, manufacturing facility, truck terminal, industrial outdoor storage and more
- **Explore Lease & Purchase Options** – Partner with us to optimize your operations and drive growth

*\*Conceptual Rendering*

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# Site Plan Concepts

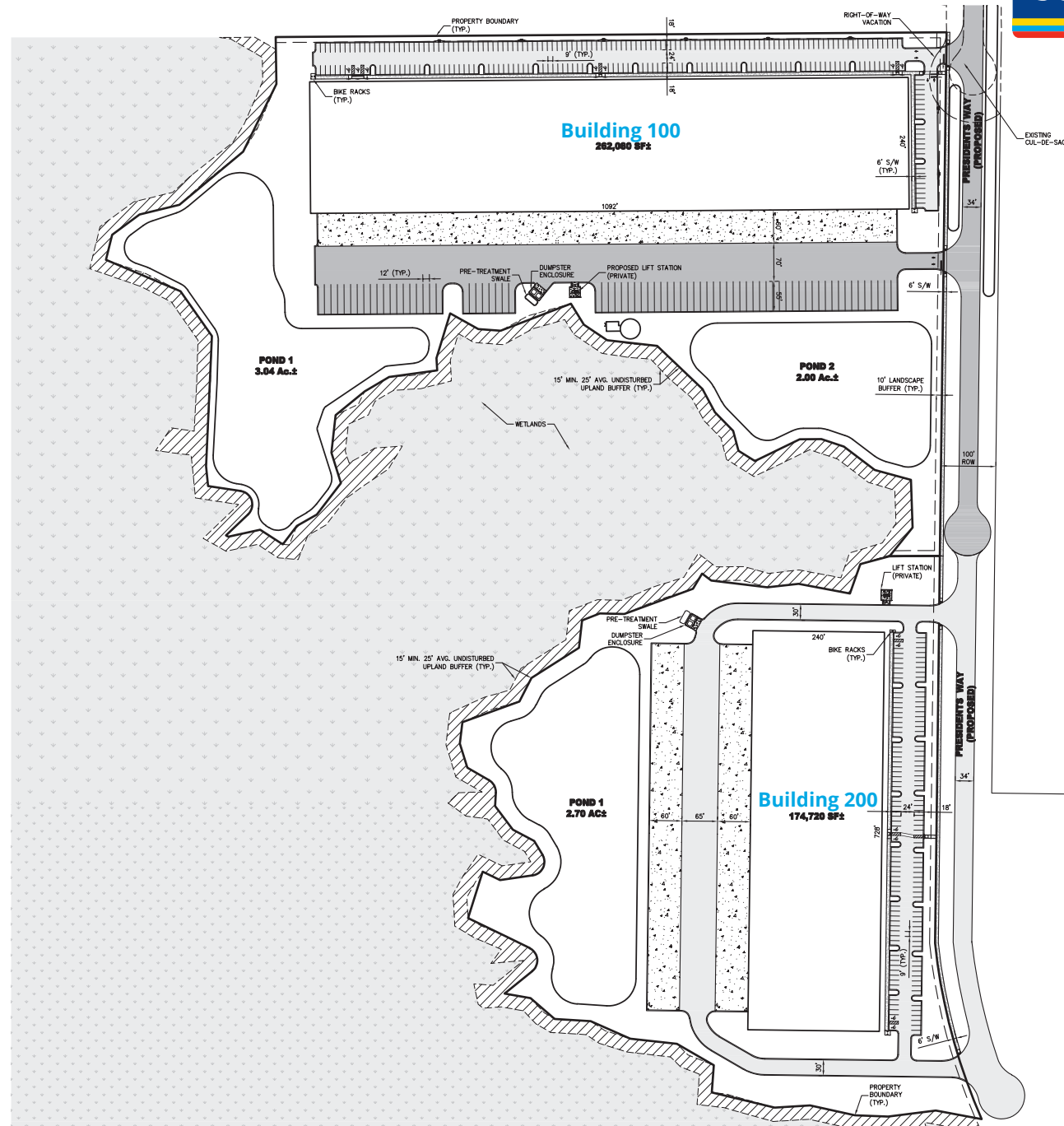
Flexible opportunities for the site include but are not limited to:

