

Alliance★Florida®
at

CECIL COMMERCE CENTER

5550 POW-MIA MEMORIAL PKWY, BLDG E
JACKSONVILLE, FL
www.hillwood5550powmia.com

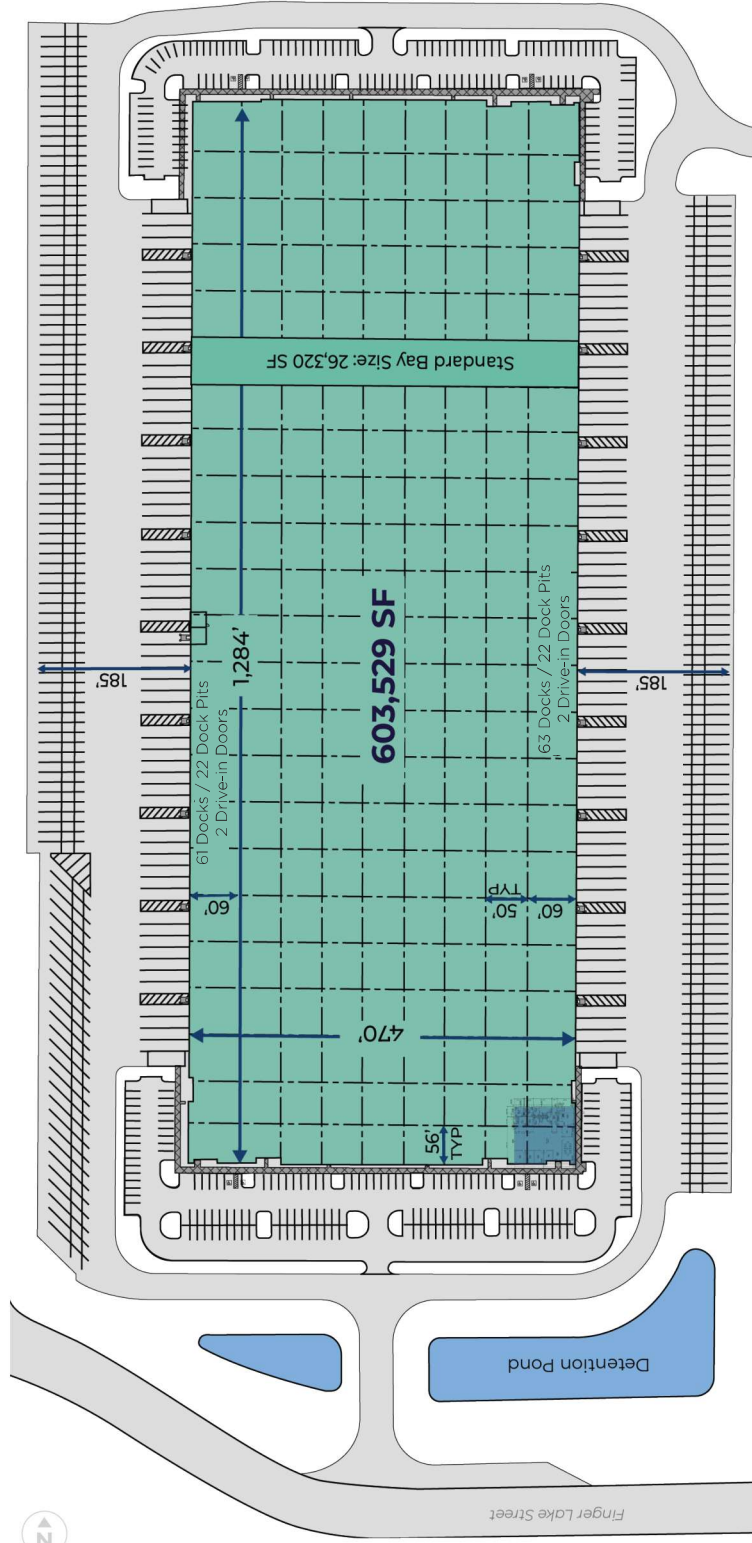
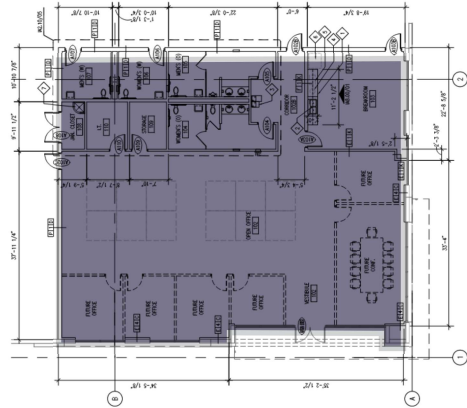
603,529 SF
Available



