



1 IMESON PARK BLVD
JACKSONVILLE, FL 32218

FOR LEASE

INDUSTRIAL | OFFICE | IOS



FOR LEASE | ONE IMESON

ONE IMESON Built in 1974, is a unique 1.7 million square foot two-story warehouse, located within Imeson Industrial Park, which is the most centrally located industrial park in Jacksonville. It is recognized for its great transportation access via rail, sea, and road to Jacksonville's deep-water container port, JAXPORT, benefiting tenants of this park by allowing for short transport times of their deliveries. Imeson Industrial Park also has immediate access to I-95, making it convenient and more desirable for the local labor pool than other parks in the submarket.

PROPERTY DETAILS



TOTAL SF
±1,706,459 SF



FIRE SUPPRESSION
Wet Pipe



CONSTRUCTION
Pre-cast Concrete Panels



TRUCK COURTS
180' & 120'



PARKING
1,900 surface spaces



ACREAGE
±73.49



TRAILER STORAGE
±12.34 Acres



INGRESS / EGRESS
Two points to the south of the building

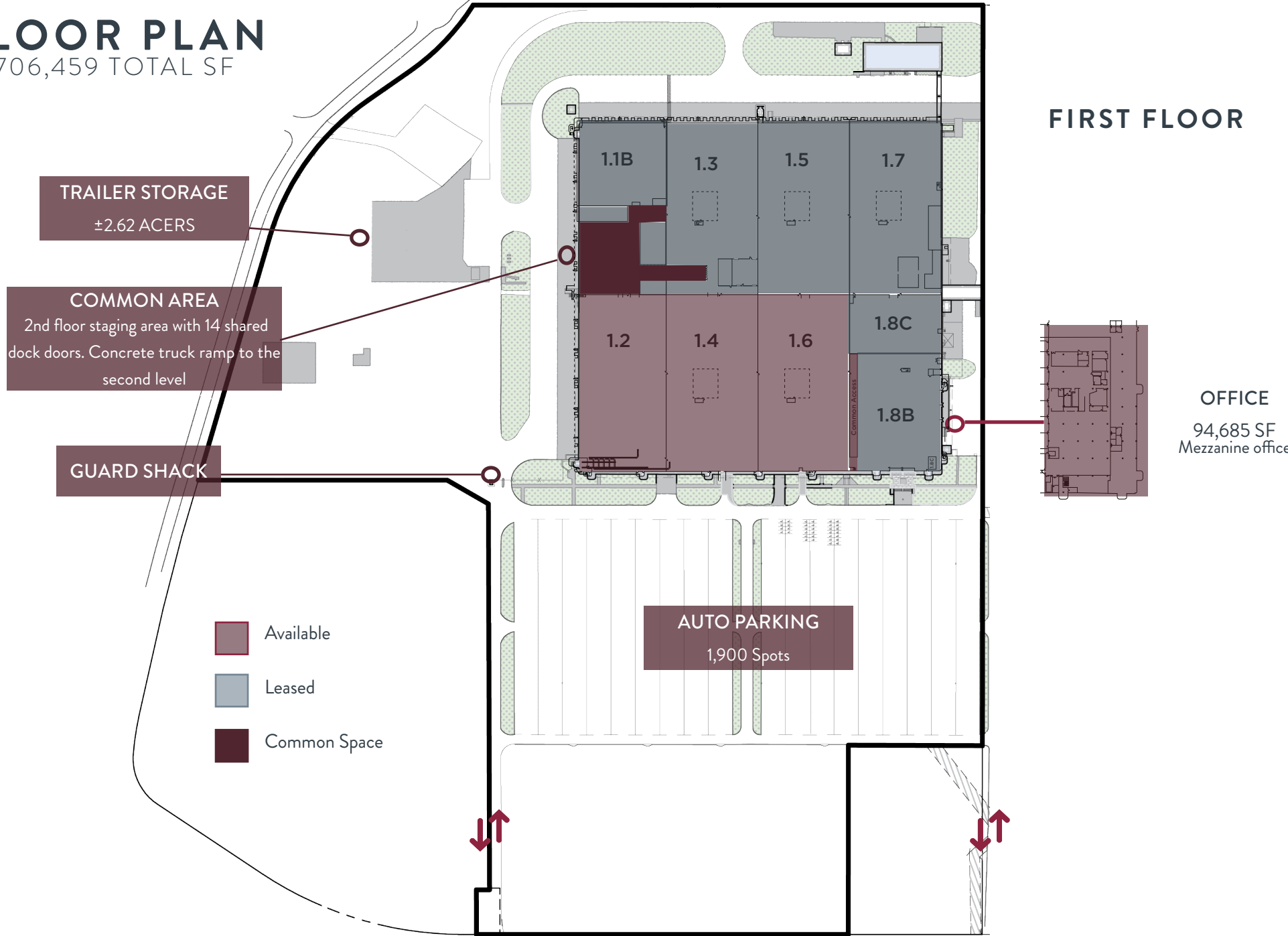


BUS SERVICE:
JTA bus service to front of building

FLOOR PLAN

±1,706,459 TOTAL SF

FIRST FLOOR



FLOOR PLAN

±1,706,459 TOTAL SF

SECOND FLOOR

FREIGHT ELEVATOR

COMMON AREA
Concrete truck ramp to
common area loading

- Available
- Leased
- Common Space

AUTO PARKING
1,900 Spots



FIRST FLOOR AVAILABILITIES

TOTAL AVAILABLE ±290,304 SF



SPACE HIGHLIGHTS

SPACE 1.2

Available SF: ±96,768 SF

Office SF: ±3,140 SF

Loading: 25 Dock / 1 Drive-in

Clear Height: 23'

SPACE 1.4

Available SF: ±96,768 SF

Office SF: ±4,608 SF

Loading: 3 Docks

Clear Height: 23'

SPACE 1.6

Available SF: ±96,768 SF

Office SF: ±4,608 SF

Loading: 3 Docks

Clear Height: 23'

