

PROPERTY WEBSITE:
WWW.1215IMESONPARK.COM

1215 IMESON PARK BLVD JACKSONVILLE, FL

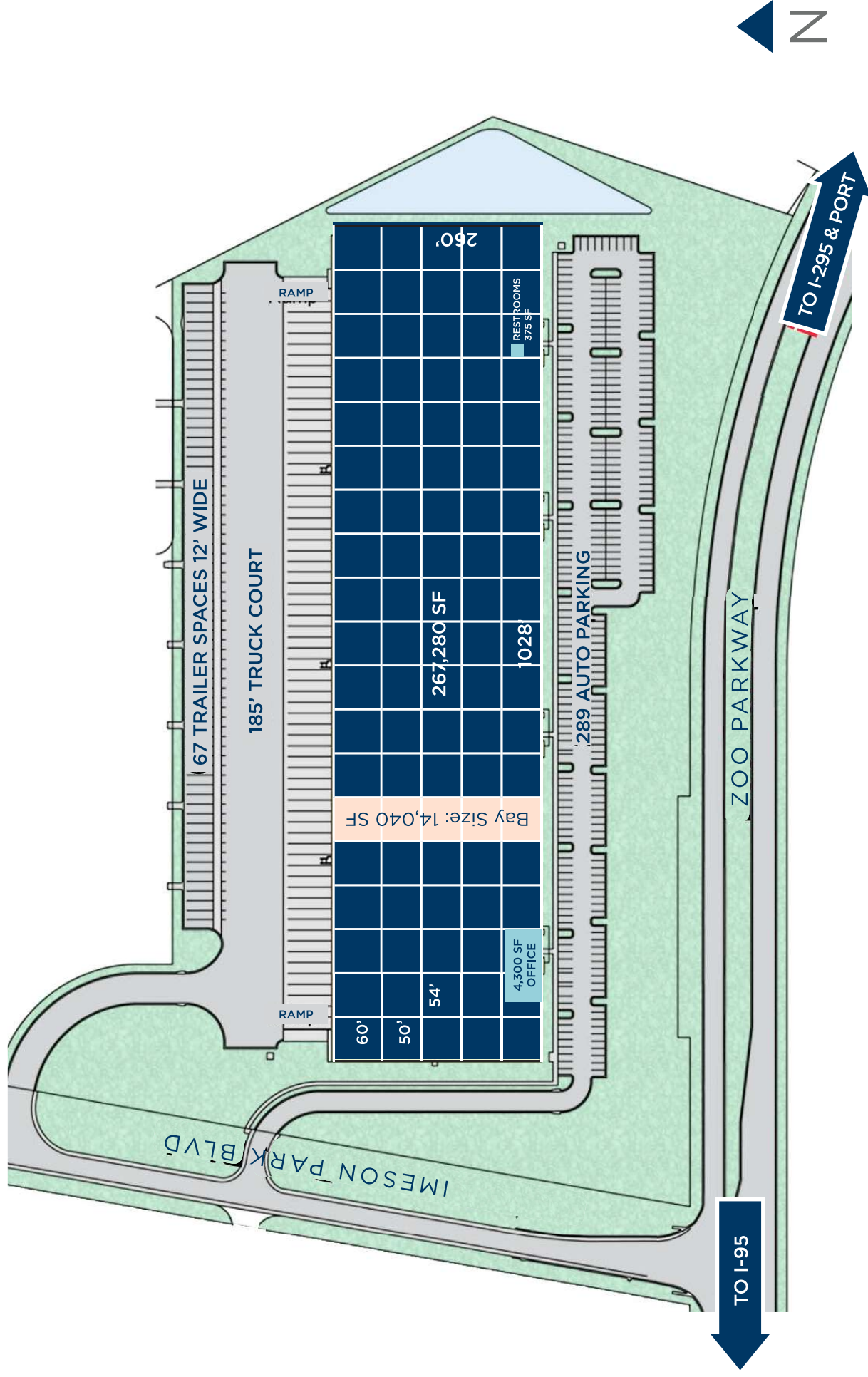
FOR LEASE

- 267,280 SF New Class A Industrial Construction
- Available Now
- Multiple points of ingress & egress
- Over 54 million consumers located within an 8-hour drive
- Centrally located between JAXPORT and Airport
- Two miles to I-95 and 4 miles to I-295
- FTZ # 64 available

