



Alliance★Florida®  
at

# CECIL COMMERCE

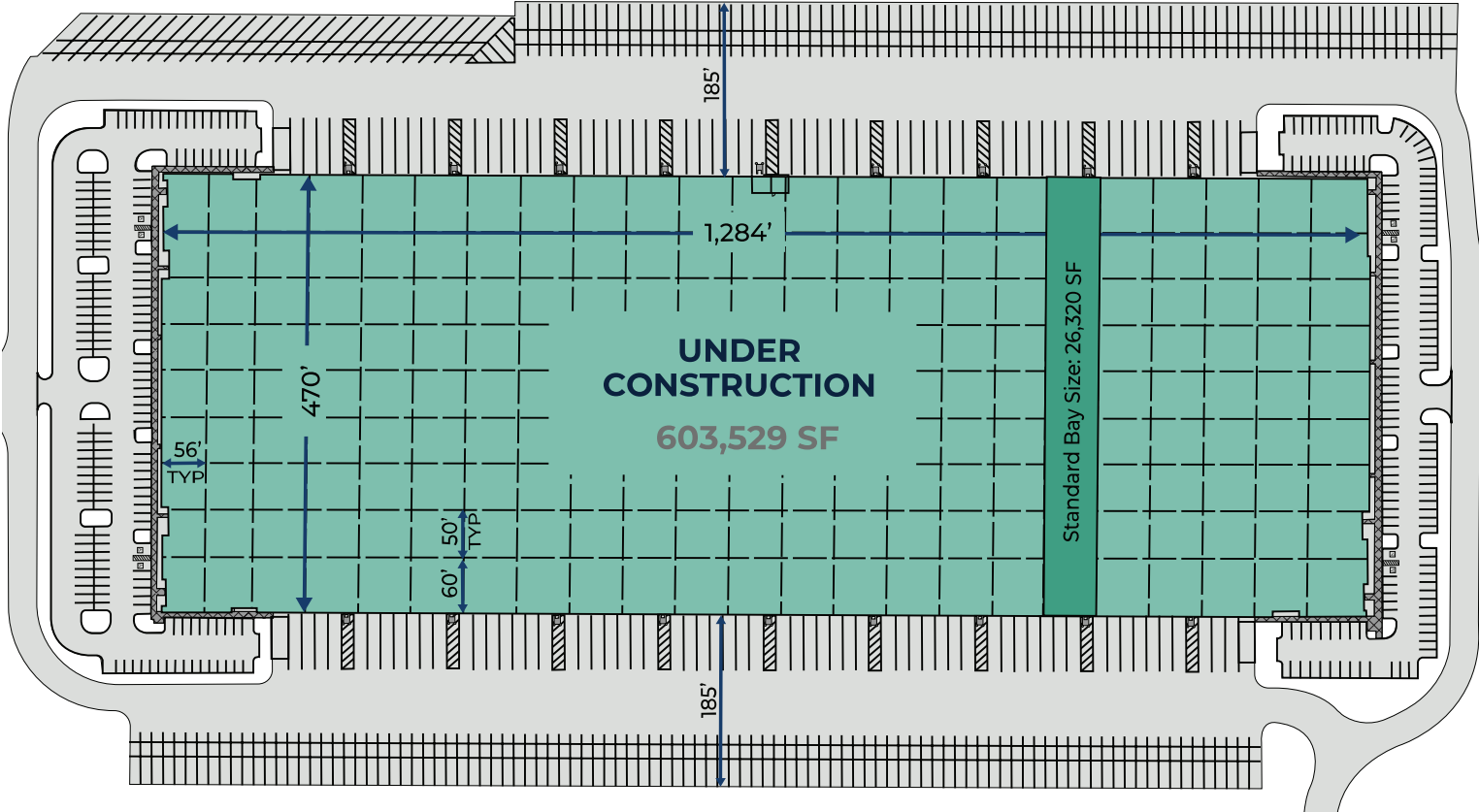
5550 POW-MIA MEMORIAL PKWY, BLDG E  
JACKSONVILLE, FL

[www.hillwood5550powmia.com](http://www.hillwood5550powmia.com)

