



Jacksonville Cold

Fully Convertible Freezer/Cooler Warehouse
10105 Pritchard Rd, Jacksonville, FL

A Development by:



±265,264 SF Available for Lease

Under Construction as of September 2023; Delivery: Q4 2024

Local Market Experts:



Bryan Bartlett, SIOR
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Food Industry Experts:



Turner Wisehart
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770.654.4334

Rail Capable:



Stephen Bridges
Stephen@onpacepartners.com
404.909.1560

PROPERTY DETAILS

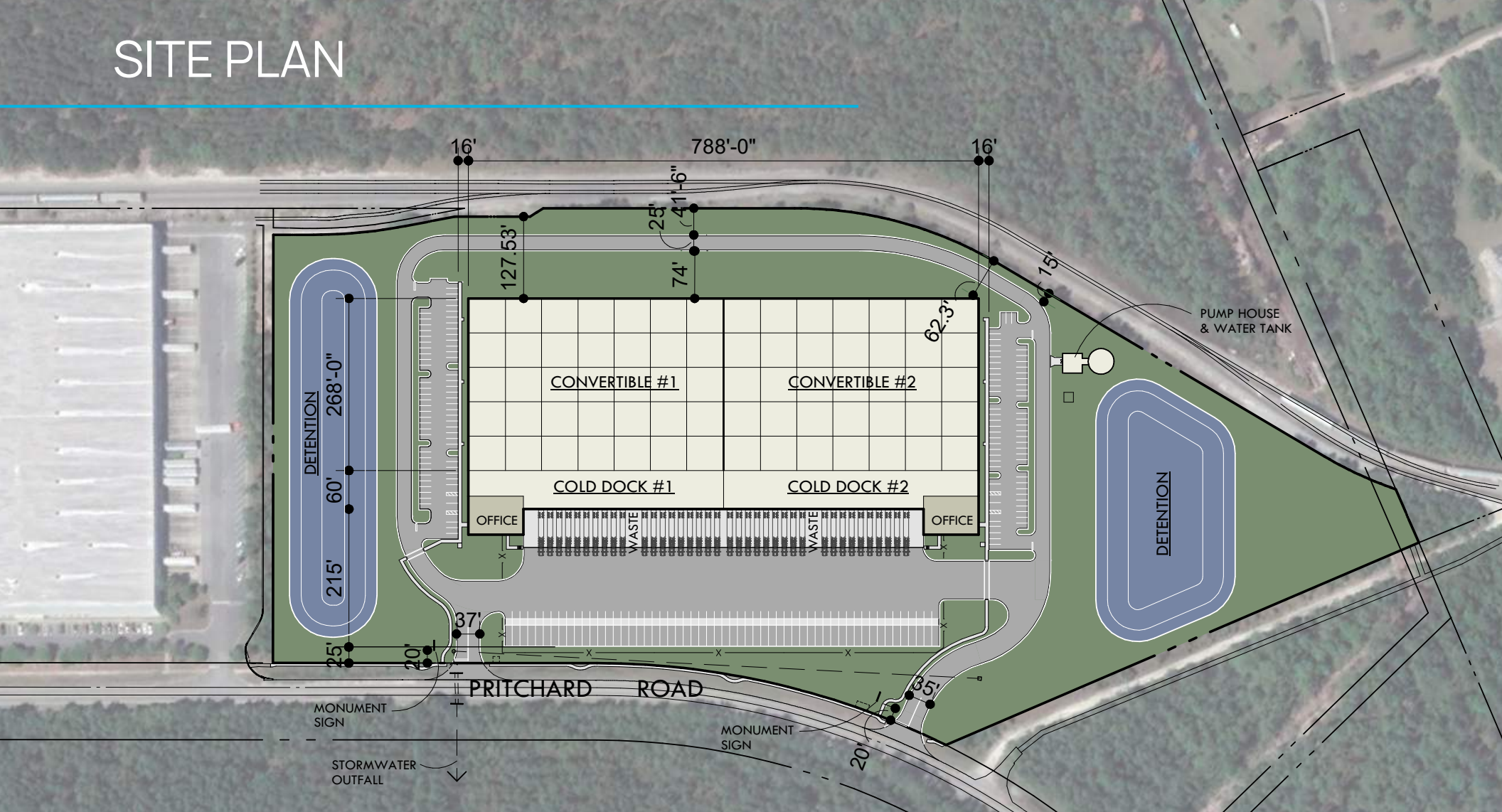
Total SF Available:	+/- 265,264
Office SF:	5,100 (x2)
Clear Height:	50' in cold storage; 30' cold dock
Car Parking:	140 spots
Trailer Parking:	56 spots
No. Of Dock Doors	32 (10'x11'); 6 future knock outs; 2 (10'x10') compactor doors
Dock Equipment	32 Kelly 40,000 lb 7'x8' Kelly Vertical Lift
No. Of Drive-In Doors	2 (12'x16')
No. Of High Speed Doors	6 (10'x20')
Bay Length	56' bays
Bay Width/Depth	54' bays
Warehouse Lighting	36,000 lumen output with LED fixtures; 40 foot candles at 36"
Zoning	IL (Under master planned PUD) - Westlake
Utilities	City Water and Sewer (JEA)
Slab On Grade	5" - 8" concrete slab
Construction	Insulated metal panel Freezer/Cooler; Concrete tilt wall truck dock and office
Roof	60 mil, singleply, fullyadhered white TPO roof. Freezer/cooler insulation R-49.8. Office insulation R-31.2.
Refrigeration	An industrialsyntheticrefrigerationsystemforthefreezer/coolerspaces andthecolddock/speedbay.Thesystemwillbedesignedforthefollowing: -10 F to 55 F and 35 F in cold storage areas and future rail docks
Electrical	6,000 total building amps, separated into individual 3000 amp services
Sprinkler	QuellK34reactionfiresprinklersystem, adrysystemforalltempcontrolled areas, and a wet system for the office