PROPERTY HIGHLIGHTS

AVAILABLE SF:	± 267,280 SF (DIVISIBLE TO 70,000 SF)		
BUILDING DIMENSIONS:	1028' X 260'		
OFFICE:	±4,300 SF + 375 SF WAREHOUSE RESTROOMS		
LAND:	19.25 ACRES		
CLEAR HEIGHT:	32' MINIMUM		
DOCKS:	65 (9'X10' INSULATED)		
PIT LEVELERS:	33 EA @ 40,000 LBS; SWING LIGHT FOR EACH OH DOOR		
DRIVE-INS:	2 (14' x 14')		
TRUCK COURT:	185'		
AUTO PARKING:	289		
TRAILER PARKING:	67		
SPRINKLERS:	ESFR		
UTILITIES:	WATER & SEWER SUPPLIED BY JEA		
POWER:	277/480 V - TWO 2000 AMP SERVICE (4000 AMP TOTAL)		
COLUMN SPACING:	54' X 50' (60' SPEED BAY)		
ZONING:	IL (INDUSTRIAL LIGHT)		
FLOOR:	4,000 PSI, 7" THICK, FF40/FL25, WITH CURE, SEAL, HARDENER. MM-80 JOINT FILLER AT FLOOR SAW CUT CONTRACTION JOINTS		
ROOF:	60 MIL TPO SINGLE PLY W/20 YEARS NDL WARRANTY ROOF INSULATION IS R-19 FOR FUTURE AIR CONDITIONING. JOIST DESIGNED FOR WEIGHT OF ROOFTOP A/C UNITS (1 UNIT / 8,000 SF)		
LIGHTING:	30' FC LED LIGHTING IN WAREHOUSE LED OFFICE LIGHTS		





267,280 SF

Imeson International Park • www.1215imesonpark.com

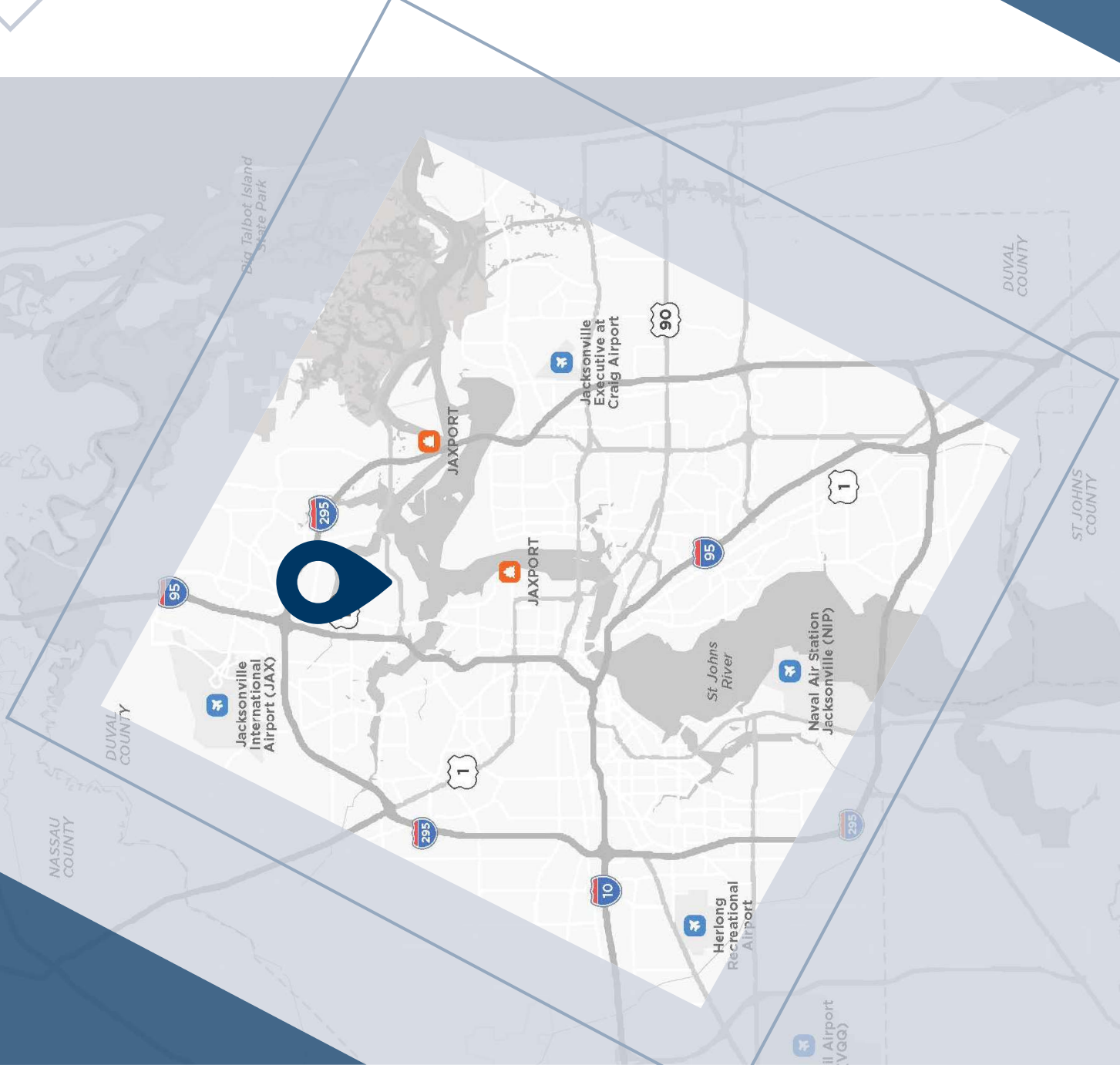
**FOR MORE INFORMATION,
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