

UP TO 539,000 SF CLASS A INDUSTRIAL AVAILABLE

# BUILD-TO-SUIT OPPORTUNITY

4070 Directors Rd, Jacksonville, FL 32220



MANUFACTURING | DISTRIBUTION | WAREHOUSING



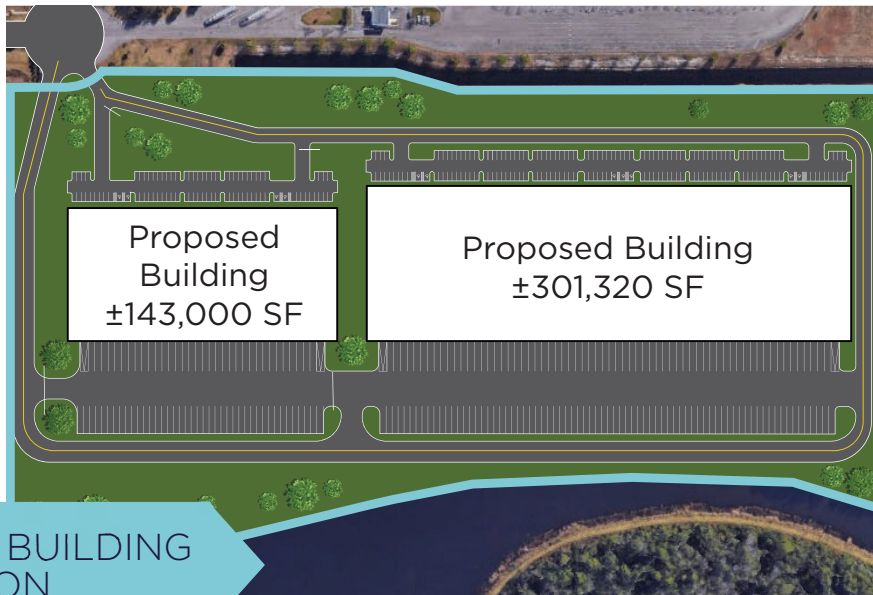
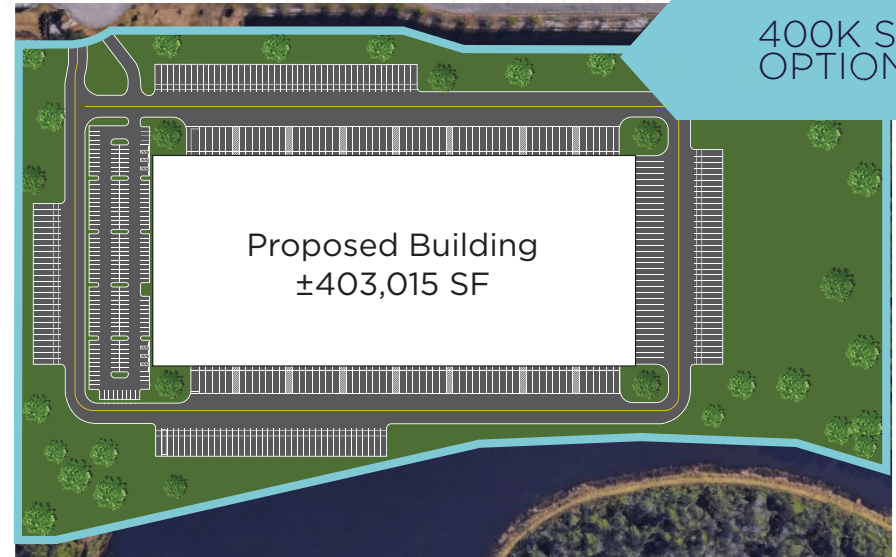
# FLEXIBLE LAYOUT CONCEPTS

This 35-acre, fully approved industrial site is ready for development. With the ability to accommodate up to 539,000 SF, the property offers flexible design options including cross-dock or rear-load configurations — customizable to meet your operational needs.

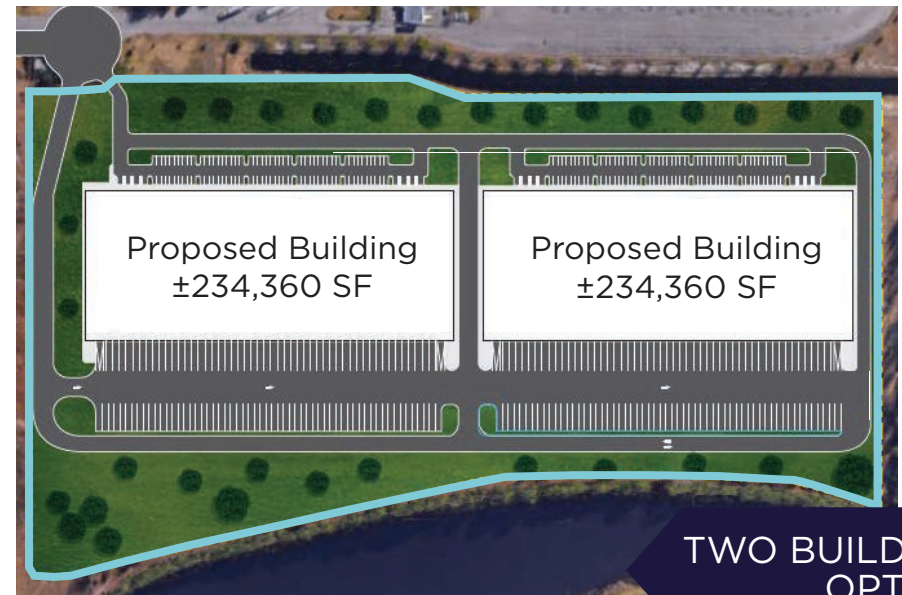
LARGEST  
SINGLE  
BUILDING SF



400K SF  
OPTION



TWO BUILDING  
OPTION



TWO BUILDING  
OPTION

# GROWTH MARKET

JACKSONVILLE, FL

## #2 Industrial Markets with Investment Appeal in US

Jacksonville came in second. In addition to its strategic location, strong economic growth and expanding infrastructure, the city's population has surged to the point where it is now the 10th largest in the U.S. with growing private sector employment. The larger population has spurred demand for industrial spaces, especially in logistics and manufacturing. The expansion of the city's SSA port terminal is also expected to double its capacity by mid-2025, further stimulating industrial demand.