**Note: Spaces can be leased individually or together.*



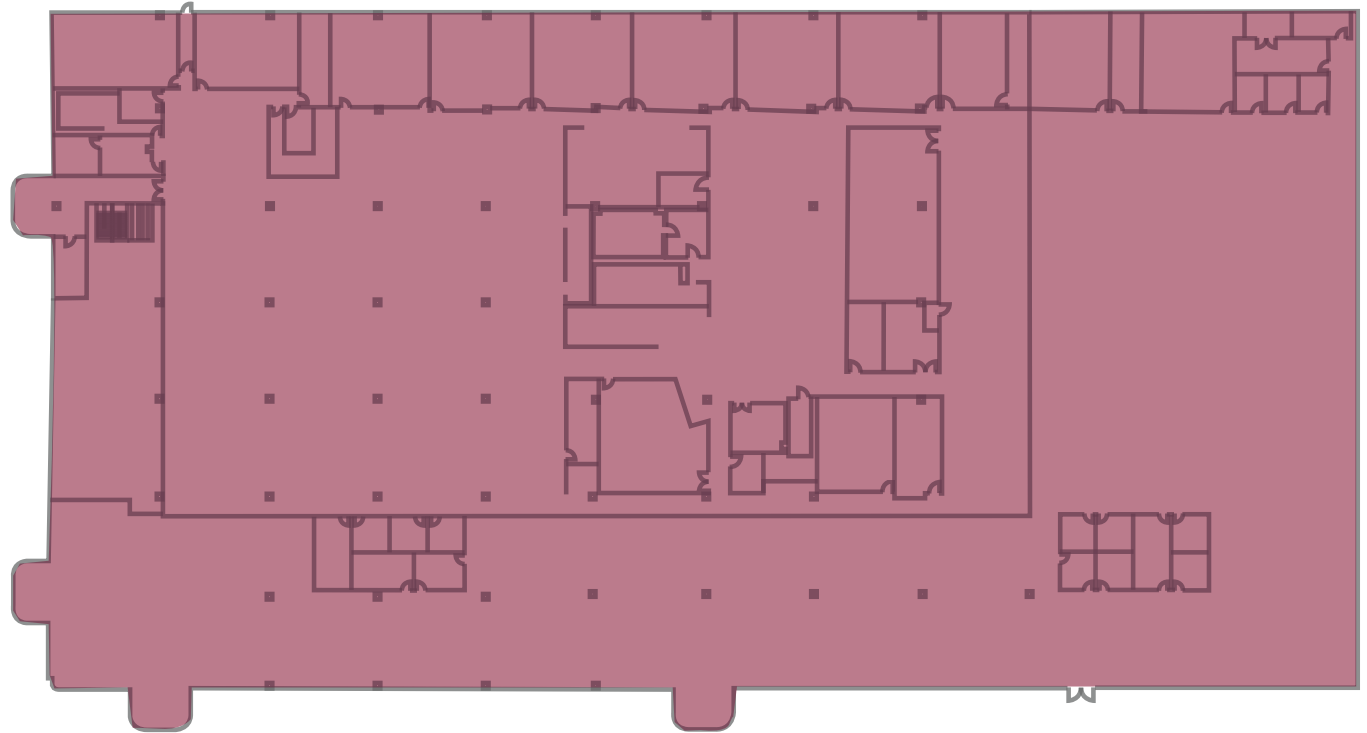
FOR LEASE | ONE IMESON

OFFICE AVAILABILITIES

TOTAL AVAILABLE ±94,685 SF

OFFICE HIGHLIGHTS

- 94,685 SF Mezzanine Level Office
- Full Floor Office
- 1,900 Auto Parking Spaces
- Served by JTA Bus Routes
- On-site Security
- Building Signage Available
- Immediately Available



SECOND FLOOR AVAILABILITIES

TOTAL AVAILABLE ±488,432 SF

