



Airport 295 Logistics Park

12435 LEM TURNER RD
JACKSONVILLE, FL 32218

RECENTLY
COMPLETED

3 BUILDINGS

36,000 SF TO 500,000 SF AVAILABLE

PROPERTY HIGHLIGHTS

UP TO 500,000 SF AVAILABLE FOR LEASE

- Three new Class A warehouses
- Immediate highway access with close proximity to Jacksonville International Airport and JAXPORT
- Various space sizes available
- Premier location in North Florida
- Single / Multi-Tenant building configurations available
- Multiple points of ingress and egress
- Visible from I-295
- ±56 million consumers within an 8-hour drive time
- NOW AVAILABLE!



On-site Trailer Parking



32-FT Clear Height (Bldg 100 & 200)



36-FT Clear Height (Bldg 300)



ESFR Fire Suppression



Class A Spec Office



441 Auto Parking Spaces



Rear Load configurations



1600 Amp, 277/480v, 3 Phase



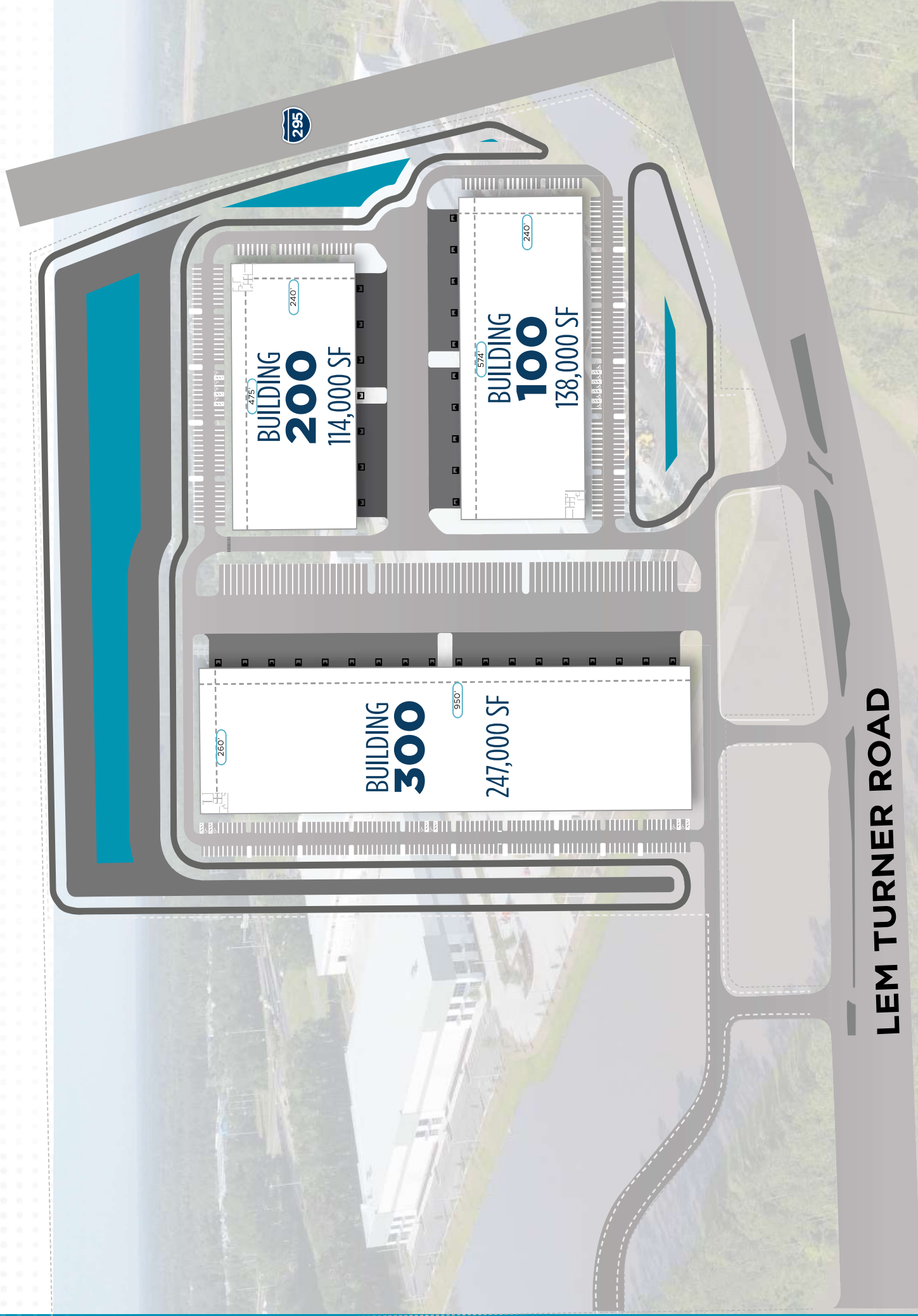
Jacksonville International Airport (JAX)

