

JACKSONVILLE COLD

10105 PRITCHARD ROAD | JACKSONVILLE, FLORIDA



next generation cold storage
±265,264 SF MOVE IN READY SPACE AVAILABLE NOW



JACKSONVILLE COLD

cold. connected.
READY.

Completed in 2025, Jacksonville Cold is a purpose-built, fully convertible freezer/cooler facility totaling #265,264 square feet. Designed for modern food distribution and cold chain logistics, the building combines 50-foot clear heights, advanced synthetic refrigeration systems, and superior dock infrastructure with unmatched access to interstate, port, rail, and air networks. Positioned in Jacksonville's Westlake Industrial Park, the facility offers strategic reach across the Southeast U.S. and global export markets.

Purpose-Built 2025 Development

- + Brand-new, institutional-quality construction designed specifically for modern cold chain logistics.

Fully Convertible Temperature Zones

- + Engineered and powered by Alta Expert freon units for flexible freezer & cooler configurations from -10 to 50 degrees to adapt to evolving operational needs

50' Clear Height Capacity

- + Maximized cubic storage volume for high-density racking and operational efficiency

Strategic Southeast Distribution Hub

- + Positioned to serve major U.S. population centers within a 1-3 hour drive

Intermodal Connectivity

- + Immediate access to interstate, rail, port, and international air cargo infrastructure

Complete Control

- + Only cold building in the market without a cold operator, giving the owner/user control over the building, property and operations

BUILDING SIZE: ±265,264 SF
DIVISIBLE

OFFICE

DOCK DOORS
32 DOCK DOORS
2 GRADE LEVEL DOORS

**RAIL TO NORFOLK
SOUTHERN &
CSX INTERMODALS**

OFFICE

CAR PARKING
140 SPOTS

TRAILER PARKING
56 SPOTS

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Building Overview

- ±265,264 SF total (divisible)
- Two 5,100 SF offices
- ±788' L x ±328' D
- 24.17-acre site
- Completed 2025
- IL Zoning (Westlake PUD)

Cold Storage Specs

- 50' clear height (freezer/cooler)
- 30' clear height (cold dock)
- Fully convertible temperature zones (-10°F to 55°F capability)
- Full glycol system throughout warehouse
- Industrial synthetic refrigeration system
- No on staff engineer required
- QUELL K34 sprinkler system (dry system in temperature-controlled areas)
- Cooled by Alta Expert freon units

