

Alliance[★]Florida®
at

CECIL COMMERCE CENTER

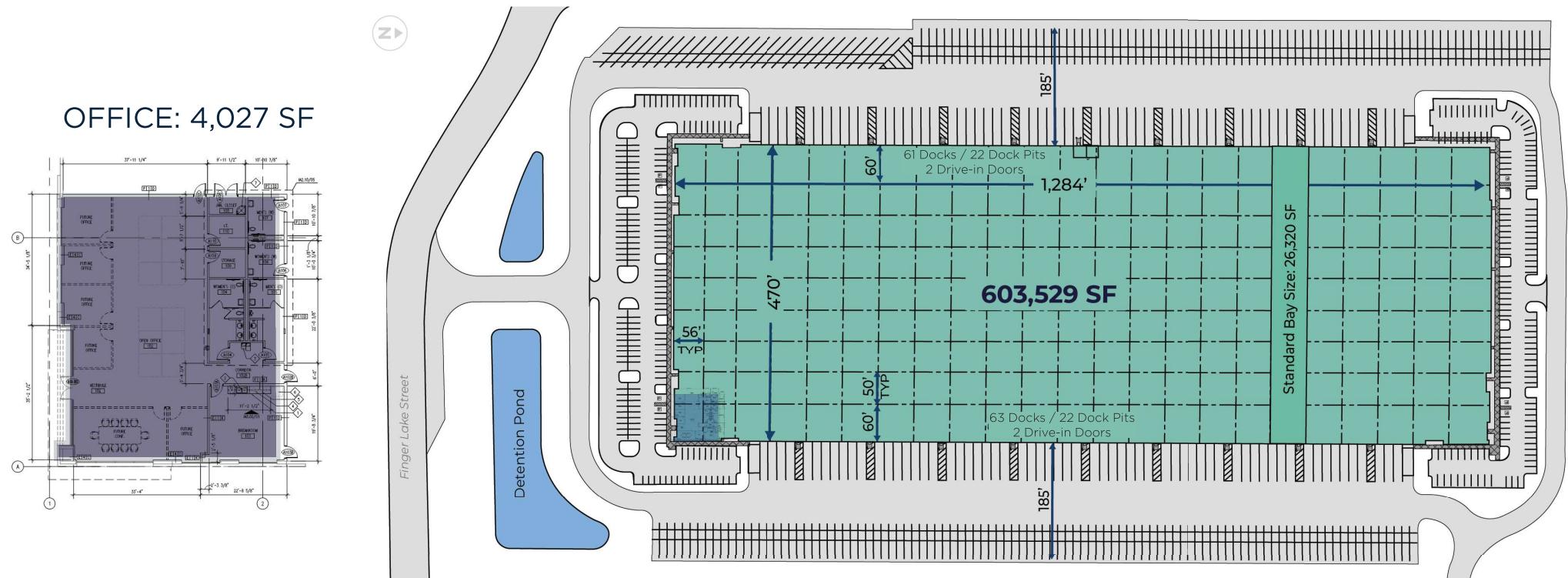
5550 POW-MIA MEMORIAL PKWY, BLDG E
JACKSONVILLE, FL

www.hillwood5550powmia.com

**603,529 SF
Available**



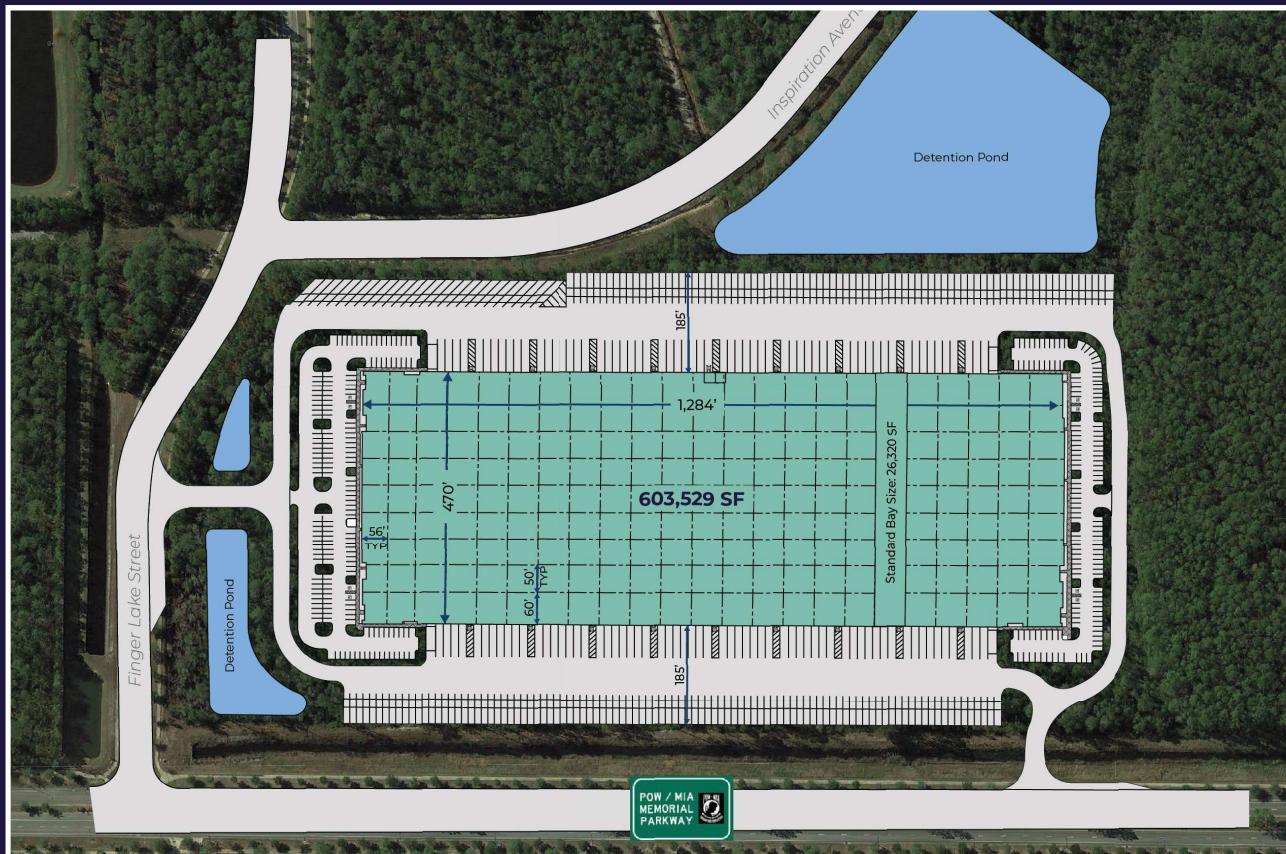
AllianceFlorida is a premier master-planned business park with state-of-the-art facilities available. The park's excellent multimodal location on Jacksonville's Westside offers superior access to the Southeastern U.S. market.