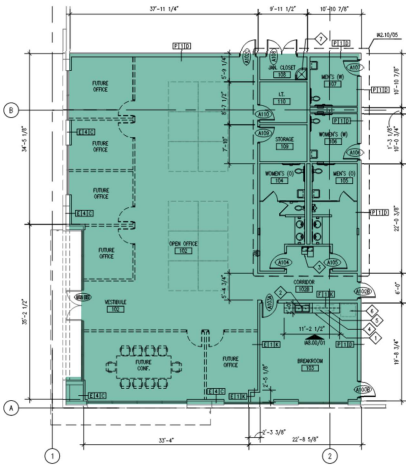
**603,529 SF**  
**Available**



**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

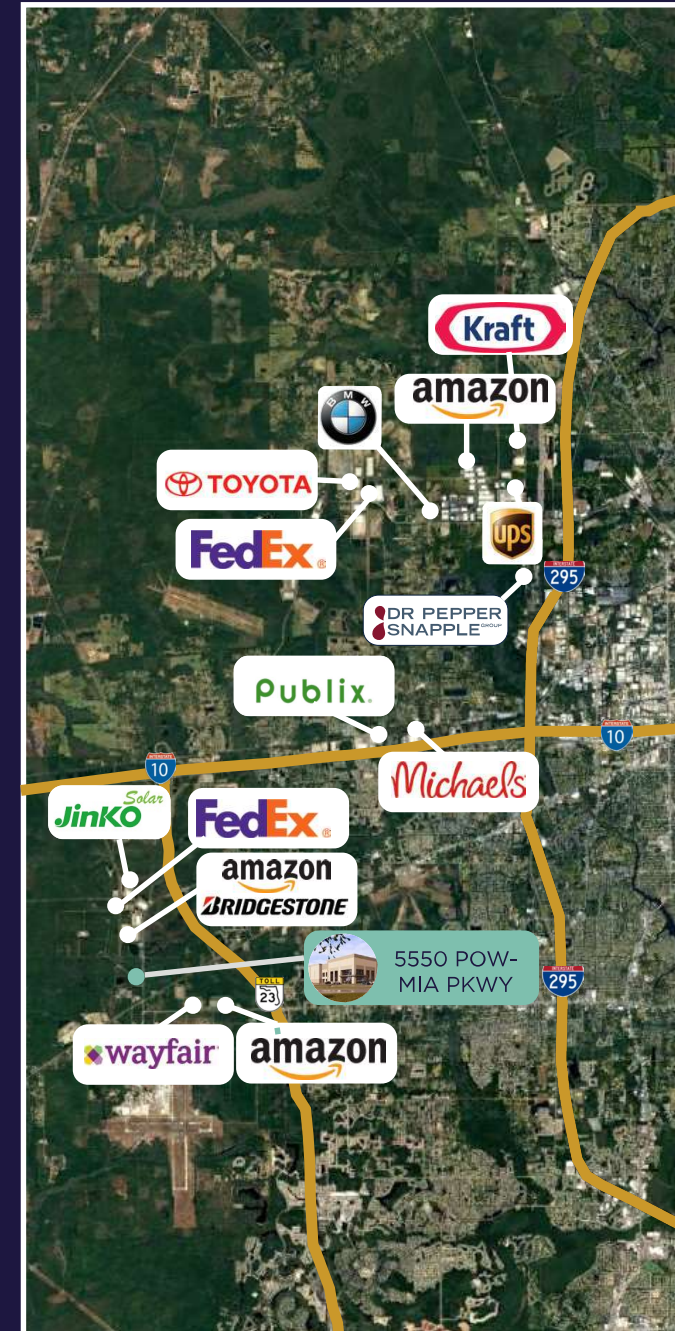


# SITE AERIAL

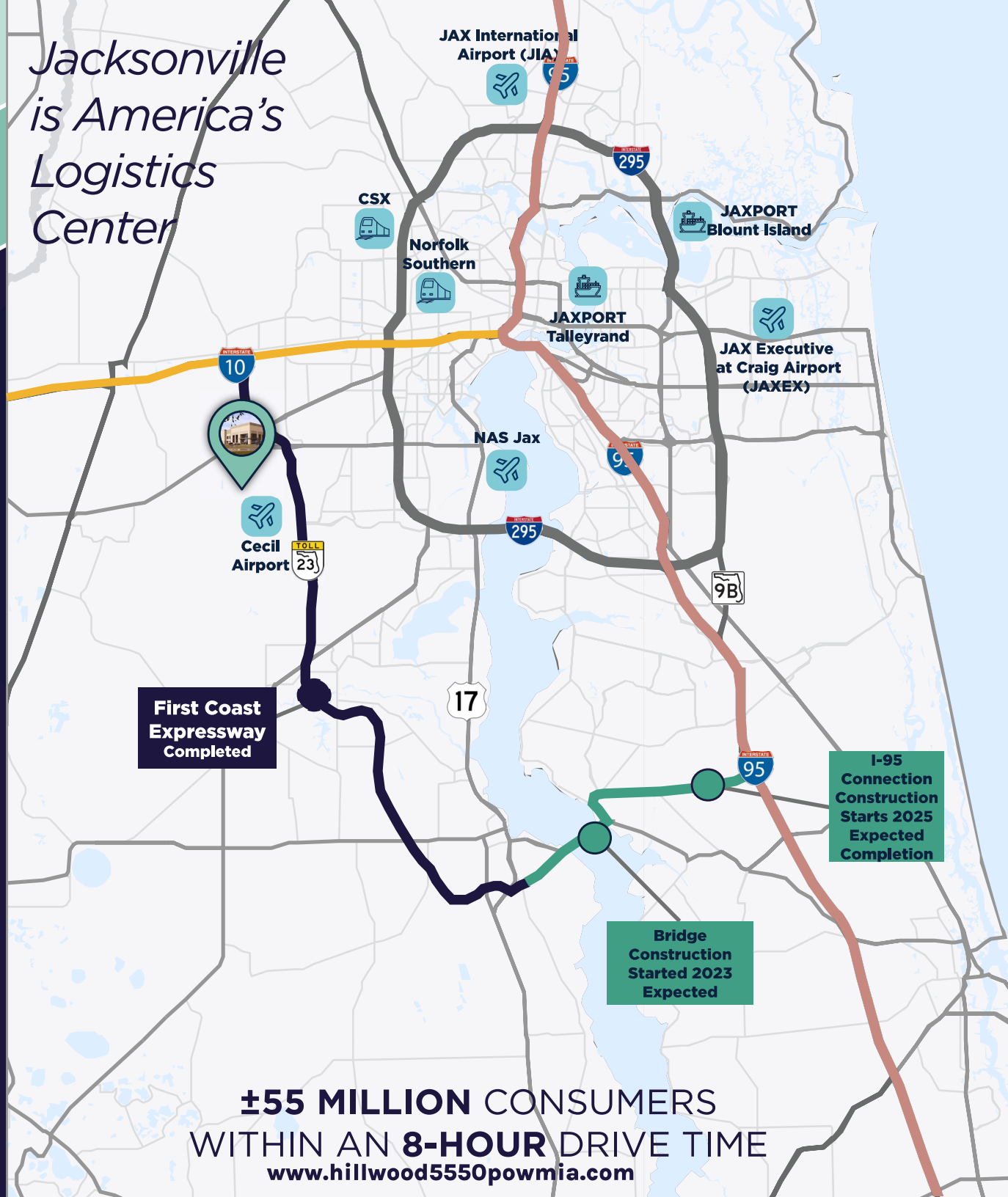


## Alliance★Florida®

- 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*



**±55 MILLION CONSUMERS  
WITHIN AN 8-HOUR DRIVE TIME**  
[www.hillwood5550powmia.com](http://www.hillwood5550powmia.com)

## 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



# MASTER SITE PLAN







**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-  
DEEPWATER SHIPPING CHANNEL, TWO-WAY SHIP  
TRAFFIC AND SAME-DAY ACCESS TO 98 MILLION  
CONSUMERS IN THE UNITED STATES.**