SPACE 2.2

Available SF: ±104,959 SF
Office SF: ±4,608 SF
Clear Height: 23'

SPACE 2.4

Available SF: ±102,592 SF
Office SF: ±4,608 SF
Clear Height: 23'

SPACE 2.6

Available SF: ±102,599 SF
Office SF: ±4,608 SF
Clear Height: 23'

SPACE 2.3

Available SF: ±89,056 SF
Office SF: ±4,608 SF
Clear Height: 23'

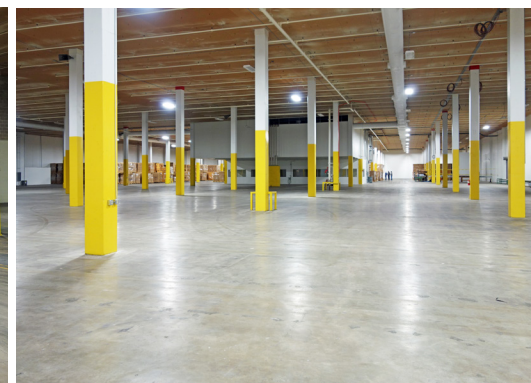
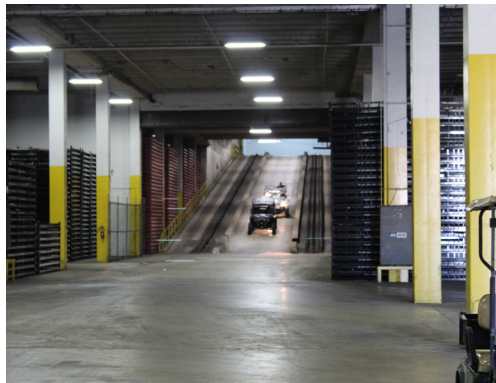
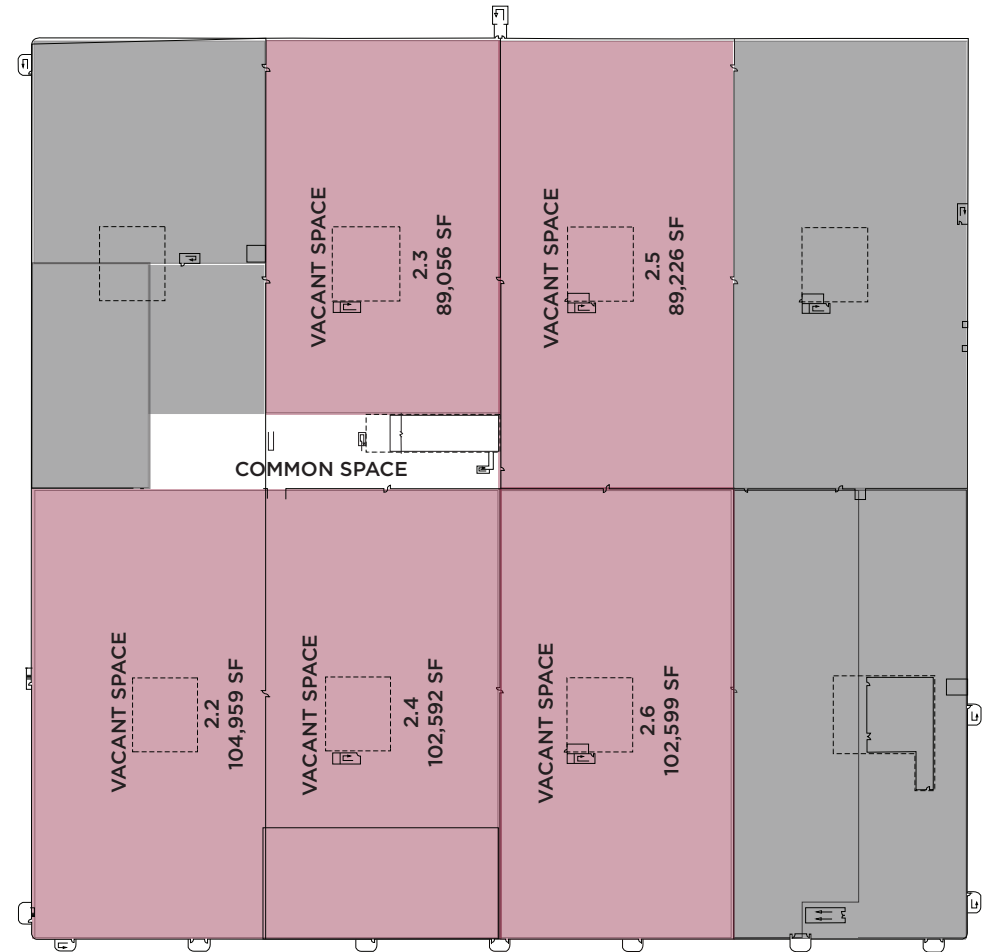
SPACE 2.5

