

CROSS DOCK INDUSTRIAL

NORTHPOINT INDUSTRIAL PARK

±50,000 - 208,221 SF FOR LEASE

3350 PORT JACKSONVILLE PKWY | JACKSONVILLE, FL 32226



NorthPoint Industrial Park is a Class "A" business park, developed by Pattillo Industrial Real Estate, located just minutes east of the I-295 and Alta Drive junction makes this a highly accessible and premier warehouse, distribution and manufacturing location in the Jacksonville, FL market.



LOCAL MARKET EXPERTS

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NEWMARK
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

PROPERTY OVERVIEW

3350 PORT JACKSONVILLE PKWY JACKSONVILLE, FL 32226



NORTHPOINT INDUSTRIAL PARK | Area Amenities

- Various State and City of Jacksonville incentives available
- Low Jacksonville city and county taxes with Pro-Growth local government
- Excellent frontage visibility along I-295 with traffic counts exceeding 55,000 vehicles per day
- Jacksonville provides an excellent source of labor that complements a pro-business environment; superb workforce demographics
- Key transportation and logistics hub with strong intermodal connectivity



±50,000 -
208,221 SF
For Lease



Easy Access
To I-295 And
JAXPORT



First Class,
master planned
business park



Designed,
permitted and ready
for construction

Cross Dock:	Design with permits in place
Land Size:	Freestanding Building on ±12.4 Acres
Building Area:	±208,221 SF, Cross Dock
Construction:	Concrete Panel Walls
Dimensions:	550' D X 375' L
Column Spacing:	55' X 51' with 60' Shipping Bay
Clear Height:	32' Minimum
Sprinkler System:	ESFR
Office:	To Suit
Electrical:	2,000 AMP - 277/480 VOLT
Dock Loading:	60 - 9' x 10' Dock High Doors
Drive-In Door:	2 - 12' x 14' Ramp Doors
Truck Court:	Cross Dock; 130' (60' concrete apron, 70' heavy duty asphalt) with the ability to provide additional trailer storage
Windows:	Clerestory Windows
Car Parking:	150 ± Spaces
Floor Slab:	7" Reinforced Concrete Slab

SITE PLAN

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NORTHPOINT INDUSTRIAL PARK THE IDEAL LOCATION



DISTANCE TO JIA AIRPORT
3 miles



**DISTANCE TO CSX
INTERMODAL FACILITY
NORFOLK SOUTHERN
FACILITY**
10 Miles



**DISTANCE TO FLORIDA
EAST COAST RAIL**
24 Miles



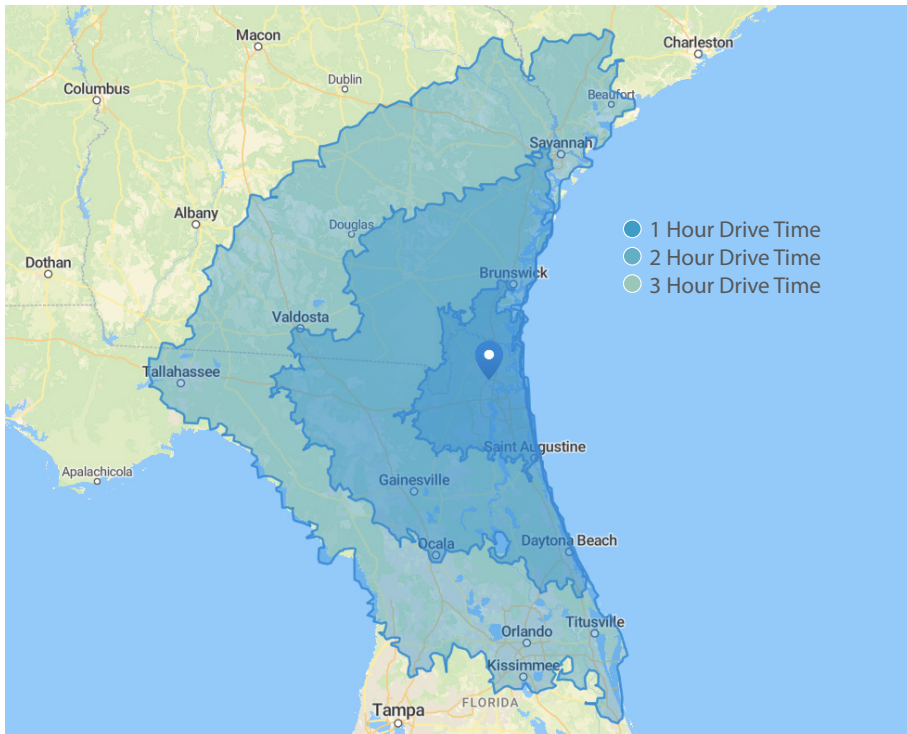
DISTANCE TO JAXPORT
10 miles to Blount Island
11 miles to Talleyrand and Dames
Point