### POPULATION GROWTH

Jacksonville has experienced substantial population growth, becoming the 10th largest city in the U.S., which fuels demand for industrial and distribution facilities. demand for industrial space



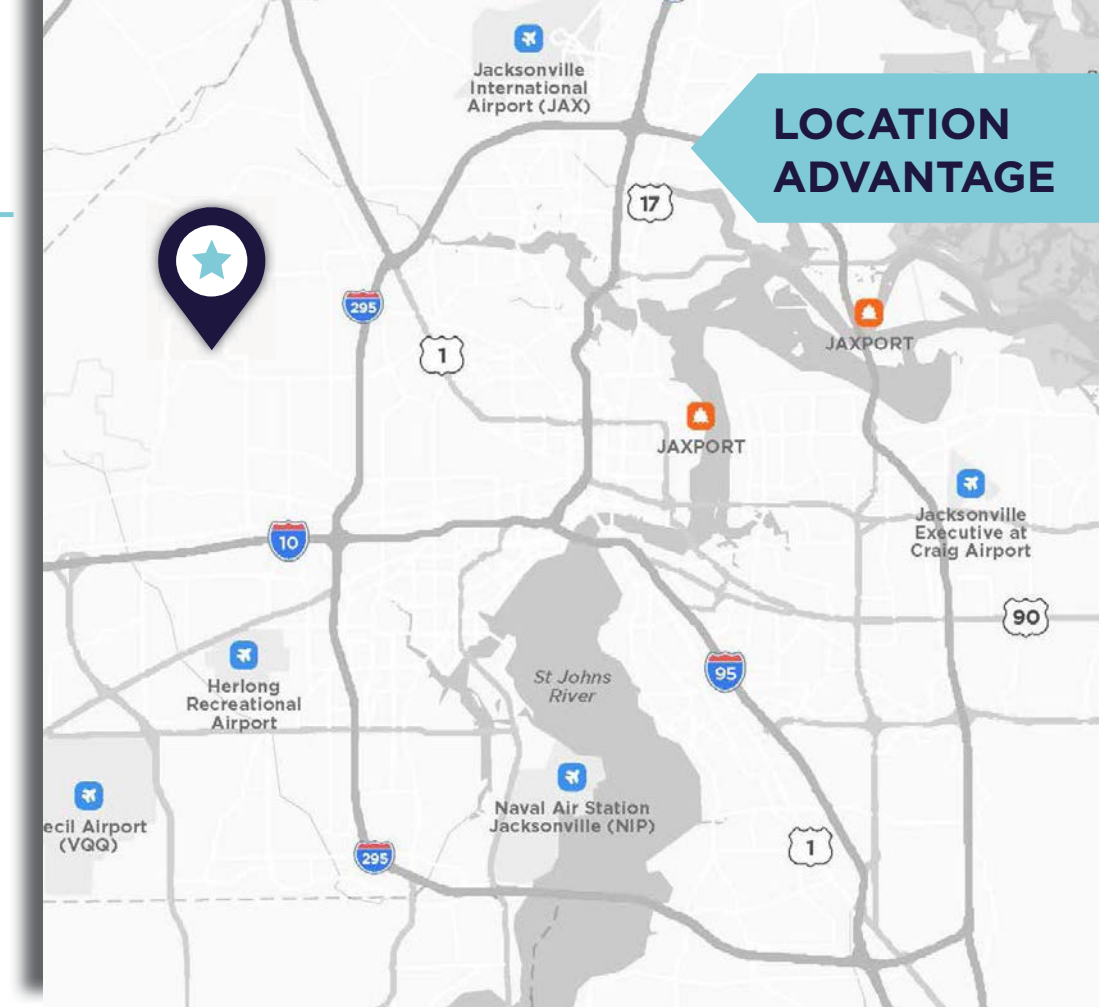
### E-COMMERCE GROWTH

Major e-commerce retailers like Amazon, Wayfair, and Frida Baby have recently expanded or added warehousing operations in Jacksonville.



### STRATEGIC LOCATION

The city's position at the crossroads of major highways, with easy access to ports and airports, makes it an ideal logistics and distribution hub.



LOCATION  
ADVANTAGE

#1

JAXPORT IN  
CARGO SHIPPING  
IN FLORIDA

#2

BEST WORKFORCE  
IN THE U.S.  
- CNBC

TOP 10

BEST CITY FOR  
VETERANS  
- NEWSWEEK



14.9  
MILES TO JAX AIRPORT



5.6  
MILES TO I-10



25.7  
MILES TO JAXPORT  
DAMES POINT / BLOUNT ISLAND



13.6  
MILES TO I-95



14.0  
MILES TO JAXPORT  
TALLYRAND



4.4  
MILES TO I-95

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