Available SF: ±89,226 SF
Office SF: ±4,608 SF
Clear Height: 23'

2nd Floor Features

- Short term flexible leases available
- Two hydraulic freight elevators, including a passenger elevator. The elevators have a rated capacity of 20,000 pounds and a speed of approximately 75 feet per minute.
- Common Area loading containing 14 shared dock positions.
- Ramp to Common Area loading.

Note: Spaces can be leased individually or together.

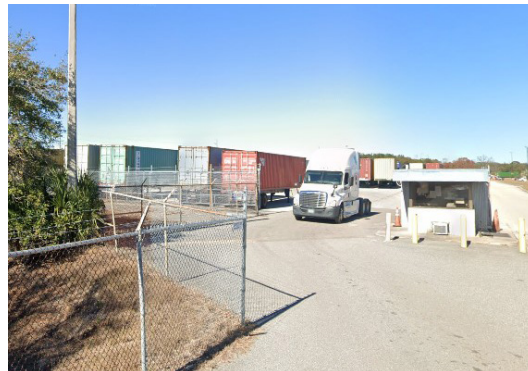
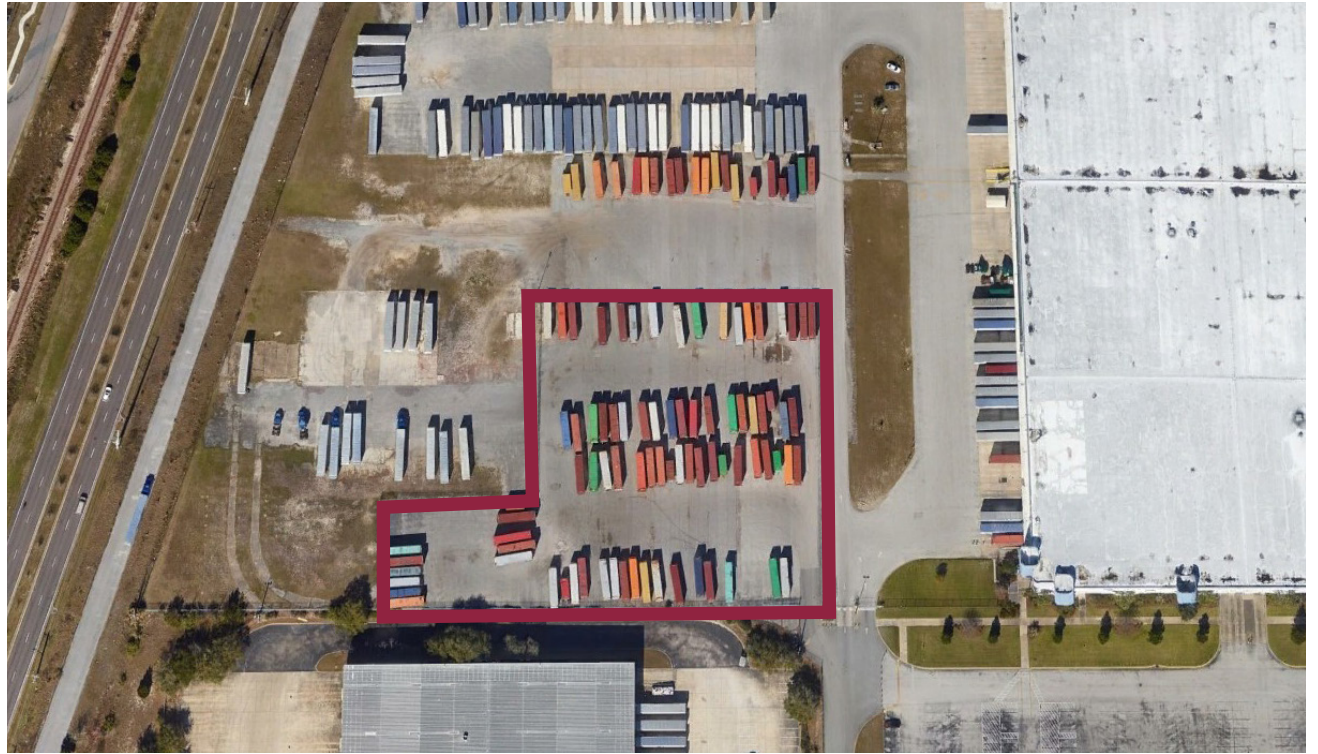