Airport 295 Logistics Park

amazon

INTERSTATE BATTERIES
ULTRA

SITE PLAN

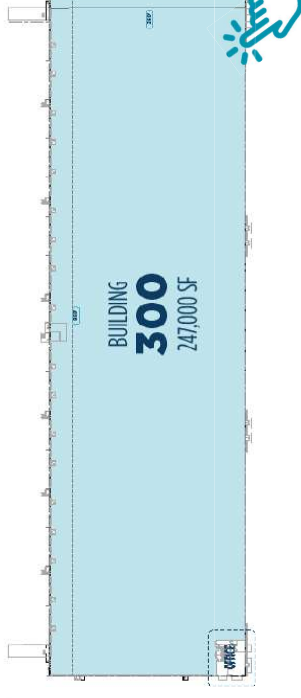
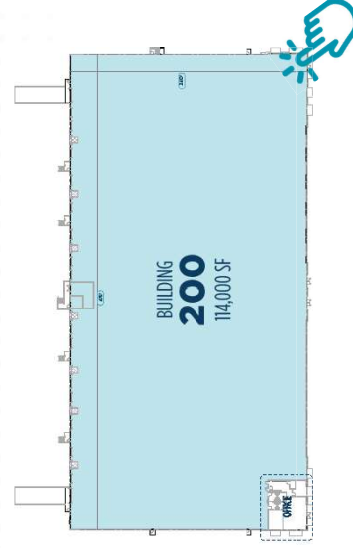
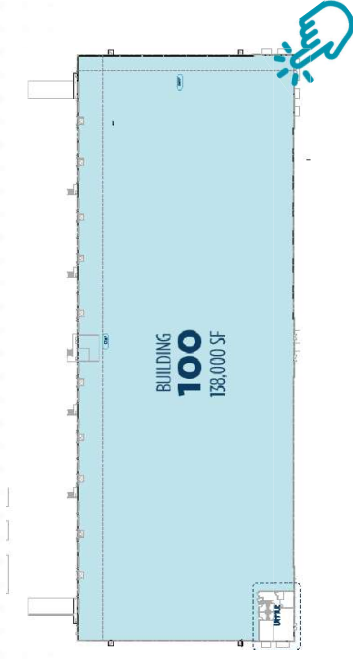


LEM TURNER ROAD

PROPERTY SPECIFICATIONS



CLICK ON THE FLOORPLAN
FOR MORE INFORMATION



BUILDING 100

Available SF:	138,000 SF
Building Depth:	240'
Divisibility:	To 36,660 SF
Office	1,400 SF
Clear Height:	32'
Doors:	30 Dock (9'x10') 2 Drive-in (12' x 16')
Dock Packages:	10 - 40,000lb Mechanical Levelers
Columns:	54' x 45' Typical 60' Speed Bays 44' - 6" End Bays
Auto Parking:	138
Truck Court:	200' (Shared)
Floor:	6" Thick Concrete Slab over 10 Mil Vapor Retarder