## Building 100

- 262,080 SF distribution facility
- 240' deep
- 185' truck court for off dock trailer storage

## Building 200

- 174,720 SF distribution facility
- 240 deep
- 185' truck court for off dock trailer storage



# Site Plan Concepts

Flexible opportunities for the site include but are not limited to:

## Building 100A

- 99,600 SF truck terminal
- 100' deep
- 150 dock doors
- 145 off-dock trailer stalls
- 53 auto parking

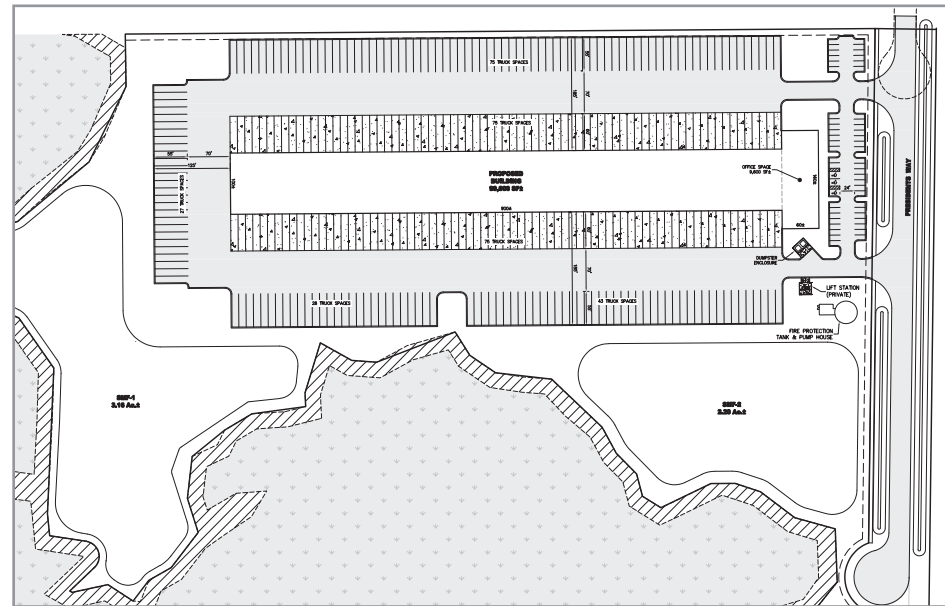
## Building 200A

- 40,800 SF building
- 3± acres yard area

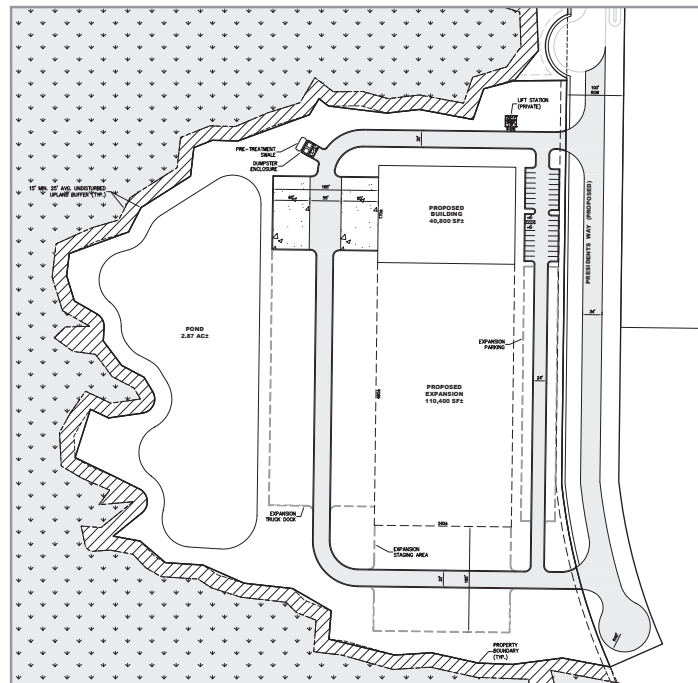
## Building 200B

- 63,600 SF truck terminal
- 100' deep
- 90 dock doors
- 115 off-dock trailer stalls
- 41 auto parking

