

## **PROPERTY FEATURES**

As one of Jacksonville's dominant industrial submarkets, the Westside has experienced significant and steady demand of it's 48 MSF of inventory. The Westside has superior access to ports, airports and transportation linkages with I-10 and I-295 crisscrossing the submarket providing access to over 55 million consumers within an 8-hour drive.

**CSX Rail Trailer Parking** (74) 302,742 SF Auto Parking

**Building Size:** ± 302,742 SF

**Site Area:** ± 41.30

**Building Dimensions:** 300' d x 990' l

**Office Area:** ± 2,566 SF spec office in SW corner

**Column Spacing:** 54' w x 48' d (54'x 60' Speed bay)

63' w x 50' d End bays

**Clear Height:** 36' minimum

**Loading:**58 (9'x10') Overhead doors
2 (12' x 14') Drive-in ramps

Dock Packages:

Dock bumpers and Hydraulic Dock pit levelers 40,000 lbs

capacity, one at every third dock door

**Truck Court** 135' single truck court with 60' trailer parking

Aprons & Drives: Full concrete truck court with 6" thick, 4,000-PSI concrete with

non-slip broom finish. 60' wide concrete apron

**Parking:** 318 + 8 ADA

Trailer Parking: 204 (74 Spots at building, up to 130 additional spots in north lot

on gravel)

Yard: Additional Trailer or Outdoor Storage yard available

400 amp house panel 3ph 4w 277/480.

**Electrical:** 50 amp house panel 3ph 4w 120/208.

3200 amps 3ph 4w 277/480

**Lighting:** LED High Bay Lighting with 10' whips

**Roof:** 60 mil white TPO over R19

7" thick concrete slab x 4,000 PSI on grade on a 15 -mil

polyethylene vapor barrier.

**SITE PLAN** 

## SITE PLAN Additional Parking, Trailer or Outdoor Storage Capacity 74 Trailer Parking 135' Truck Court 60' Trailer Parking 58 Docks / 2 Ramps Dumpster Enclosure Dumpster . 63' 990' 63' O Enclosure PICKETVILLE RD 54' 54' 48, 300 302,742 SF Office 326 Parking

## **CORPORATE NEIGHBORS**





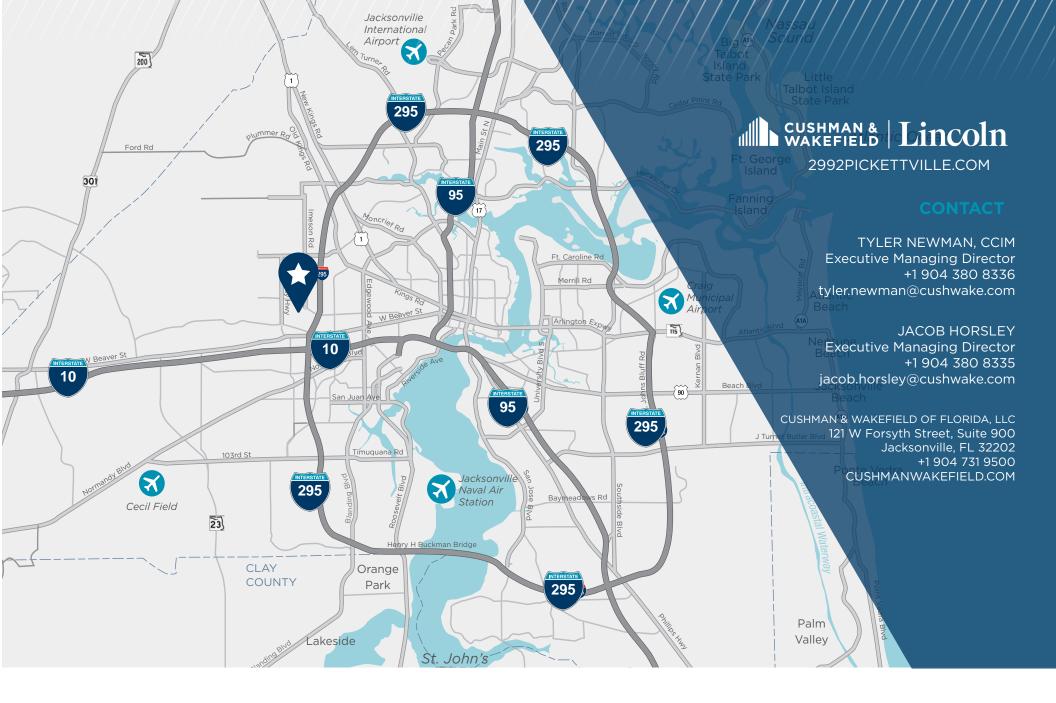
## NEW CLASS A WAREHOUSE WITH OUTDOOR STORAGE / TRAILER PARKING

UP TO AN 130 ADDITIONAL GRAVEL TRAILER PARKING SPOTS









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