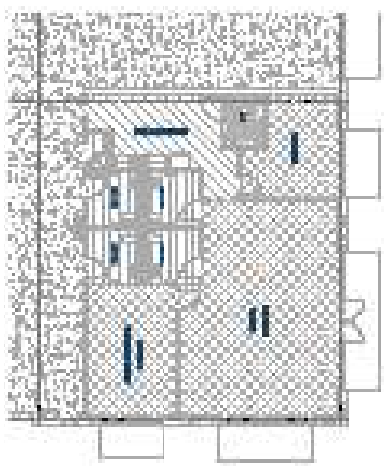
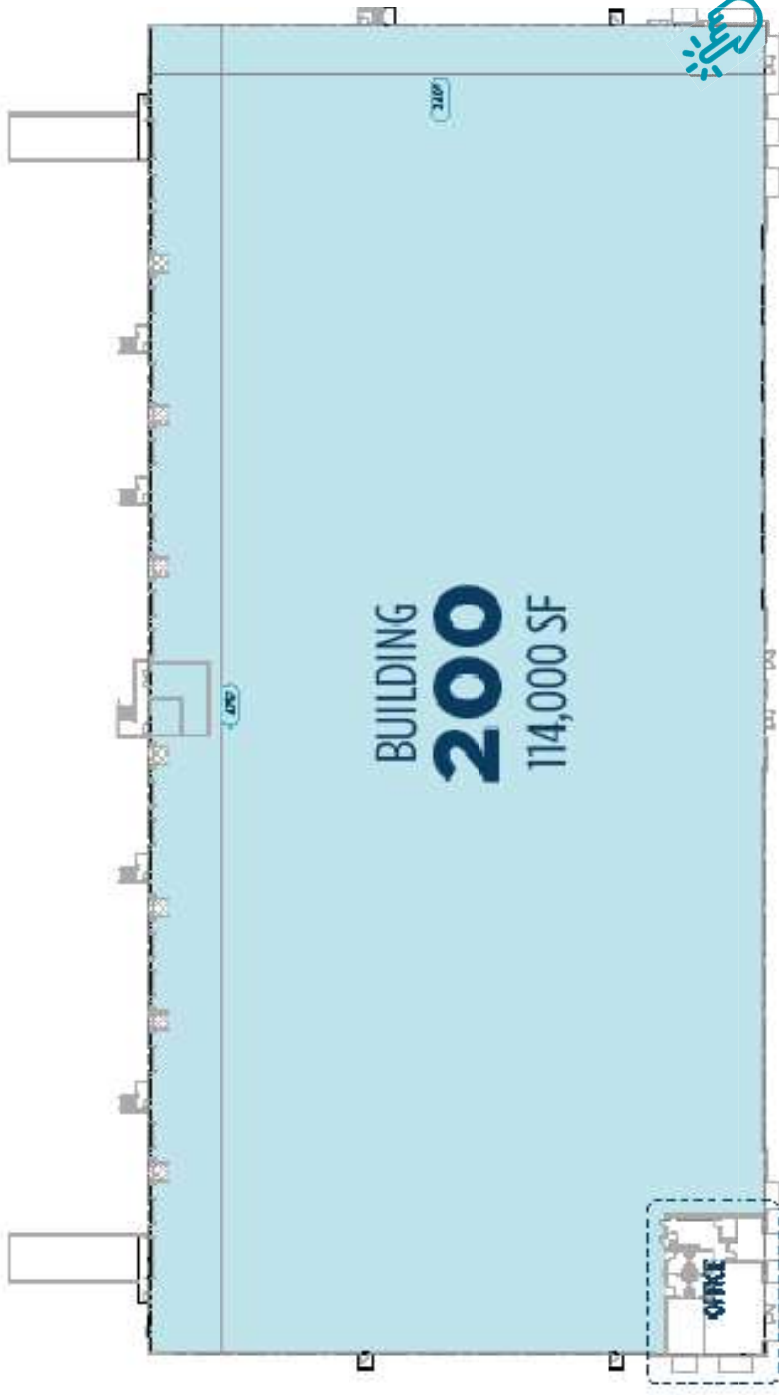