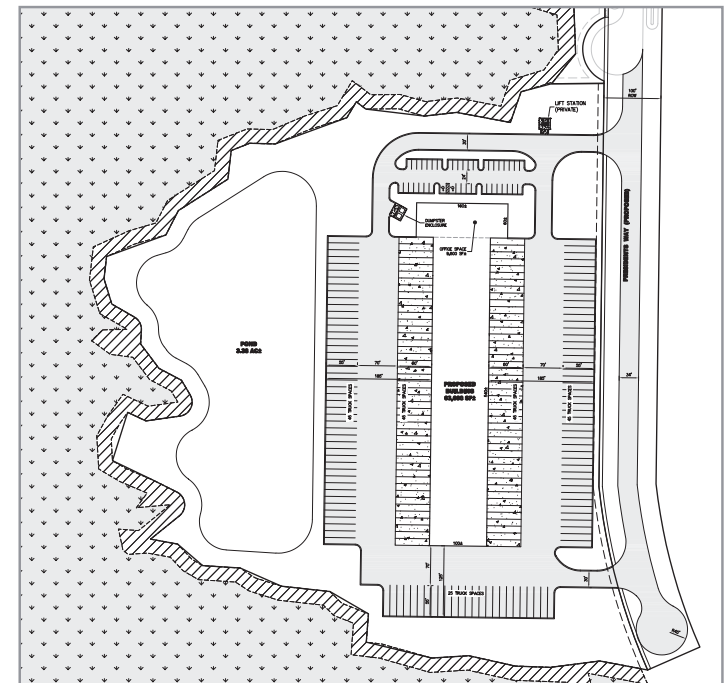
Concept - Building 100A



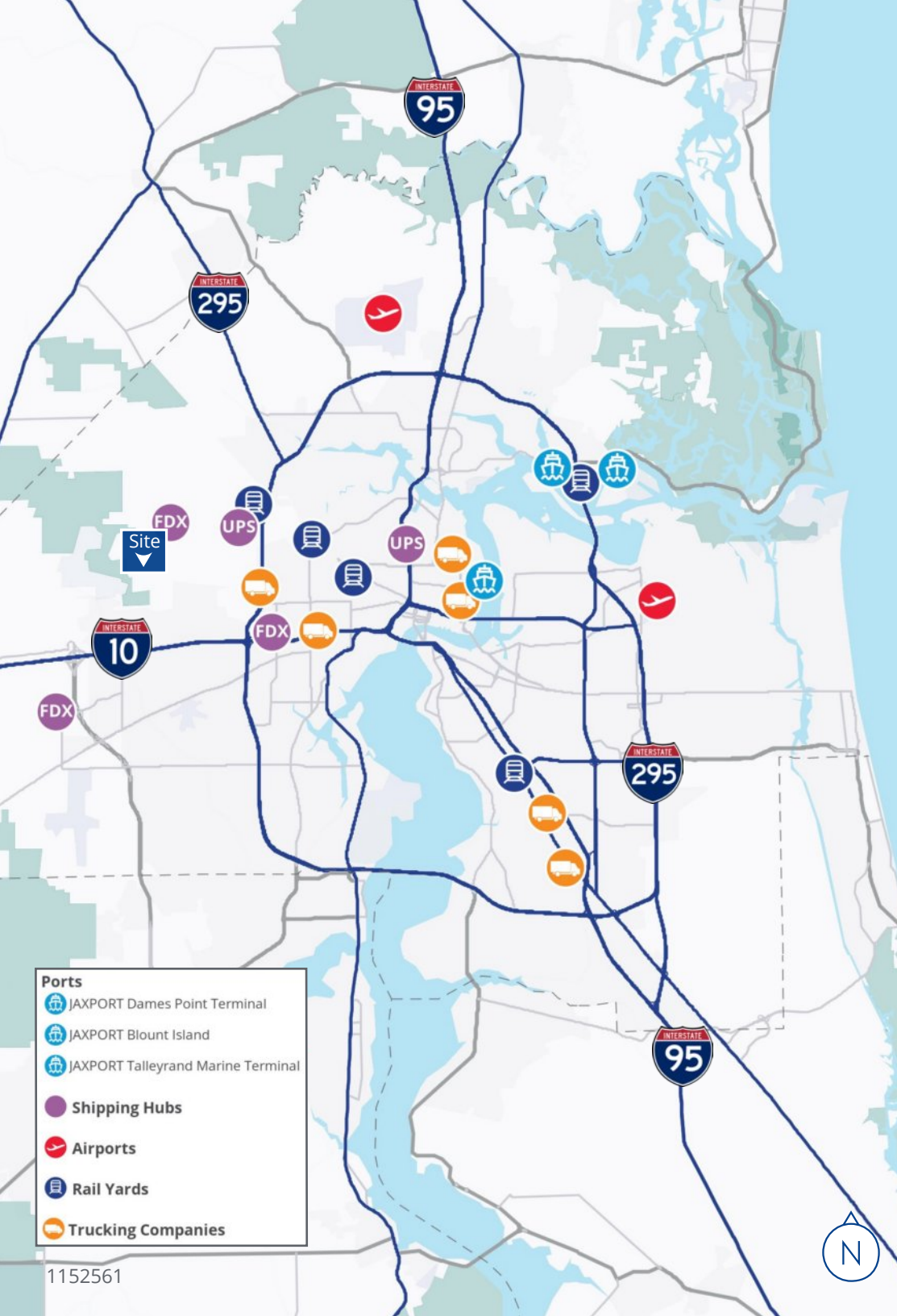
Concept - Building 200A



Concept - Building 200B







Interstate 10	4.9 miles
Interstate 295	6.2 miles
Interstate 95	16.6 miles



CSX Intermodal Facility	7 miles
Norfolk Southern Intermodal Facility	7.7 miles
FEC Intermodal Facility	22 miles



Jacksonville Int'l Airport	18.2 miles
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JAXPORT   Talleyrand	16.2 miles
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JAXPORT   Dames Point	23.8 miles
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JAXPORT   Blount Island	25.2 miles
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Port of Savannah	148 miles
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Port of Tampa	193 miles
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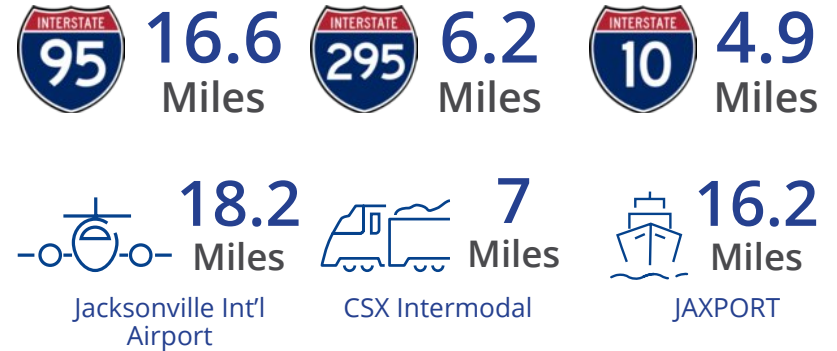
Port of Charleston	246 miles
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## Business-Friendly Environment

- 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.



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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