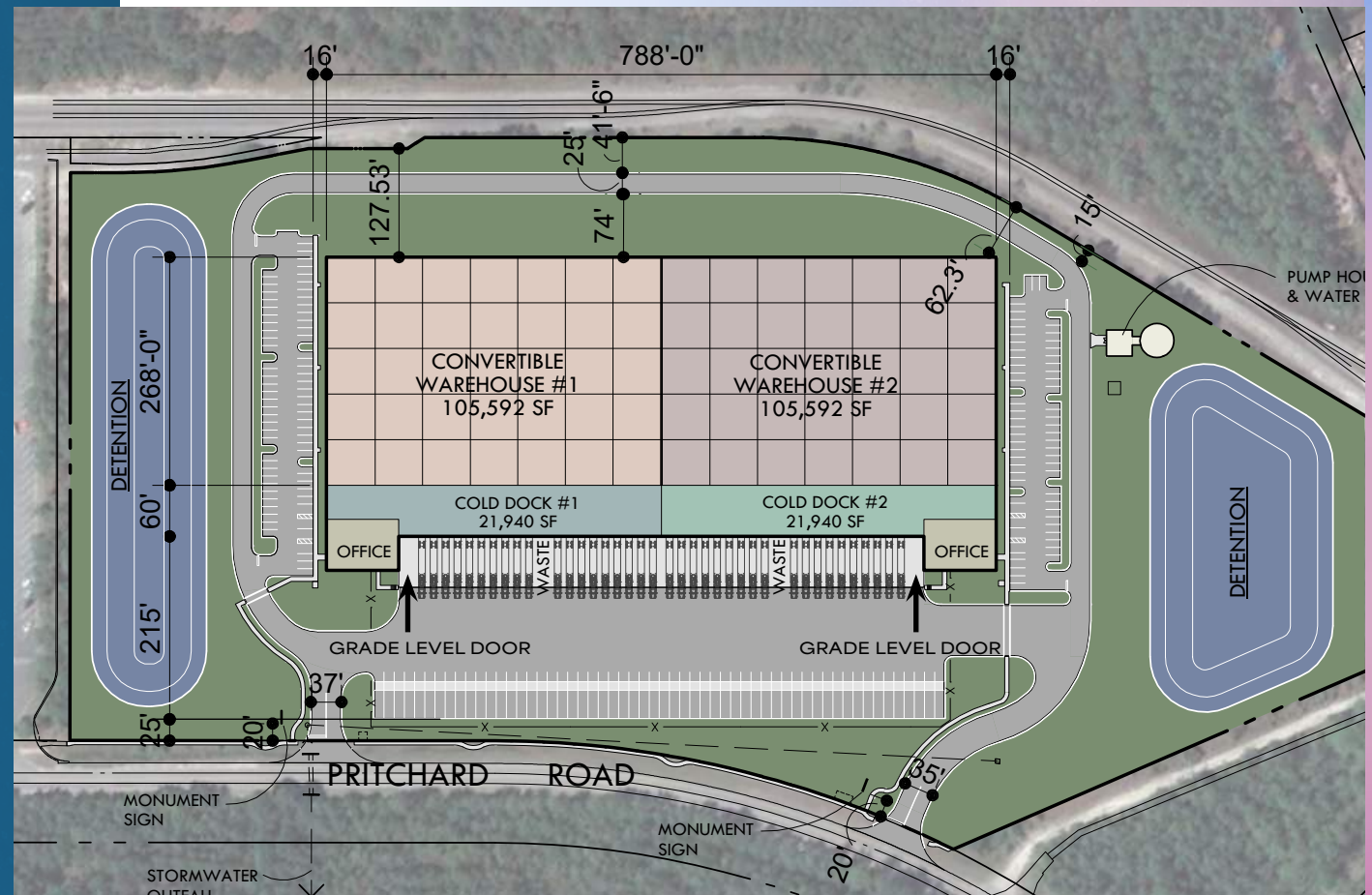
Dock & Loading

- 32 dock doors (10' x 11')
- 2 grade level doors (12' x 16')
- 2 compactor doors
- 6 future knock-outs
- 6 high-speed doors (10' x 20')
- 65' cold dock depth
- 56 trailer parking spaces, 140 car parking space
- Rail-capable design

Power & Construction

- 6,000 total amps (dual 3,000-amp services)
- Insulated metal panel freezer/cooler construction
- 60 mil white TPO roof
- R-49.8 freezer insulation
- 5"-8" slab on grade