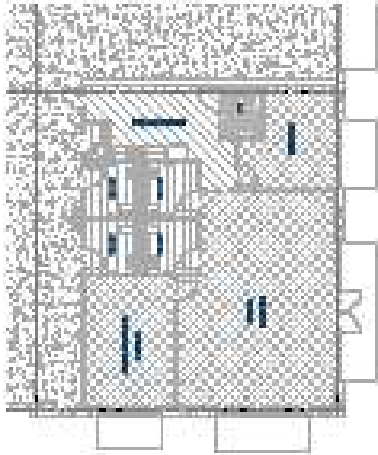
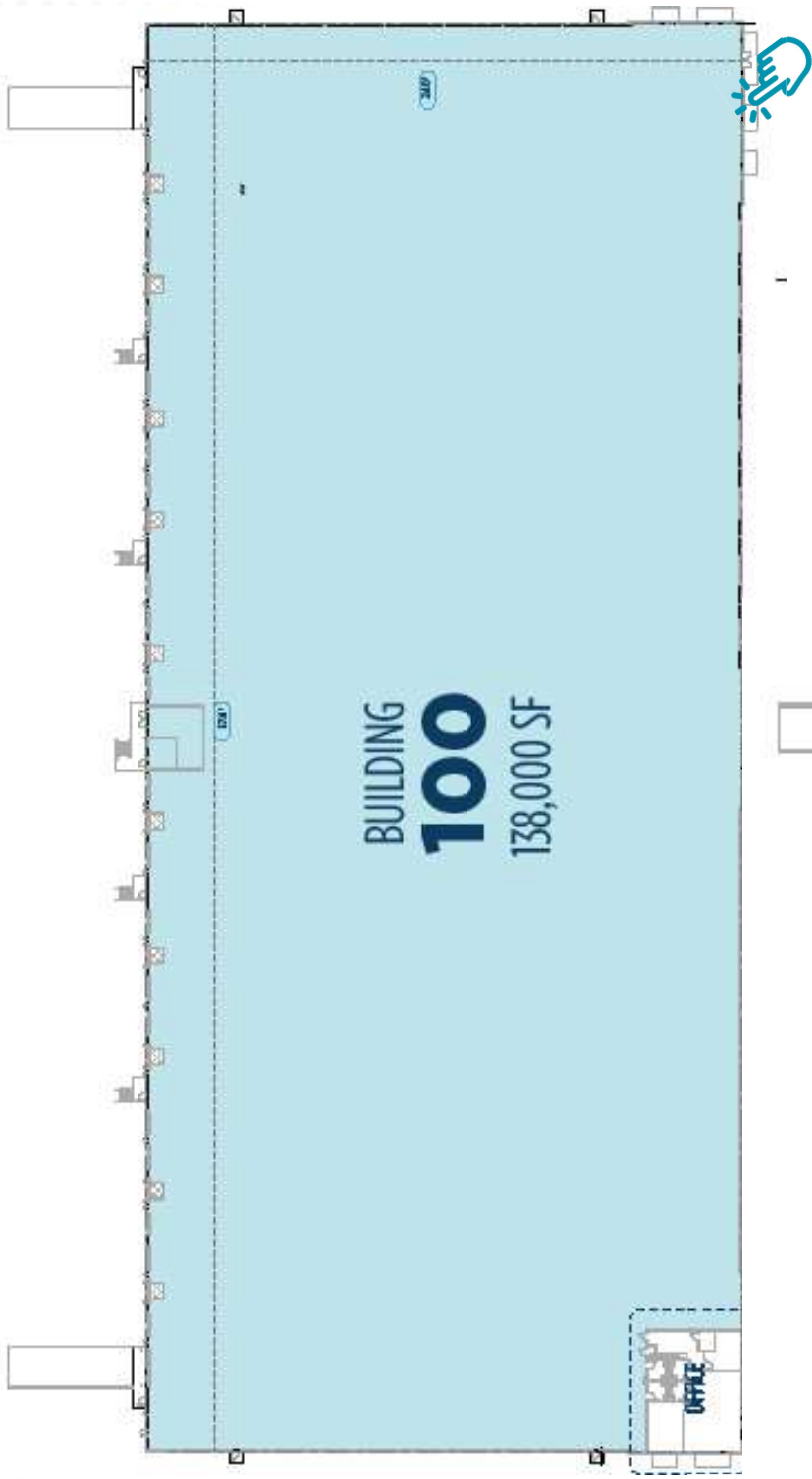
BUILDING 200