BUILDING PHOTOS

As of 9.19.24



SITE PLAN



Building Size
±265,264 SF
(Divisible)



Building Dimensions
±788'L x ±328'D



Clear Height Freezer Cooler
50'



Cold Dock Clear Height
30'



Dock Doors
34



Cold Dock Depth
65'



Trailer Parking
56 spots



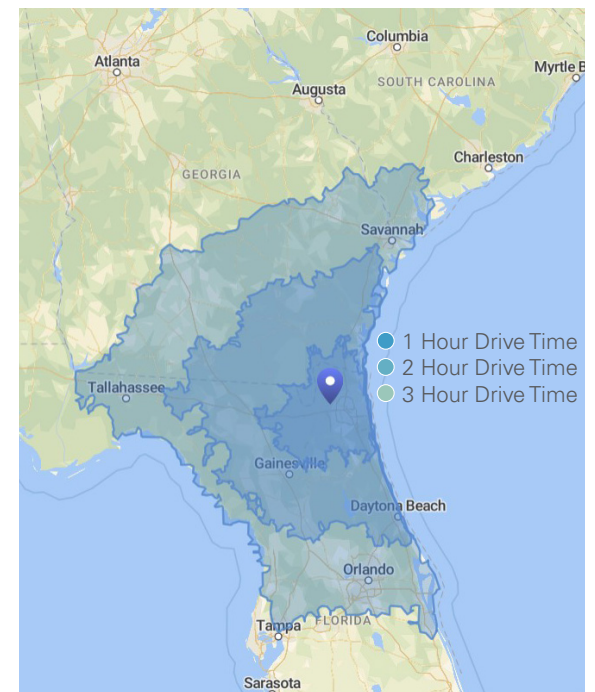
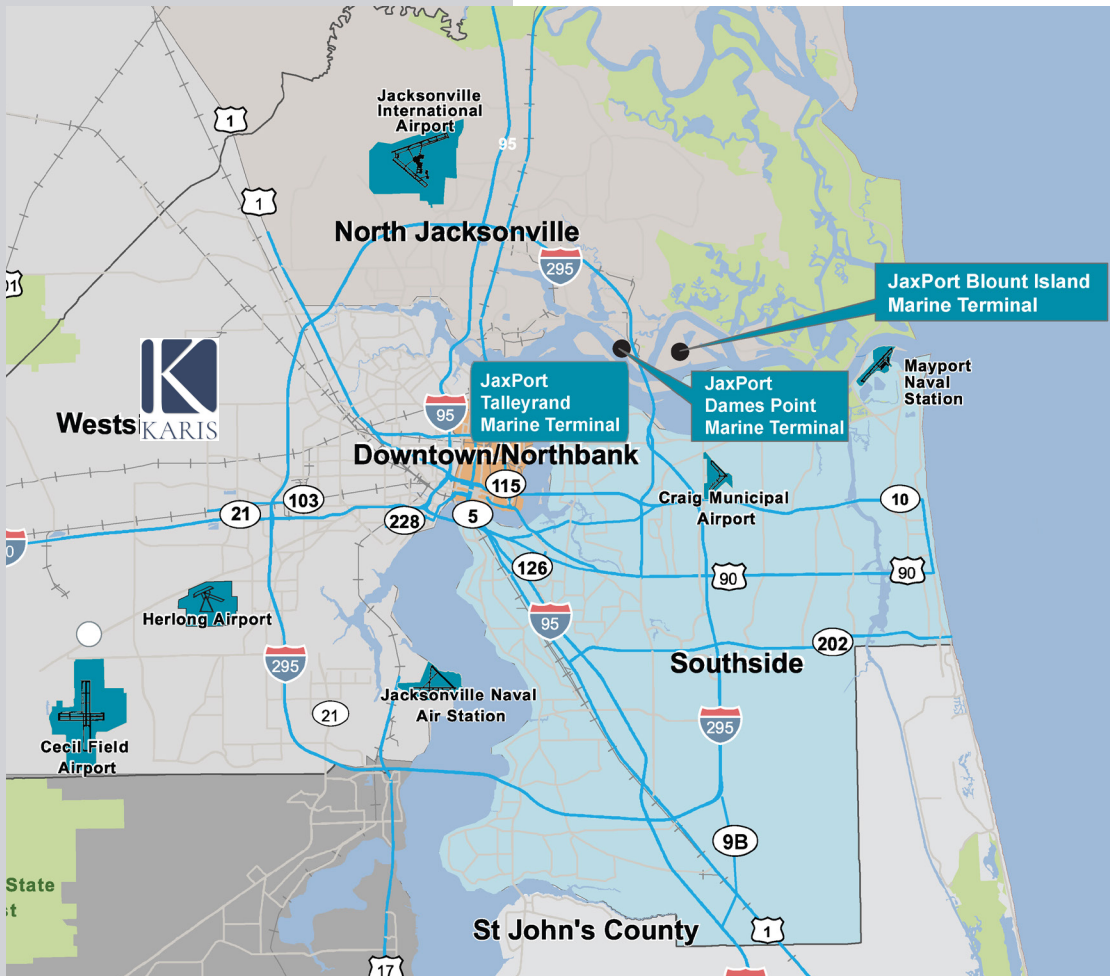
Car Parking
140 spots

LOCATION AERIAL



PRITCHARD RD

PRITCHARD RD



Excellent Connectivity

Karis Cold is proximate to the region's major transportation infrastructure, providing direct access and serviceability to greater Jacksonville metro and neighboring regions.

Point of Interest	Time	Miles
I-295	8 min	4
I-95	18 min	13
I-10	8 min	5
Jax International Airport	22 min	17
JaxPort	25 min	22
CSX Intermodal Facility	11 min	6
Norfolk Southern Intermodal Facility	14 min	7

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.