AllianceFlorida is a premier master-planned business park with state-of-the-art facilities available. The park's excellent multimodal location on Jacksonville's Westside offers superior access to the Southeastern U.S. market.



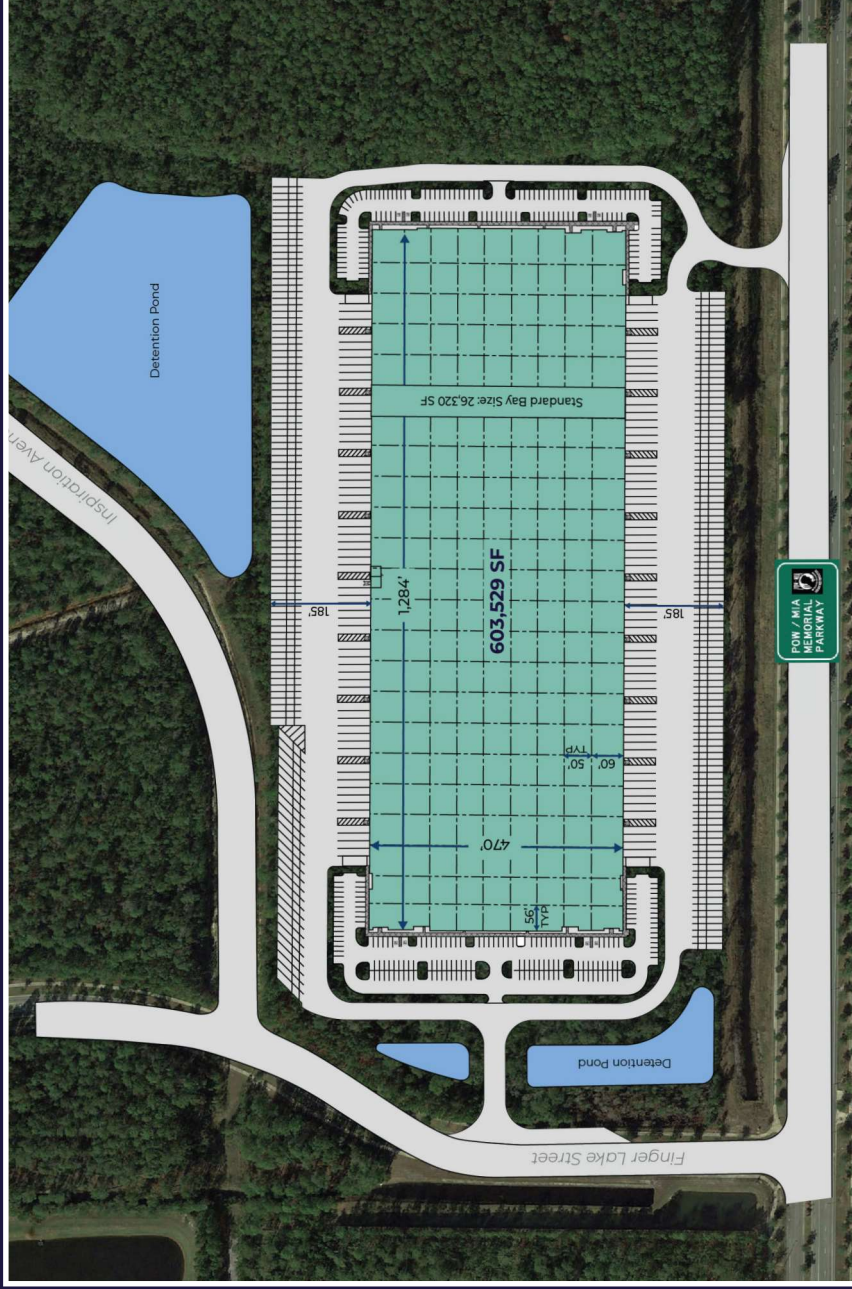
OFFICE: 4,027 SF



PROPERTY HIGHLIGHTS

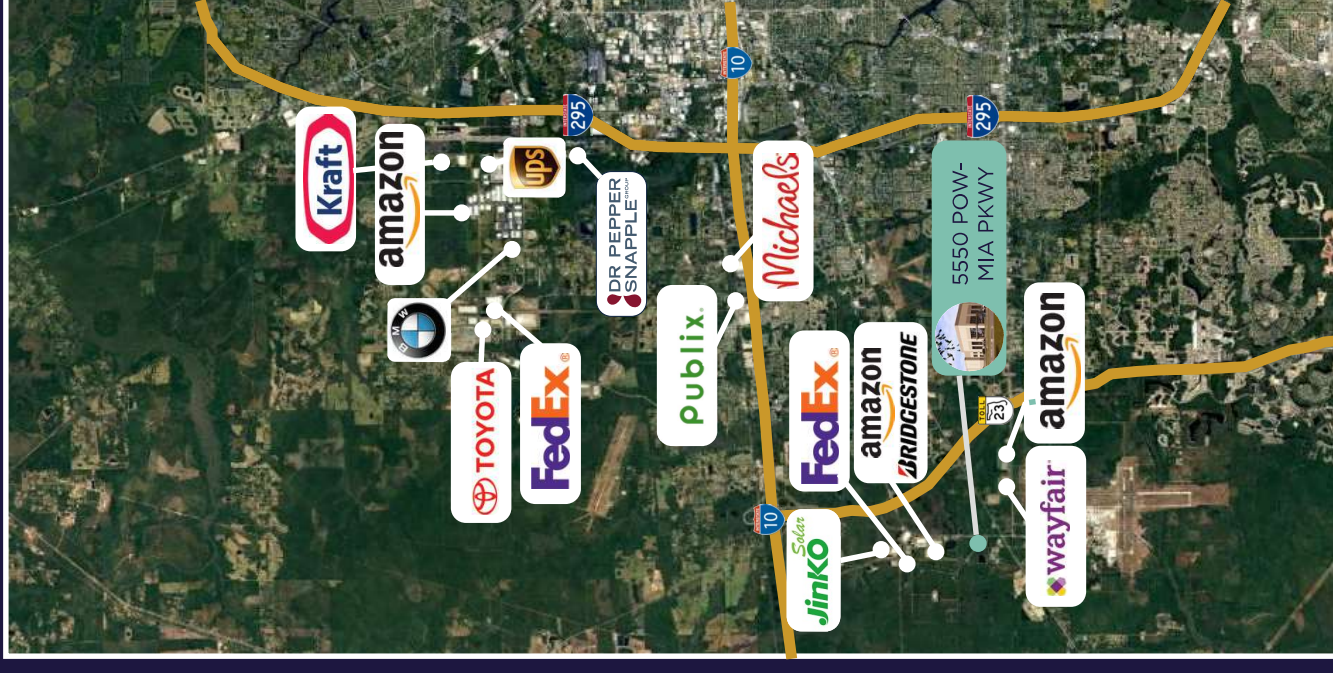
AVAILABLE SF	603,529 SF	OFFICE	4,027 SF	ROOF	45 Mil TPO with 20-yr warranty
SITE AREA	43.54 Acres	COLUMN SPACING	56' w x 50' d (56' x 60' staging bay)	TRUCK COURT	185' deep with 60' apron; all concrete paving
CONFIGURATION	Cross Dock	DOCK DOORS	124 (9' x 10' insulated)	AUTO PARKING	322
BUILDING DIMENSIONS	470' x 1,284'	DRIVE-IN RAMPS	4 (14' x 16')	TRAILER PARKING	210
CLEAR HEIGHT	40'	DOCK PITS	44	LEVELERS	10 (7' x 8') 40,000 lbs
POWER	277/480V, 3 phase service, 3,000-amps	CONCRETE	7" thick, 4,000 psi floor slab with 10-mil vapor barrier	FIRE PROTECTION	ESFR

