



FIRST WESTLAKE LOGISTICS PARK

9388 PRITCHARD RD
JACKSONVILLE



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NOW PRE-LEASING

PHASE 1 - 109,000± SF

PHASE 2 - 300,000± SF

FIRST GULF



1136613



FIRST WESTLAKE LOGISTICS PARK

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



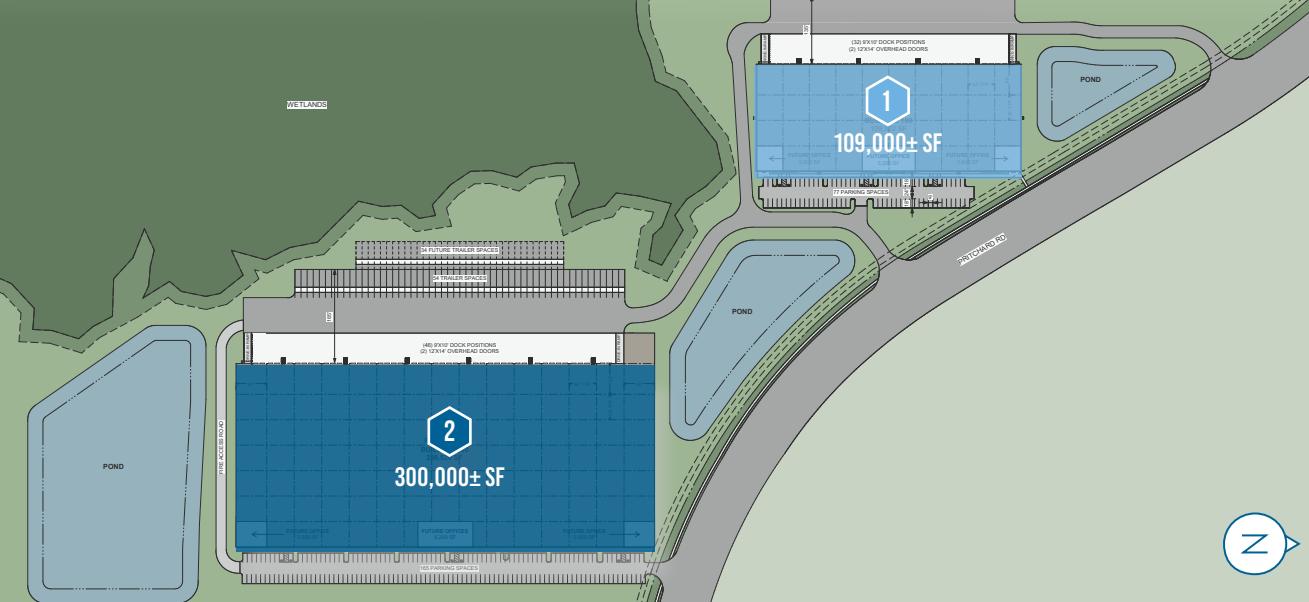
Q2 2025

delivery



3 ACCESS POINTS

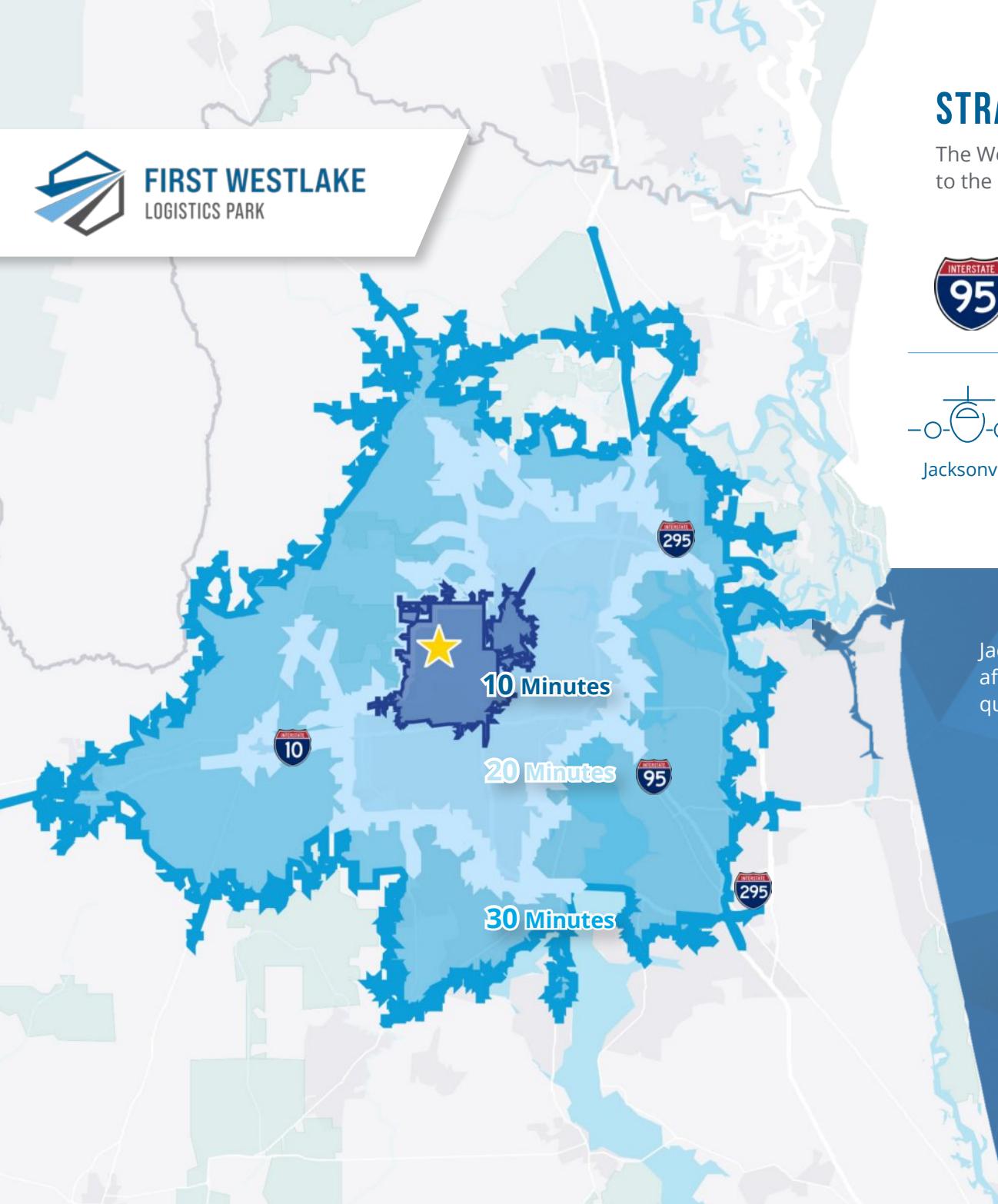
to Pritchard Road



	PHASE 1	PHASE 2
Site Area	10.25	26
Total Building SF	109,322±	299,520±
Office	1,286± SF	3,600± SF
Building Dimensions	210' x 520'	360' x 756'
Column Spacing	50' deep x 52' wide	50' deep x 54' wide
Speed Bays	60' deep x 52' wide	60' deep x 54' wide
Clear Height	32' clear	36' clear
Configuration	Rear load	Rear load
Dock High Doors	32 (9' x 10')	46 (9' x 10')
Drive In Doors	2 (12' x 14') with bollards	2 (12' x 14') with bollards
Dock Package	(10) mechanical levelers, 7' x 8', 40,000 lb; bumpers; door track guards	(15) mechanical levelers, 7' x 8', 40,000 lb; bumpers; door track guards
Truck Court	135' with concrete apron	185' to 240' with 60' concrete apron
Trailer Positions	NA	54 exp. to 88 with 15' concrete dolly pad
Sprinkler	ESFR	ESFR
Electric Service	2,000 A, 277/480v, 3p, 4wire	3,000 A, 277/480v, 3p, 4wire
Lighting	LED - 30 foot candles	LED - 30 foot candles
Roofing	60 mil TPO; R-21 insulation	60 mil TPO; R-21 insulation
Windows	Clerestory - 10 (5' x 5')	Clerestory - 15 (5' x 5')
Air Exchange	1 per hour	1 per hour
Interior Tilt Wall	Painted white	Painted white
Slab	6", 4000 PSI unreinforced	6", 4000 PSI unreinforced
Car Parking	77	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

