



FIRST WESTLAKE

LOGISTICS PARK

9388 PRITCHARD RD
JACKSONVILLE



CLICK TO VIEW WEBSITE

CLICK FOR VIRTUAL TOUR

NOW PRE-LEASING

PHASE 1 - 109,000± SF

PHASE 2 - 300,000± SF

FIRST GULF



1136613

PROPERTY OVERVIEW



LOCATED IN

Jacksonville's largest industrial submarket



EXCELLENT ACCESS

to I-295, I-10 and I-95



PROXIMITY

to JAXPORT facilities



MINUTES FROM

CSX, Norfolk Southern and Florida East Coast Rail facilities



REGIONAL DISTRIBUTION REACH

to 61M+ consumers within an 8-hour drive



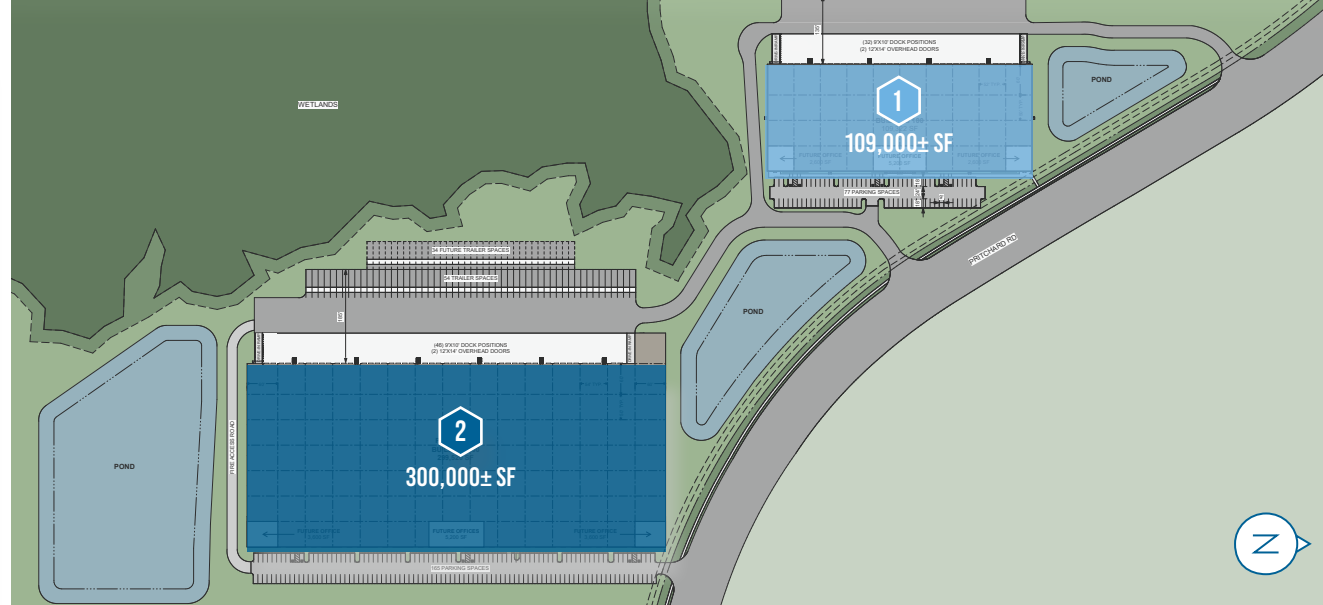
Q2 2025

delivery



3 ACCESS POINTS

to Pritchard Road



Site Area

10.25

Total Building SF

109,322±

Office

1,286± SF

Building Dimensions

210' x 520'

Column Spacing

50' deep x 52' wide

Speed Bays

60' deep x 52' wide

Clear Height

32' clear

Configuration

Rear load

Dock High Doors

32 (9' x 10')

Drive In Doors

2 (12' x 14') with bollards

Dock Package

(10) mechanical levelers, 7' x 8', 40,000 lb; bumpers; door track guards

Truck Court

135' with concrete apron

Trailer Positions

NA

Sprinkler

ESFR

Electric Service

2,000 A, 277/480v, 3p, 4wire

Lighting

LED - 30 foot candles

Roofing

60 mil TPO; R-21 insulation

Windows

Clerestory - 10 (5' x 5')

Air Exchange

1 per hour

Interior Tilt Wall

Painted white

Slab

6", 4000 PSI unreinforced

Car Parking

77

PHASE 1

PHASE 2

26

299,520±

3,600± SF

360' x 756'

50' deep x 54' wide

60' deep x 54' wide

36' clear

Rear load

46 (9' x 10')

2 (12' x 14') with bollards

(15) mechanical levelers, 7' x 8', 40,000 lb; bumpers; door track guards

185' to 240' with 60' concrete apron

54 exp. to 88 with 15' concrete dolly pad

ESFR

3,000 A, 277/480v, 3p, 4wire

LED - 30 foot candles

60 mil TPO; R-21 insulation

Clerestory - 15 (5' x 5')

1 per hour

Painted white

6", 4000 PSI unreinforced

165



FIRST WESTLAKE
LOGISTICS PARK

STRATEGIC LOCATION

The Westside submarket provides **excellent connectivity** to the region's major transportation infrastructure.