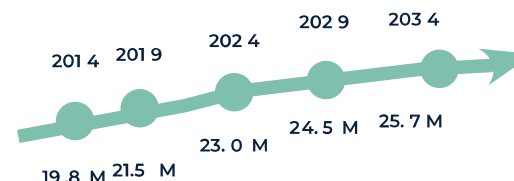
Sources: ESRI, United States Census Bureau, Florida Office of Economic & Demographic Research (EDR), U.S. Bureau of Labor Statistics

**Alliance★Florida®**

5550 POW-MIA MEMORIAL PKWY, BLDG E

# DEMOGRAPHICS

## POPULATION



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

## JACKSONVILLE LABOR

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

## FIRST COAST EXPRESSWAY (STATE ROAD 23)

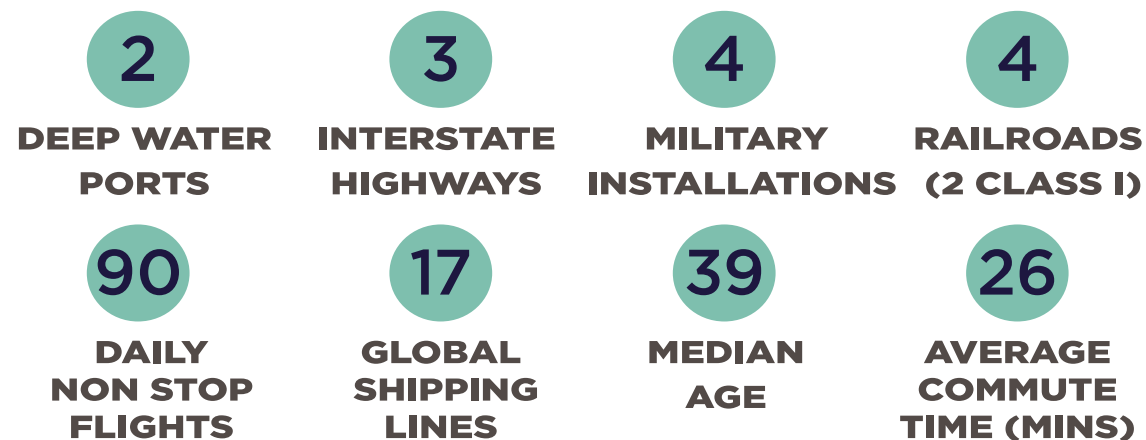
4 Miles / 6 Minutes

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?





Alliance★Florida®  
at

## CECIL COMMERCE CENTER

5550 POW-MIA MEMORIAL PKWY, BLDG E  
JACKSONVILLE, FL

### Q3 2025 DELIVERY

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