

+/- 101,240 SQ. FT. WAREHOUSE PLANNED NEAR BLOUNT ISLAND, JAXPORT!



Mark Wainwright
PineStreetRPS.COM
904-398-1044



ADDRESS: 10350 Alta Dr Jacksonville, FL 32226

LAND: +/- 9.3 acres of IH zoned land.

ZONING: IH (Industrial Heavy) FTZ

CONDITION/INFRASTRUCTURE: Development in progress. Planned access from Alta Drive; curbs and gutters w/retention and drainage.

UTILITIES: City water, sewer and JEA electric

PLANNED IMPROVEMENTS: +/- 101,240 sq. ft. of tilt wall building improvements to be built; LEED conforming sustainable design including lifetime roof. Demised increments 30,000 sf – 101,240 sf, 21 dock doors, ceiling ht 28' -34', sprinklered (ESFR) and ample parking.

LEASE RATE: \$9.00/sq. ft. (NNN)

**CONSTRUCTION TO COMMENCE
2ND QUARTER OF 2023**

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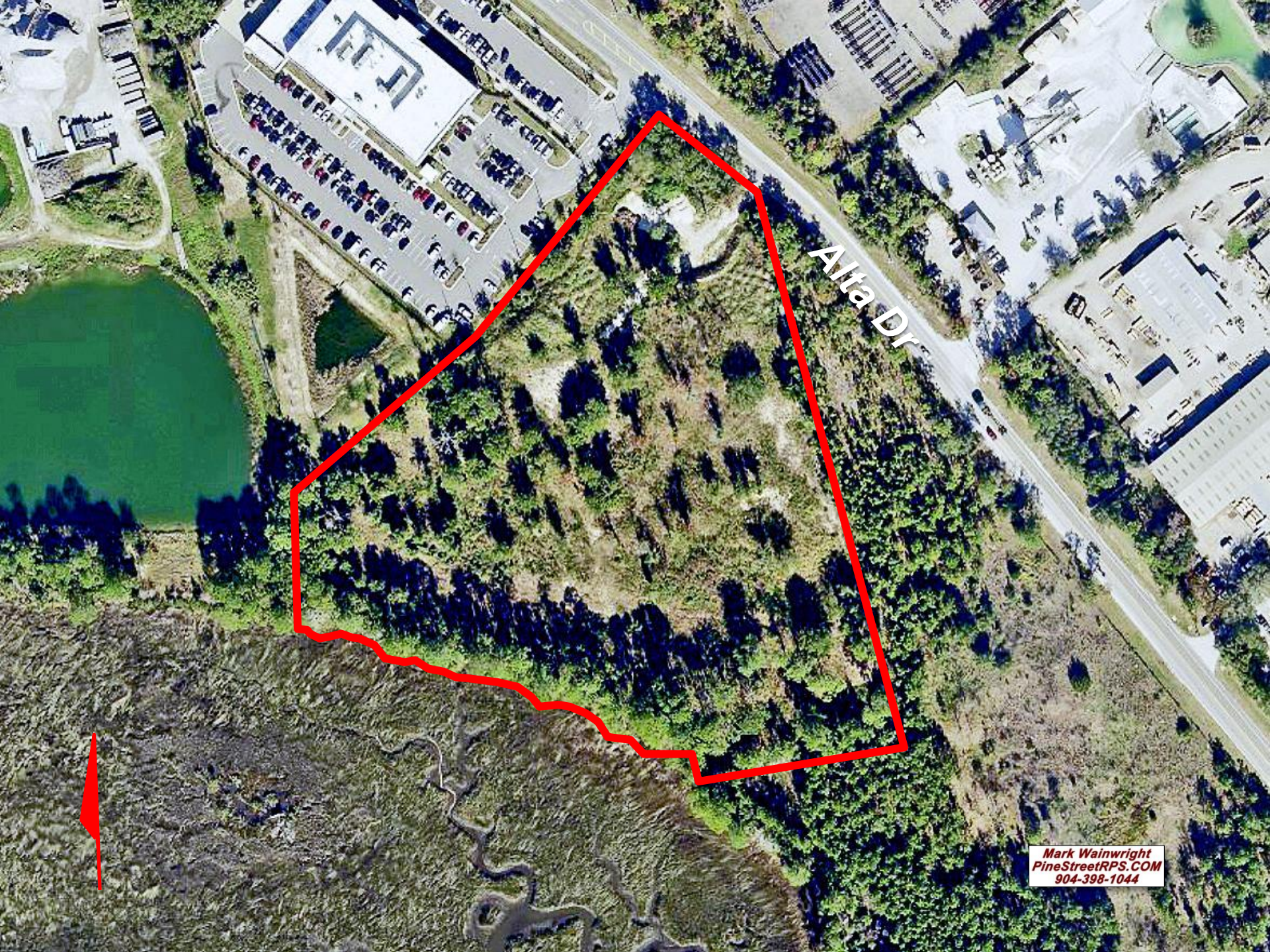
Alta Dr

I-295

Heckscher Dr

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