SITE AERIAL



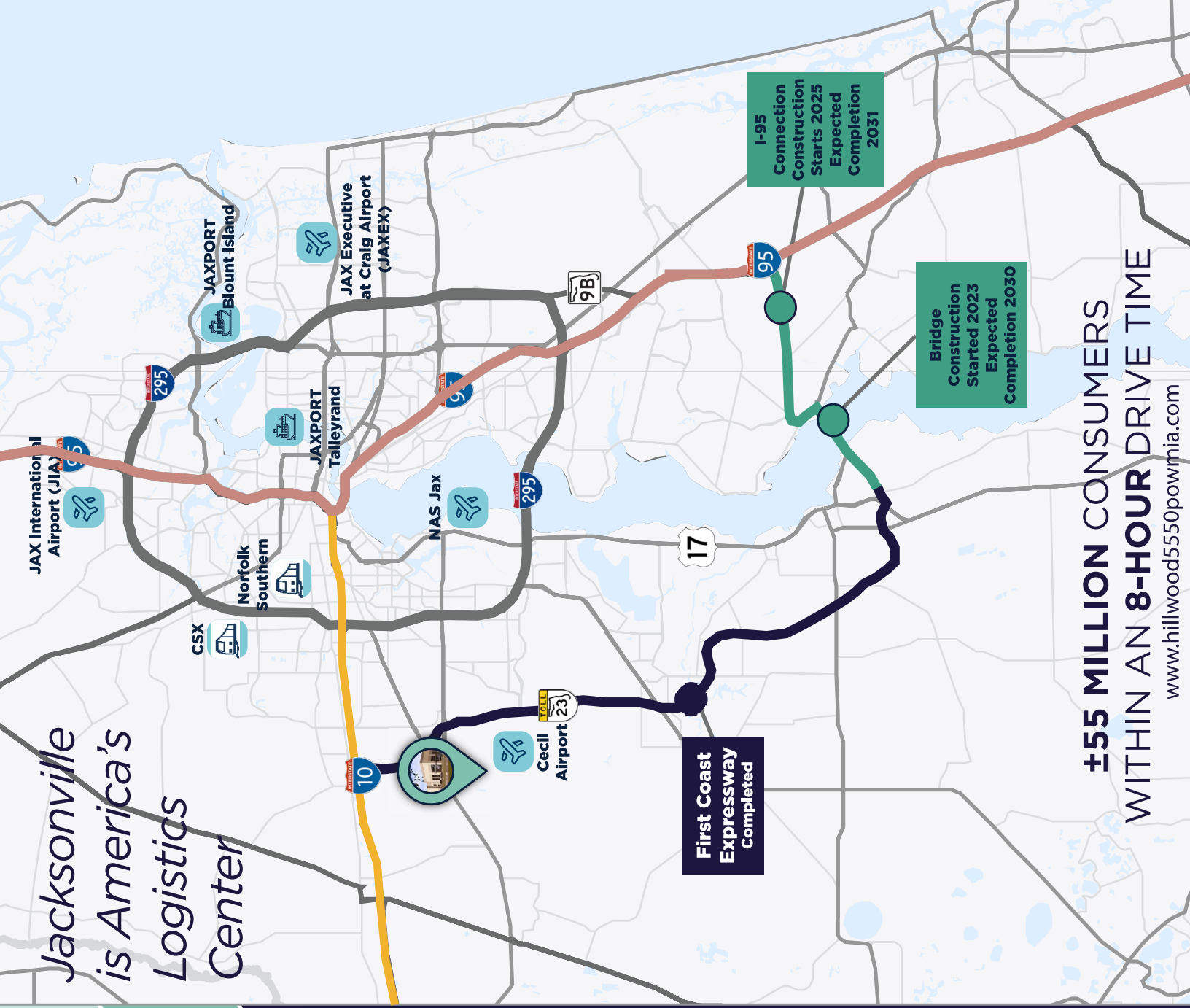
Alliance★Florida®

- Immediate access via the newly completed high-speed I-10 interchange to I-75, I-295, and I-95
- Pro-growth local government
- No state or local personal income tax
- No inventory tax
- FTZ available (proposed FTZ magnet site under FTZ #64)
- Federal Empowerment Zone incentives available
- State Enterprise Zone incentives available
- On-site workforce training and education



Jacksonville
is America's
Logistics
Center

AREA INFORMATION



**First Coast
Expressway
Completed**

**Bridge
Construction
Started 2023
Expected
Completion 2030**

**I-95
Connection
Construction
Starts 2025
Expected
Completion
2031**

DRIVE TIMES

FIRST COAST EXPRESSWAY

4.0 MILES
6 MINUTES
.....

I-10

6.3 MILES
8 MINUTES
.....

I-295

6.3 MILES
8 MINUTES
.....

I-95

6.3 MILES
8 MINUTES
.....

CSX INTERMODAL

16 MILES
22 MINUTES
.....

JAXPORT TALLEYRAND

22 MILES
26 MINUTES
.....

JAXPORT BLOUNT ISLAND

33 MILES
33 MINUTES
.....

JIA AIRPORT

27 MILES
31 MINUTES

**±\$55 MILLION CONSUMERS
WITHIN AN 8-HOUR DRIVE TIME**

www.hillwood5550powmia.com

RETAIL SITES
AVAILABLE

SITE DATA

5

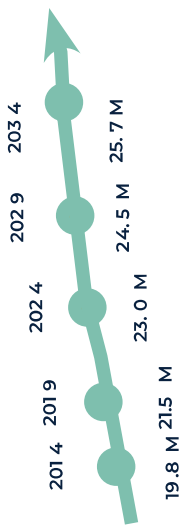


DEMOGRAPHICS

POPULATION

JACKSONVILLE LABOR

Civilian Labor Force	864,000
Industrial Labor Force	4.5%
Average Blue Collar Hourly Rate	\$17.41