OUTSIDE STORAGE AVAILABILITIES

TOTAL AVAILABLE ±2.62 ACRES

- Land is paved and stabilized
- Site is fully fenced and gated
- Parking for ±100 trailers
- 24-Hour guard on site
- Zoned to allow outside storage
- Property is less than 2 miles to I-95
- Close to Ports, Highways, Airport and Intermodal
- Additional land Available

Note: Spaces can be leased individually or together.

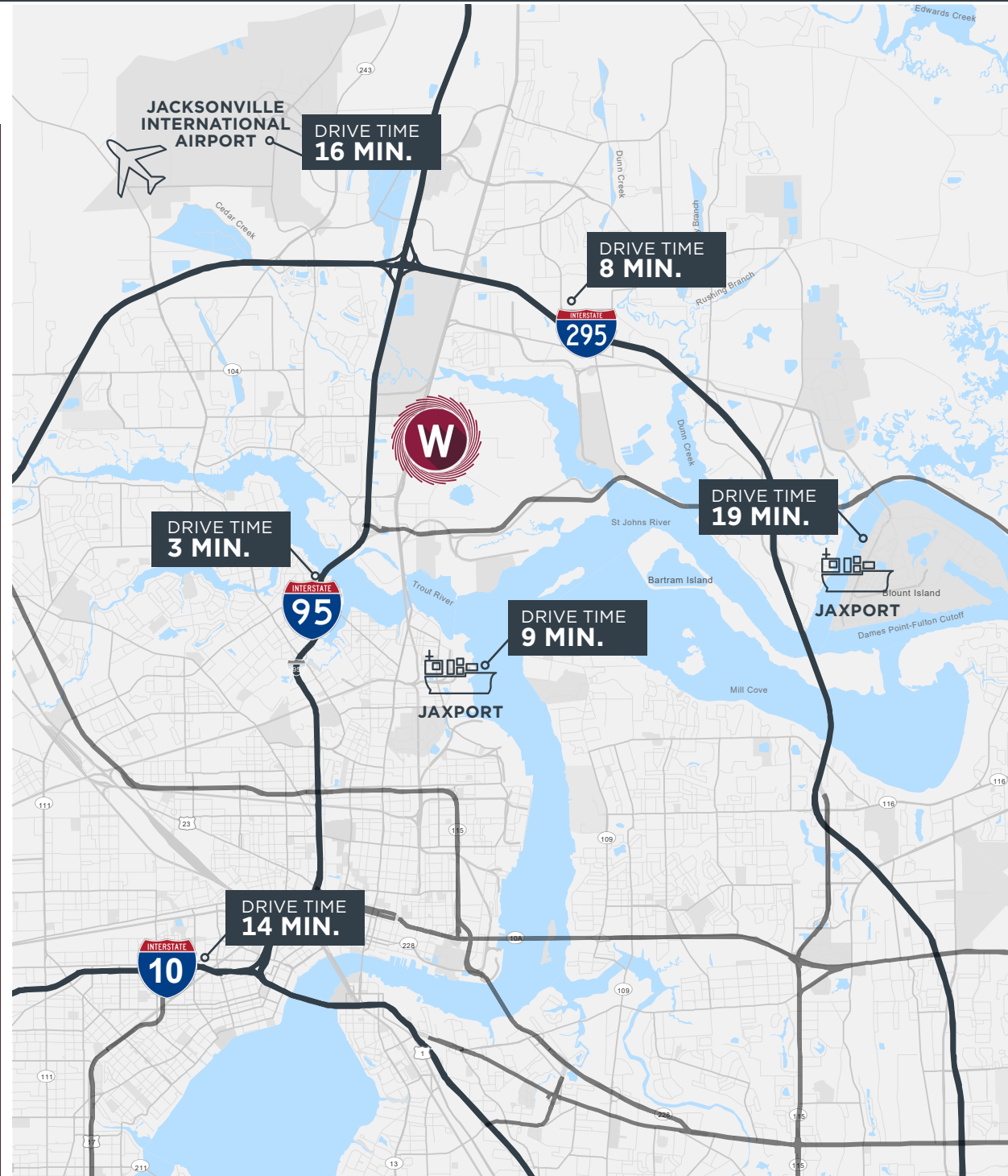
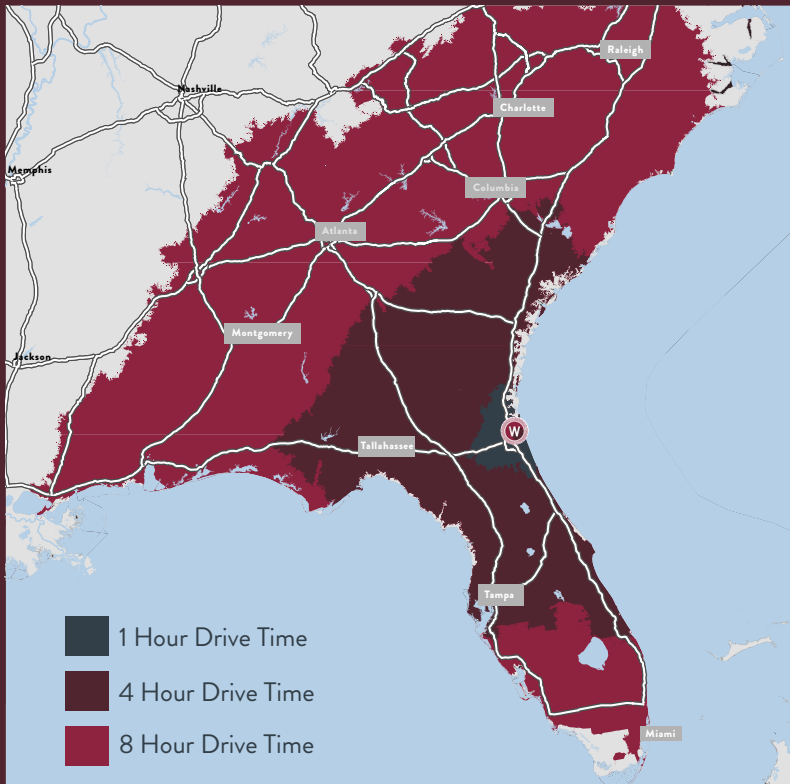


FOR LEASE | ONE IMESON

LOCATED IN CLOSE PROXIMITY TO TRANSPORTATION

DRIVE TIMES

Orlando, FL:	150 Miles
Tampa, FL:	206 Miles
Miami, FL:	357 Miles
Savannah, GA:	133 Miles
Atlanta, GA:	353 Miles
Charlotte, NC:	377 Miles
Montgomery, AL:	379 Miles
Raleigh, NC:	448 Miles



FOR LEASE | ONE IMESON



TYLER NEWMAN

Executive Managing Director

904 380 8336

tyler.newman@cushwake.com

JACOB HORSLEY

Executive Managing Director

904 380 8335

jacob.horsley@cushwake.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