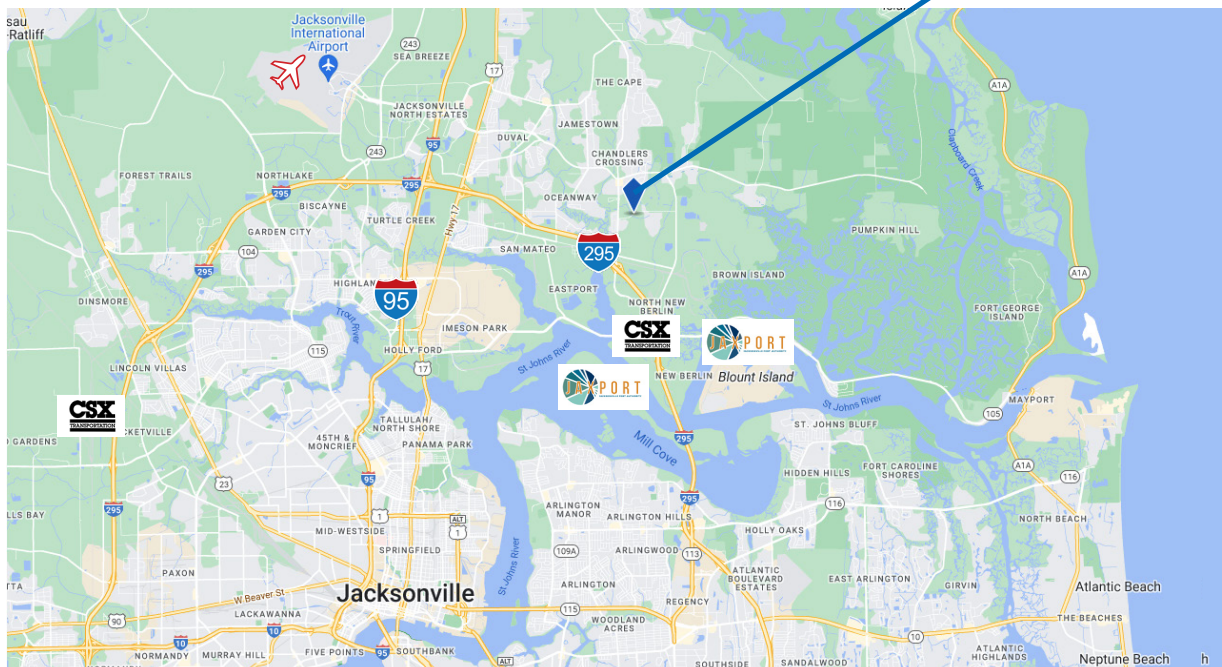
**DISTANCE TO CERES
TERMINALS | DAMES POINT**
9 Miles

THE IDEAL LOCATION

3350 PORT JACKSONVILLE PKWY JACKSONVILLE, FL 32226



Point of Interest	Time	Miles
I-95	13 min	8.8
I-10	21 min	15.8
I-295	7 min	2.5
Jacksonville International Airport	18 min	8.5
JaxPort Blount Island Terminal	9 min	5.2



3350 Port Jacksonville Pkwy is proximate to the region's major transportation infrastructure, providing direct access and serviceability to Jacksonville and neighboring regions.

- ✓ **Premier location for regional and local operations**
- ✓ **Strategically located with easy access to Interstates I-295, I-95 & I-10**
- ✓ **Strong Local Labor Base**
- ✓ **Key transportation and logistics hub with strong intermodal connectivity**

LOCAL AREA

3350 PORT JACKSONVILLE PKWY JACKSONVILLE, FL 32226

- ✓ Premier Jacksonville industrial location for regional and local distribution
- ✓ Strategically located with easy access to Interstates 95 & 295



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