Unemployment Rate	3.6%



For a five year period beginning April 2024, the Florida population growth is expected to average 319,109 net new residents per year.

FIRST COAST EXPRESSWAY (STATE ROAD 23)

4 Miles / 6 Minutes
from 5550 POW-MIA Memorial Parkway



State Road 23 helps reduce traffic congestion and enhances access to important employment centers, fostering economic development and strengthening local connectivity for business across the region. Completion anticipated for 2031.

WHY JAX?

2	3	4	4
DEEP WATER PORTS	INTERSTATE HIGHWAYS	MILITARY INSTALLATIONS	RAILROADS (2 CLASS I)
90	17	39	26
DAILY NON STOP FLIGHTS	GLOBAL SHIPPING LINES	MEDIAN AGE	AVERAGE COMMUTE TIME (MINS)

500 MILES

1-DAY TRANSIT



A CORNERSTONE FOR JACKSONVILLE'S SUPPORT OF THE WORLD'S SUPPLY CHAIN IS THE JACKSONVILLE PORT AUTHORITY (JAXPORT).

OFFERING CONNECTIVITY TO 140 PORTS IN MORE THAN 70 COUNTRIES WITH ITS 47-FOOT-DEEP WATER SHIPPING CHANNEL, TWO-WAY SHIP TRAFFIC AND SAME-DAY ACCESS TO 98 MILLION CONSUMERS IN THE UNITED STATES.



Sources: ESRI, United States Census Bureau, Florida Office of Economic & Demographic Research (FEDR), U.S. Bureau of Labor Statistics

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JACKSONVILLE, FL

NOW AVAILABLE!

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