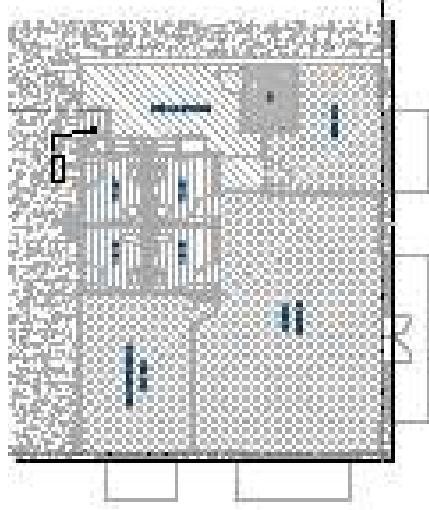
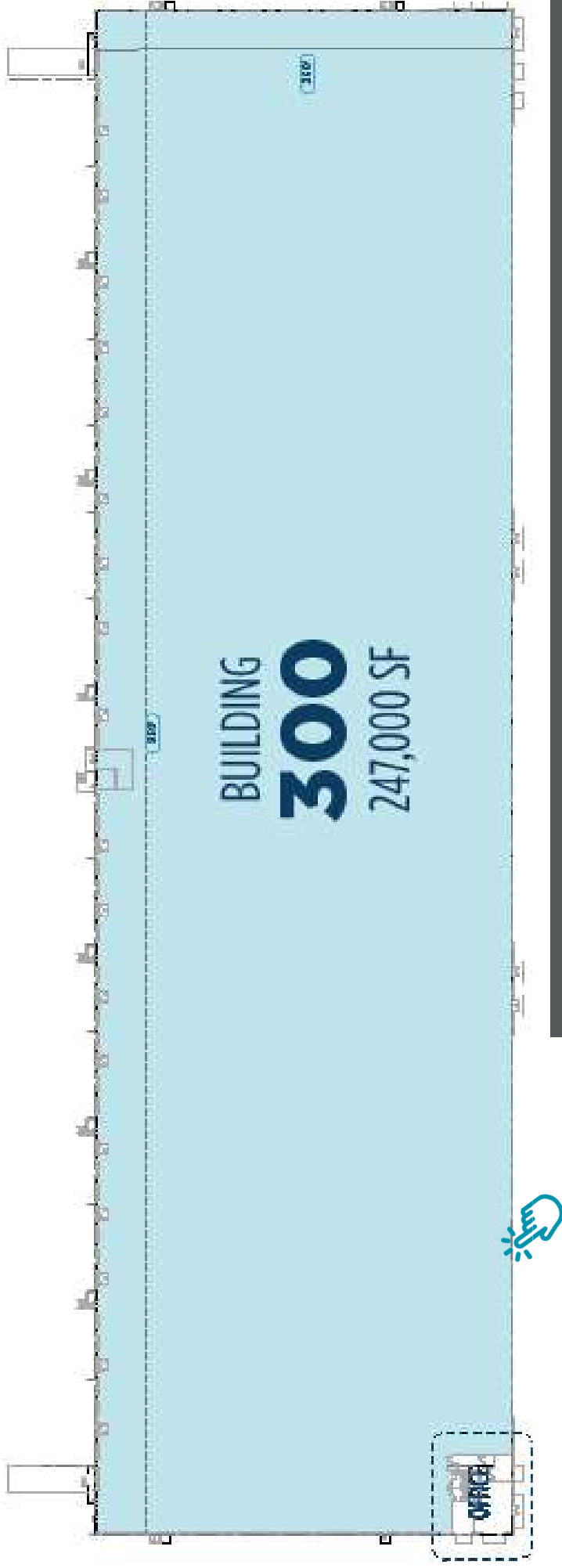
Available SF:	114,000 SF
Building Depth:	240'
Divisibility:	To 36,624 SF
Office	1,400 SF
Clear Height:	32'
Doors:	22 Dock (9'x10') 2 Drive-in (12' x 16')
Dock Packages:	7 - 40,000lb Mechanical Levelers
Columns:	54' x 45' Typical 60' Speed Bays 48' End Bays
Auto Parking:	117
Truck Court:	200' (Shared)
Floor:	6" Thick Concrete Slab over 10 Mil Vapor Retarder

