



Under new ownership with NorthBridge, offering institutional quality management



Flexible suite sizes starting at 12,000± SF up to 48,000± SF



Move-in ready



DUNDASFORLEASE.COM

FOR LEASE

DUNDAS INDUSTRIAL PARK

440 DUNDAS DRIVE | JACKSONVILLE, FL 32218



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NORTHBRIDGE

Colliers

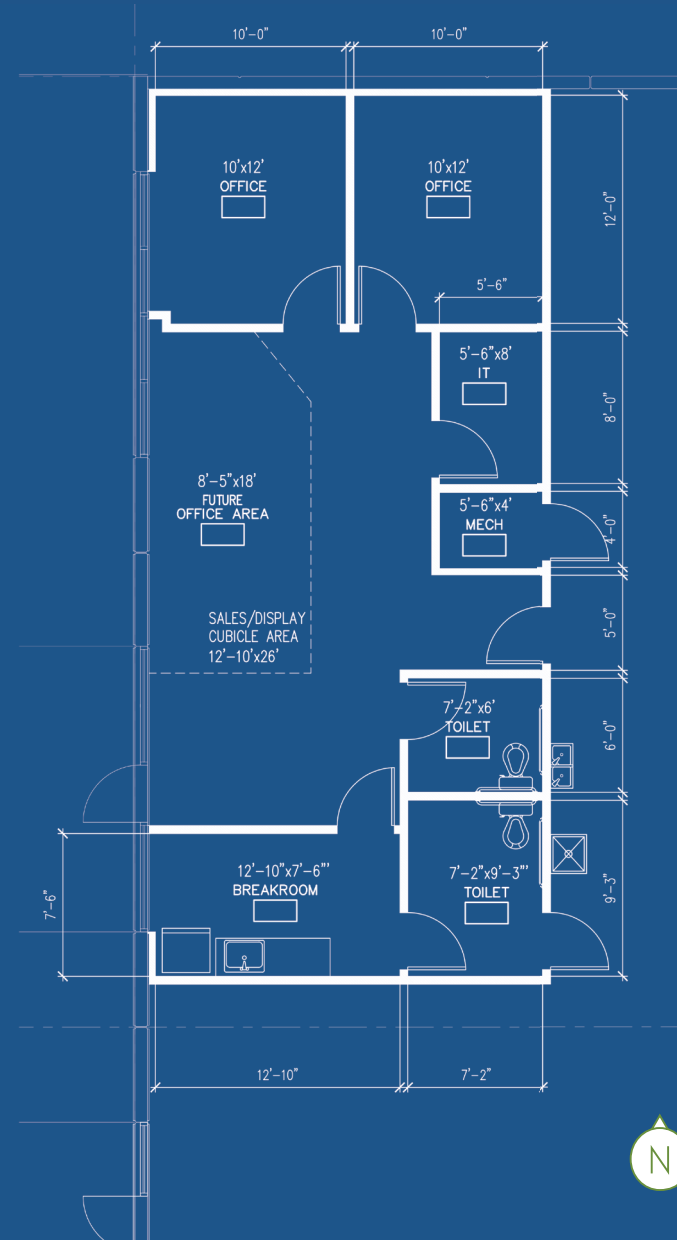
Property Overview

DUNDAS INDUSTRIAL PARK

440 DUNDAS DRIVE | JACKSONVILLE, FL 32218

Site Area	6.92 Acres
Building Size	Building 1: 60,000 SF (18,000± SF available) Building 2: 48,000 SF Building 3: 30,000 SF
Office	900± SF per building
Building Dimensions	Building 1: 120'd x 500'w Building 2: 120'd x 400'w Building 3: 120'd x 250'w
Column Spacing	50'w x 60'd
Clear Height	26'
Loading Configuration	Rear
Dock Doors (9'x10')	Two (2) per 6K SF
Dock Doors (12'x14')	One (1) per 6K SF (ramp not included)
Truck Court	Building 1: 115' Building 2: 170' shared Building 3: 170' shared
Concrete Apron	60'
Fire Protection	K-17 ESFR System per NFPA
Power	200 amps, 277/480 volt, 3 phase, 4 wire available per 6K SF
Interior Lighting	To suit
Roofing	60 mil TPO
Roof Insulation	R21
Construction Type	Tilt up
Slab on Grade	6" thick, 4,000 PSI, non-reinforced concrete
Auto Parking	.86 per 1,000 SF

OFFICE FLOOR PLAN



Property Aerial & Renderings

DUNDAS INDUSTRIAL PARK
440 DUNDAS DRIVE
JACKSONVILLE, FL 32218



*Existing Spec Office 900± SF

A Strategic Location

Dundas Industrial Park provides **excellent connectivity** to the region's major transportation infrastructure.