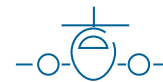
14
Miles



4
Miles



5
Miles



15
Miles

Jacksonville Int'l Airport



4
Miles

CSX Intermodal



22
Miles

JAXPORT

10 Minutes

20 Minutes

30 Minutes

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
2023 Population	16,803	326,681	835,633
2028 Population	16,786	330,913	852,763
Population Change 2023 - 2028	-0.1%	1.3%	2.0%
2023 Households	6,384	130,675	331,425
Median Household Income	\$60,686	\$49,589	\$57,148
Total Employees	9,143	177,583	422,561



INTERSTATE 295	4 miles
INTERSTATE 10	5 miles
INTERSTATE 95	14 miles



CSX INTERMODAL FACILITY	4 miles
NORFOLK SOUTHERN INTERMODAL	8 miles
FEC INTERMODAL FACILITY	20 miles



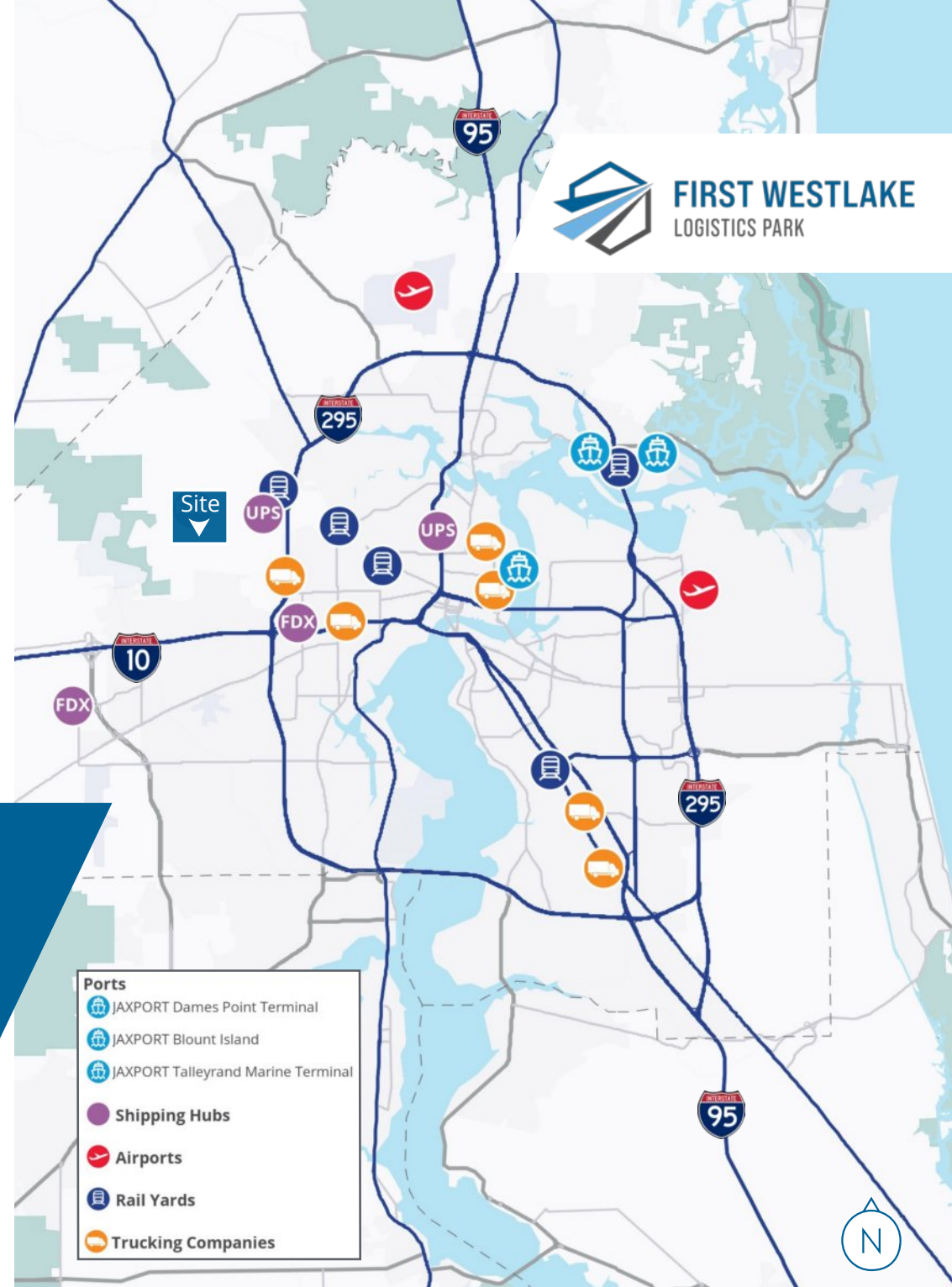
JACKSONVILLE INT'L AIRPORT	15 miles
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JAXPORT TALLEYRAND	14 miles
JAXPORT DAMES POINT	22 miles
JAXPORT BLOUNT ISLAND	22.5 miles
PORT OF SAVANNAH	123 miles
PORT OF CHARLESTON	221 miles
PORT OF TAMPA	250 miles

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





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TRADE AREA