BUILDING 300

Available SF:	247,000 SF
Building Depth:	260'
Divisibility:	To 53,300 SF
Office	1,400 SF
Clear Height:	36'
Doors:	56 Dock (9'x10') 2 Drive-in (12' x 16')
Dock Packages:	18 - 40,000lb Mechanical Levelers
Columns:	54' x 50' Typical 60' Speed Bays 43' End Bays
Parking:	186 Auto / 72 Trailer
Truck Court:	185'
Floor:	7" Thick Concrete Slab over 10 Mil Vapor Retarder

FLOORPLANS

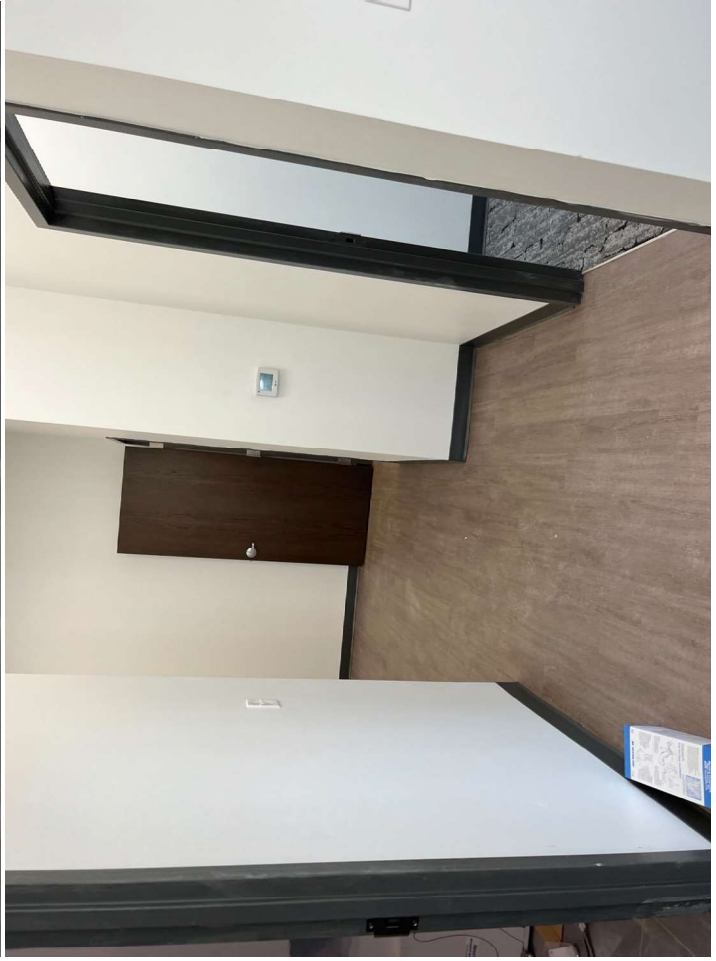
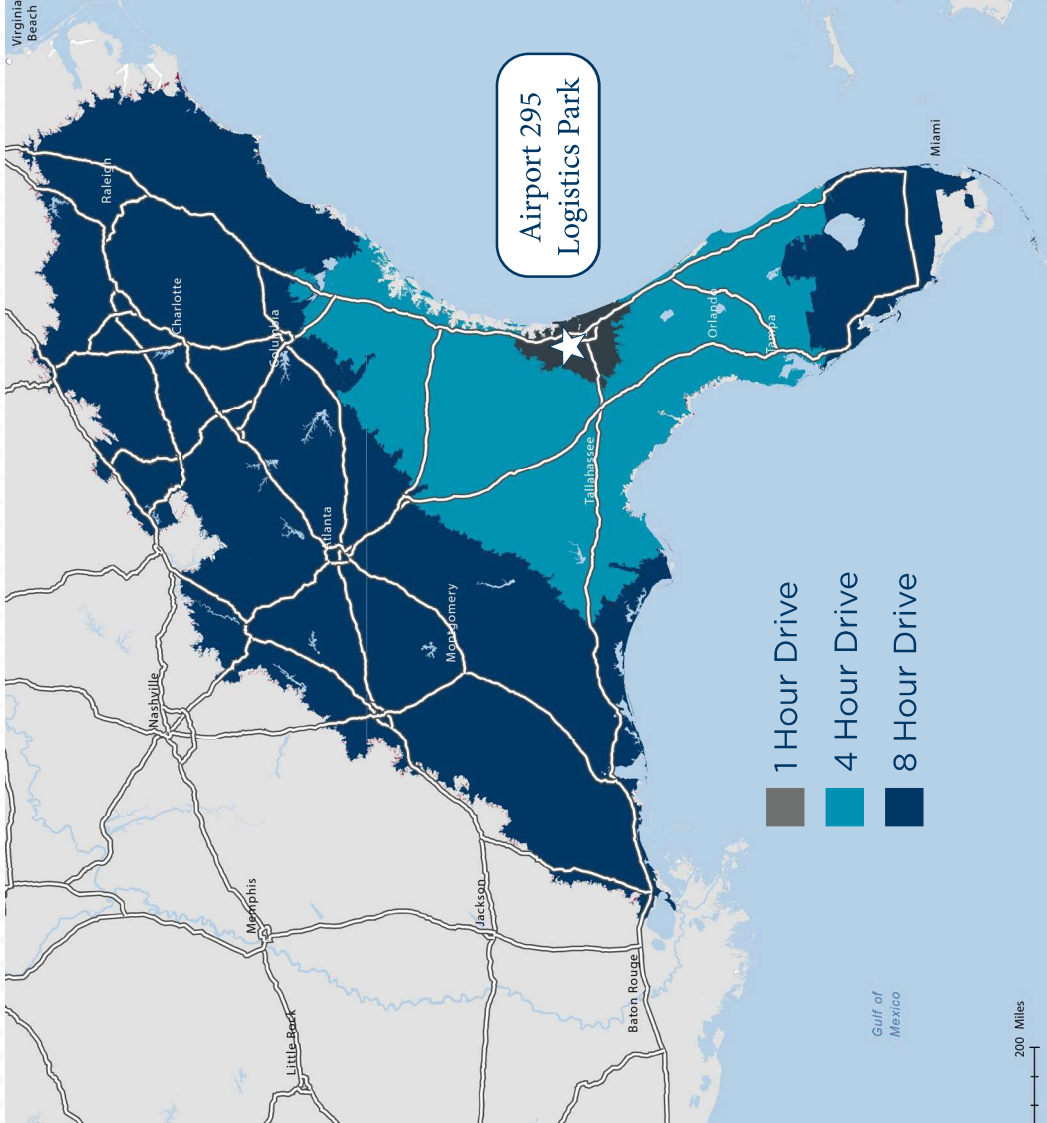




BUSINESS FRIENDLY ENVIRONMENT

- Strong workforce demographics
- Total workforce of 885,000+
- 3,000 Exiting military members annually
- Excellent logistics and transportation infrastructure including rail, air, maritime and highway
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

LOCATION HIGHLIGHTS



To I-295	<0.2 miles	To JAXPORT Tallyrand	14.6 miles
To I-95	3.6 miles	To JAXPORT Blount Island	12 miles
To I-10	11 Miles	To Orlando	156 miles
To Airport	5 miles	To Savannah	133 Miles

LEASED BY:



**CUSHMAN &
WAKEFIELD**

DEVELOPED BY:



SEEFRIED



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