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

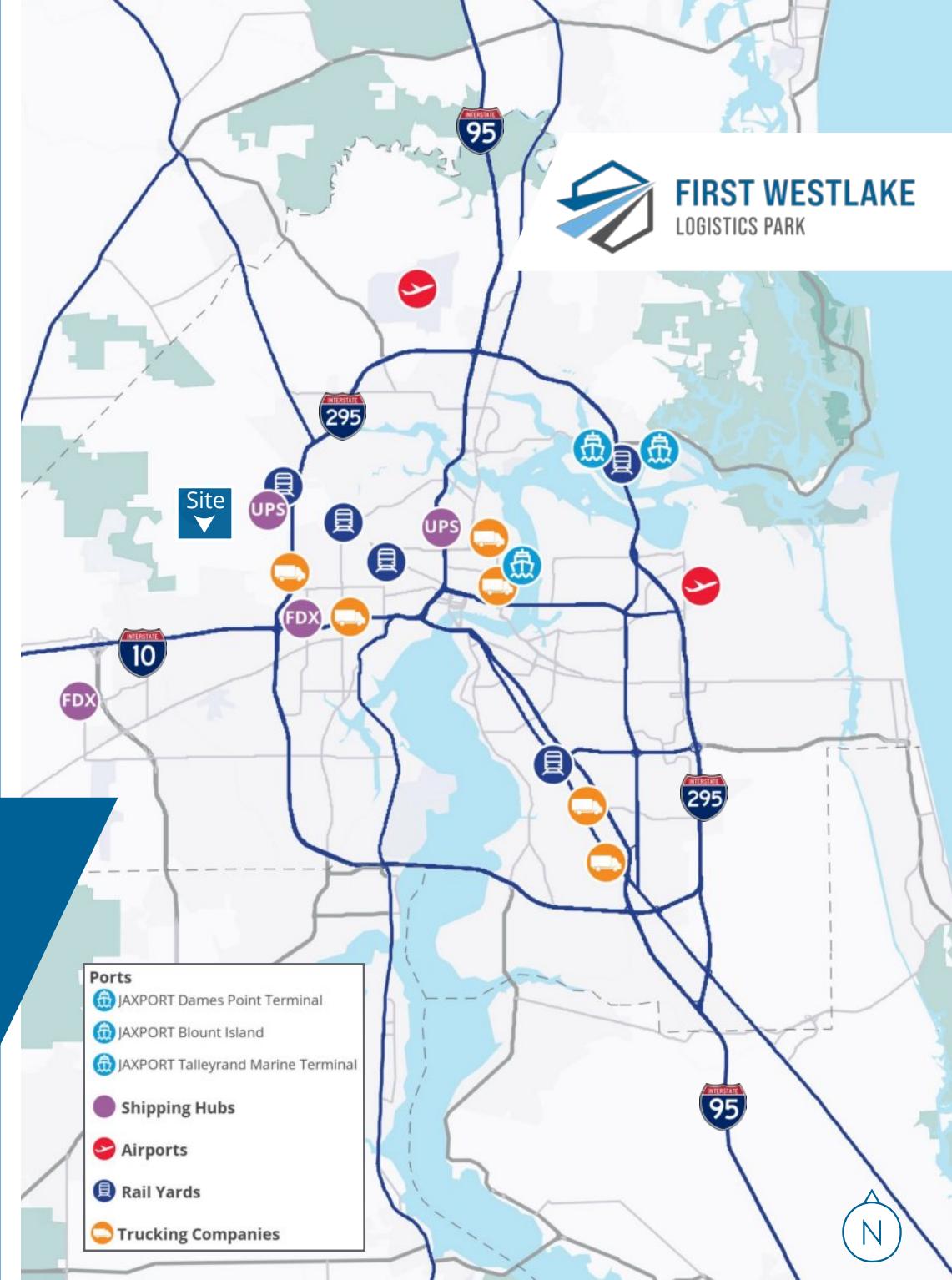
	10 Mins	20 Mins	30 Mins
2023 Population	16,803	326,681	835,633
2028 Population	16,786	330,913	852,763
Population Change 2023 - 2028	-0.1%	1.3%	2.0%
2023 Households	6,384	130,675	331,425
Median Household Income	\$60,686	\$49,589	\$57,148
Total Employees	9,143	177,583	422,561



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
 	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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Guy Preston, SIOR
+1 904 591 0800
guy.preston@colliers.com

Seda Preston
+1 904 861 1142
seda.preston@colliers.com

John Cole
+1 904 327 1772
john.cole@colliers.com

Colliers

76 S. Laura Street | Suite 1500
Jacksonville, FL 32202
+1 904 358 1206
colliers.com/jacksonville

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TRADE AREA