 **0.8**
Miles

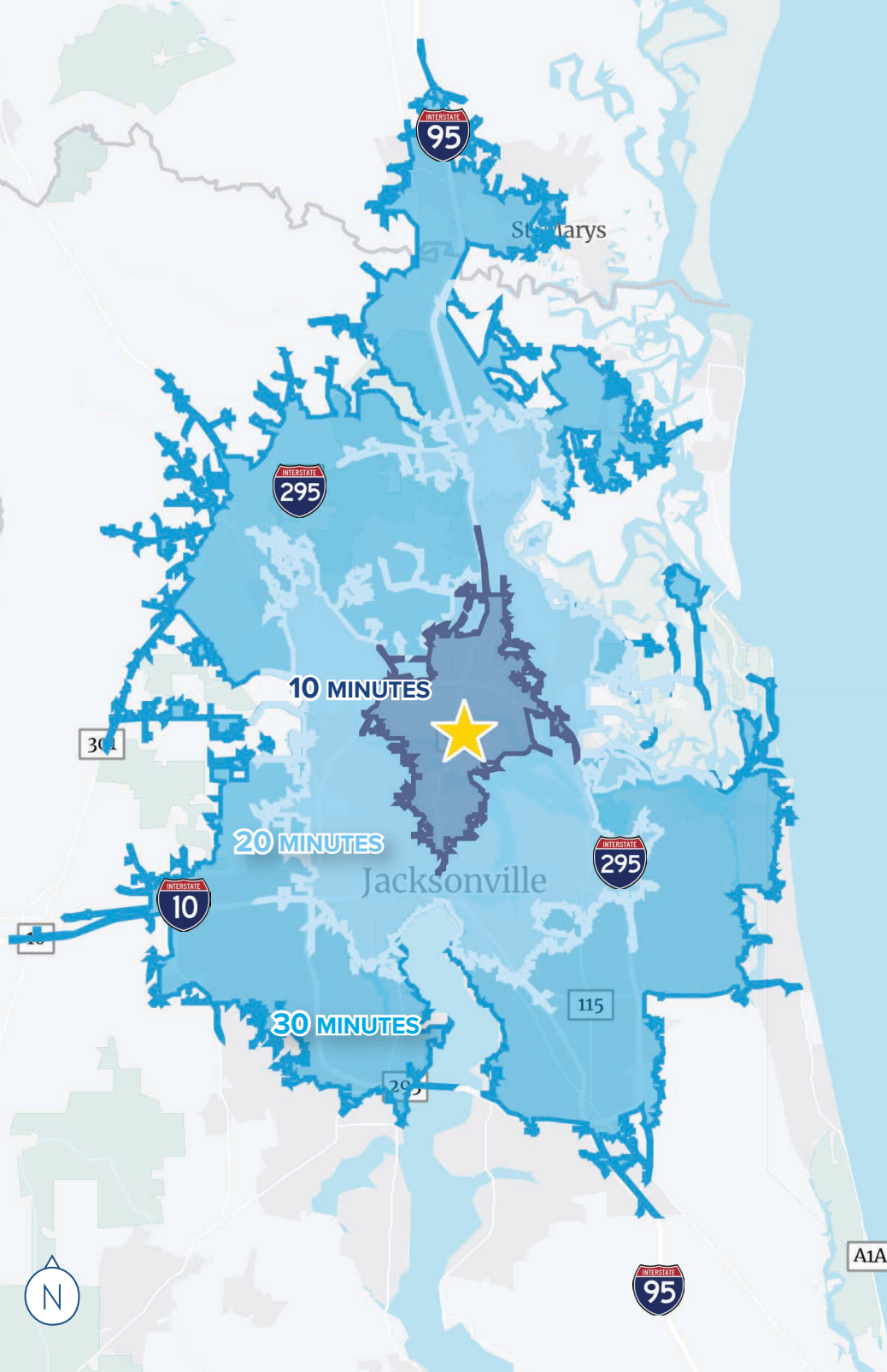
 **2.9**
Miles

 **11.8**
Miles

 **7.0**
Miles
JACKSONVILLE INT'L AIRPORT

 **14**
Miles
CSX INTERMODAL

 **7.5**
Miles
JAXPORT

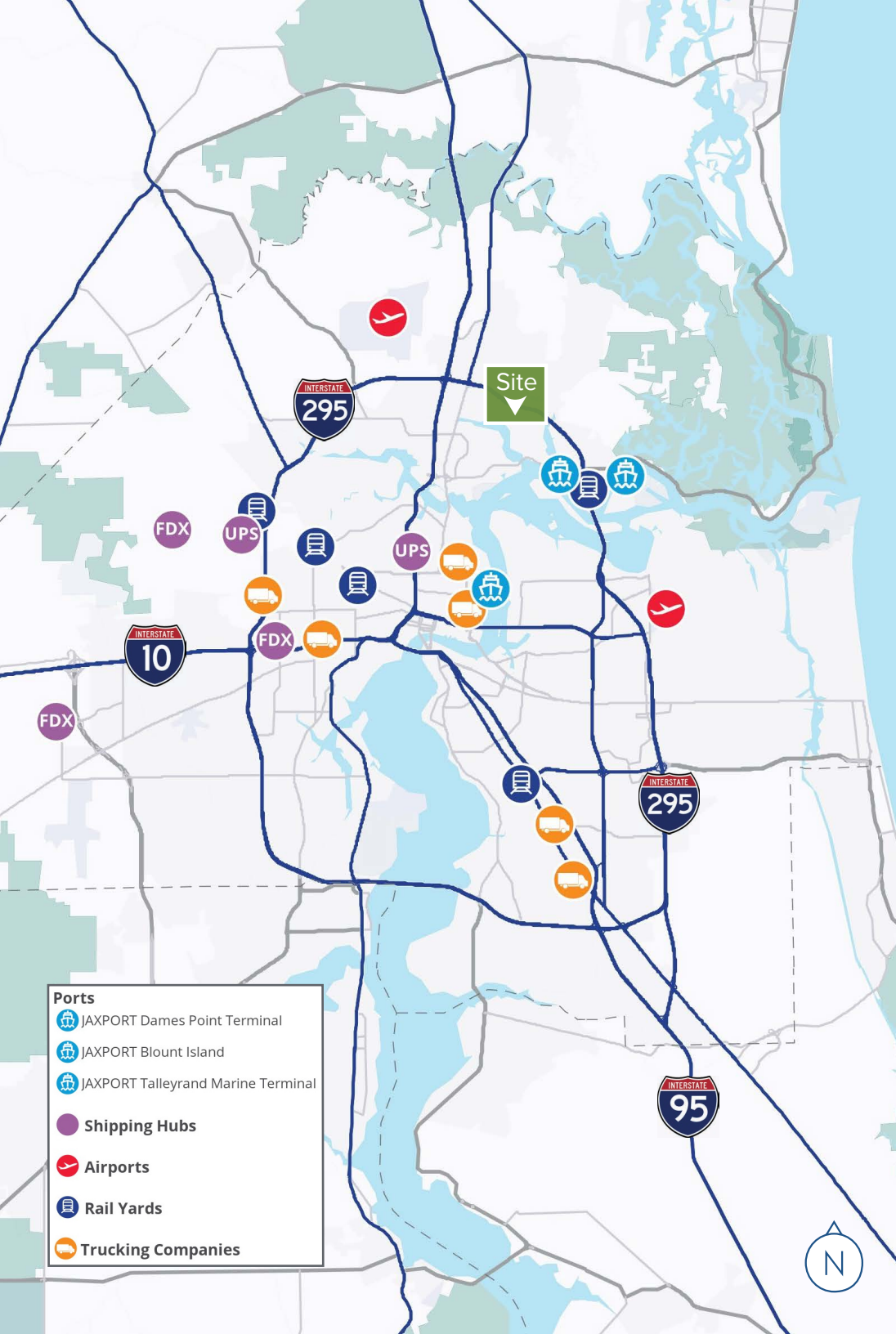


Jacksonville's **strong regional demographics** offers an affordable alternative to other metros in Florida and a **high quality of life** for skilled labor with a growing workforce.

DEMOGRAPHICS	10 MINS	20 MINS	30 MINS
2024 Population	84,257	414,070	964,693
2029 Population	87,457	435,126	1,003,675
Population Change 2024-2029	3.8%	5.1%	4.0%
2024 Households	33,644	166,589	389,913
2024 Median Household Income	\$49,122	\$55,508	\$68,012
Bachelor's Degree or Higher	20%	27%	33%
2024 Unemployment Rate	5.8%	5.1%	4.3%
2024 Total Employees	39,998	201,426	494,180

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



Interstate 95 **2.8 miles**

Interstate 295 **2.9 miles**

Interstate 10 **11.8 miles**



Norfolk Southern Intermodal Facility **13.5 miles**

CSX Intermodal Facility **14 miles**

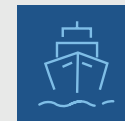
FEC Intermodal Facility **16.5 miles**



Jacksonville International Airport **7.1 miles**

JAXPORT | Talleyrand **6.5 miles**

JAXPORT | Dames Point **7.5 miles**



JAXPORT | Blount Island **8.3 miles**

Port of Savannah **135 miles**

Port of Charleston **237 miles**

Port of Tampa **206 miles**

Contact

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Northpoint Industrial Park

Faye/New Berlin/Alta Corridor

DUNDAS INDUSTRIAL PARK

Dames Point Marine Intermodal Yard

Imeson Industrial Park

Dames Point Marine Terminal

Blount Island Marine Terminal



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