PROPERTY HIGHLIGHTS

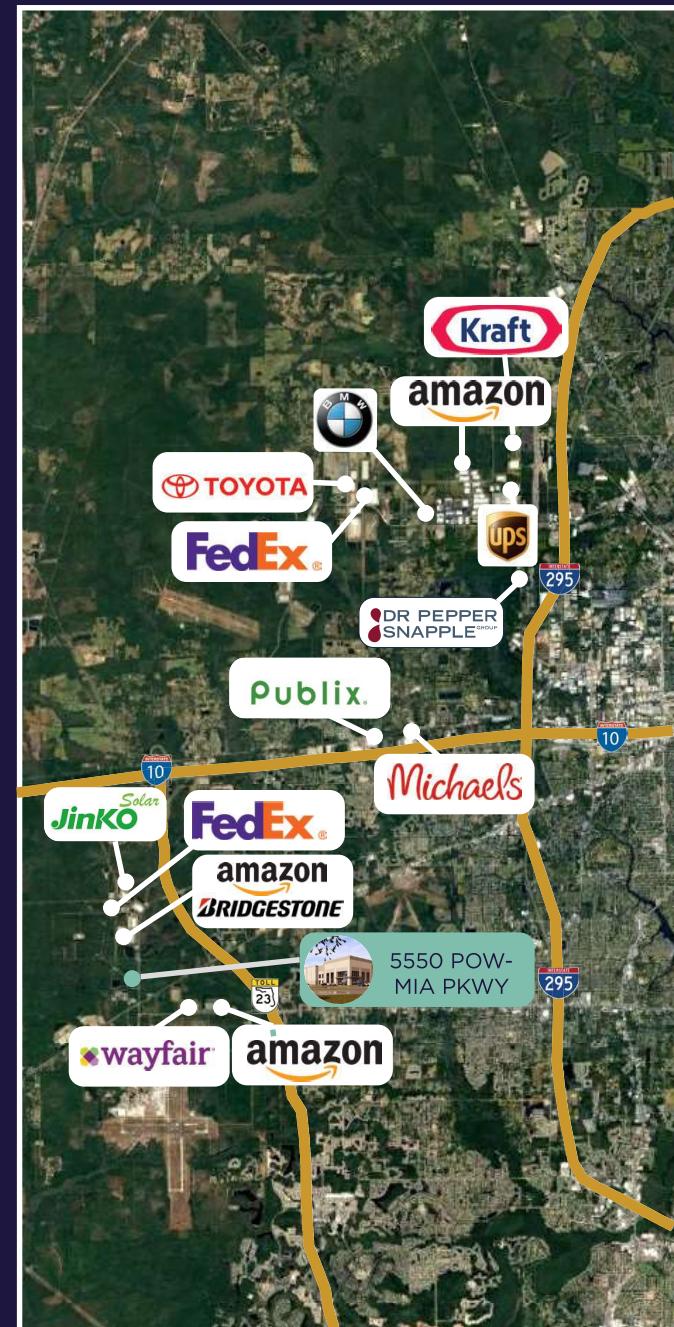
AVAILABLE SF	603,529 SF	OFFICE	4,027 SF	ROOF	45 Mil TPO with 20-yr warranty
SITE AREA	43.54 Acres	COLUMN SPACING	56' w x 50' d (56' x 60' staging bay)	TRUCK COURT	185' deep with 60' apron; all concrete paving
CONFIGURATION	Cross Dock	DOCK DOORS	124 (9' x 10' insulated)	AUTO PARKING	322
BUILDING DIMENSIONS	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



AREA INFORMATION

Jacksonville
is America's
Logistics
Center



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

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.

Alliance★Florida®

5550 POW-MIA MEMORIAL PKWY, BLDG E

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?

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

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JACKSONVILLE, FL



NOW AVAILABLE!

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