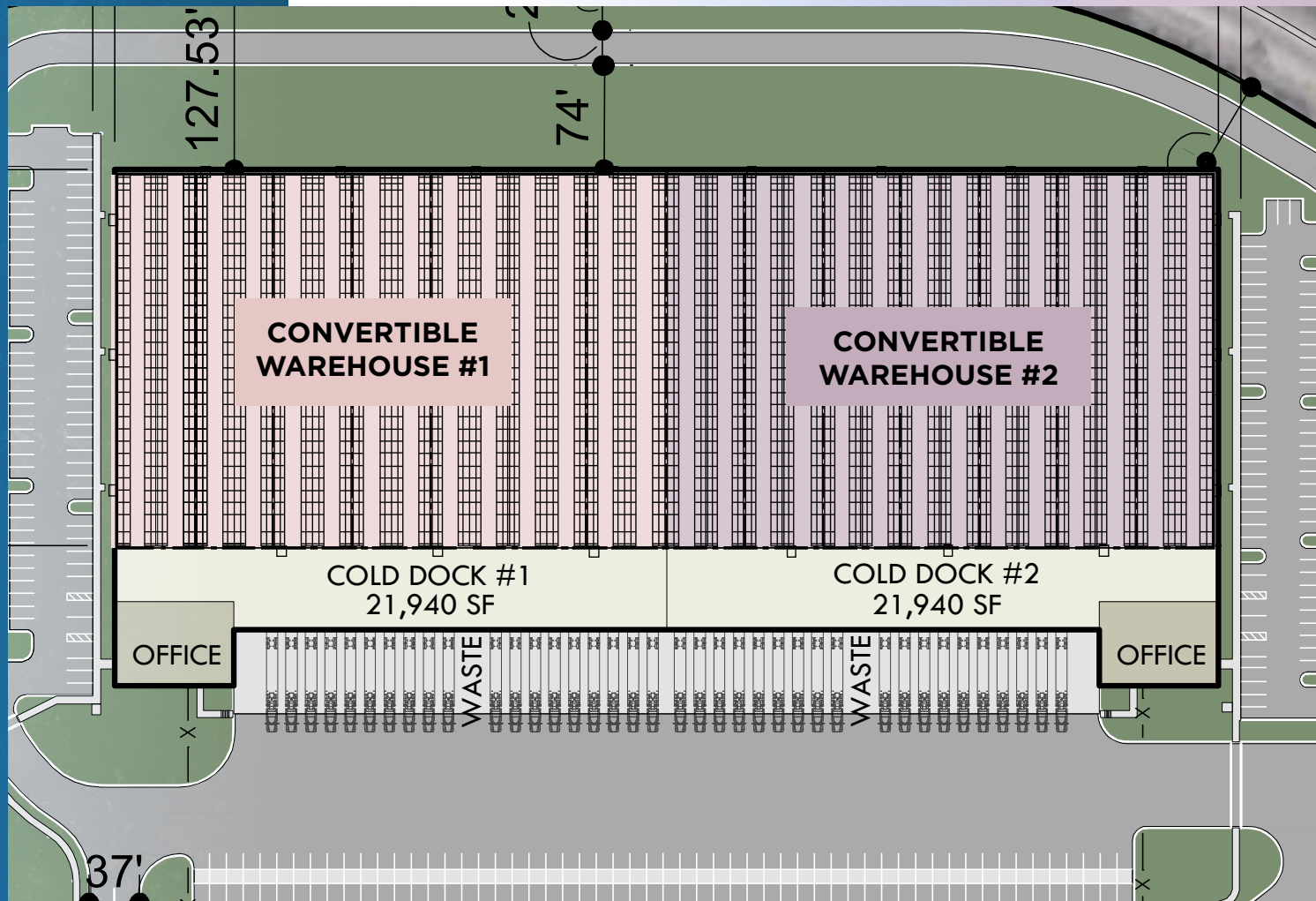
performance at EVERY DEGREE

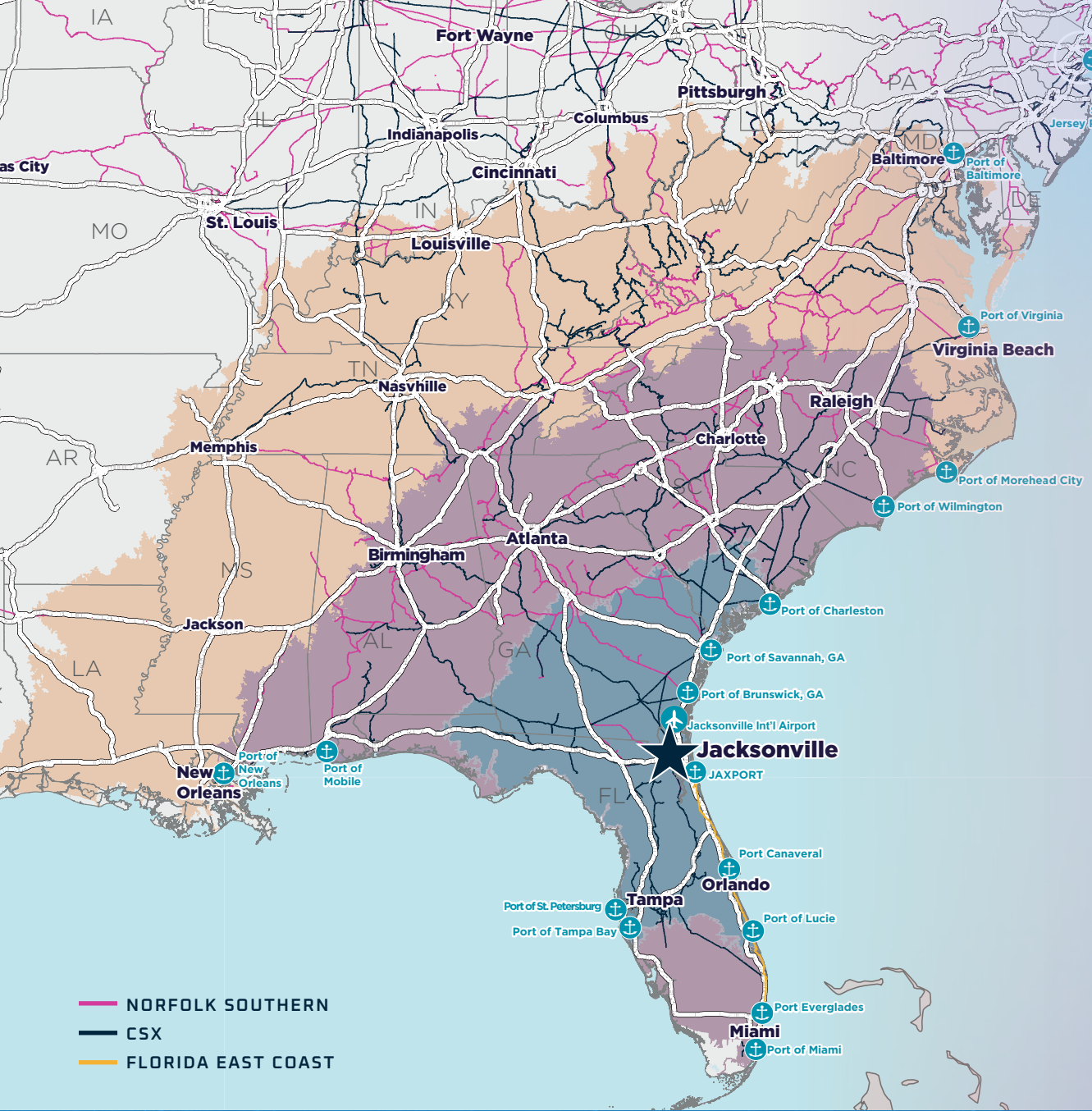


Speculative Racking Layout

- Racking Negotiable
- 45,120 pallet positions
- Double deep racking
- 11 ft aisles
- 74 - 76 inch openings

maximizing EFFICIENCY





keep it cold. KEEP IT MOVING.

Positioned within one of the Southeast's most important logistics corridors, Jacksonville Cold offers seamless connectivity to port, rail, interstate, and air cargo networks. This connectivity enables tenants to reach key population centers within hours while maintaining reliable access to global markets.

TRUCKING TIMES:



— NORFOLK SOUTHERN
— CSX
— FLORIDA EAST COAST

Direct access to Norfolk Southern rail line

Proximity to JAXPORT for import/export logistics

Immediate connectivity to I-295, I-10, and I-95

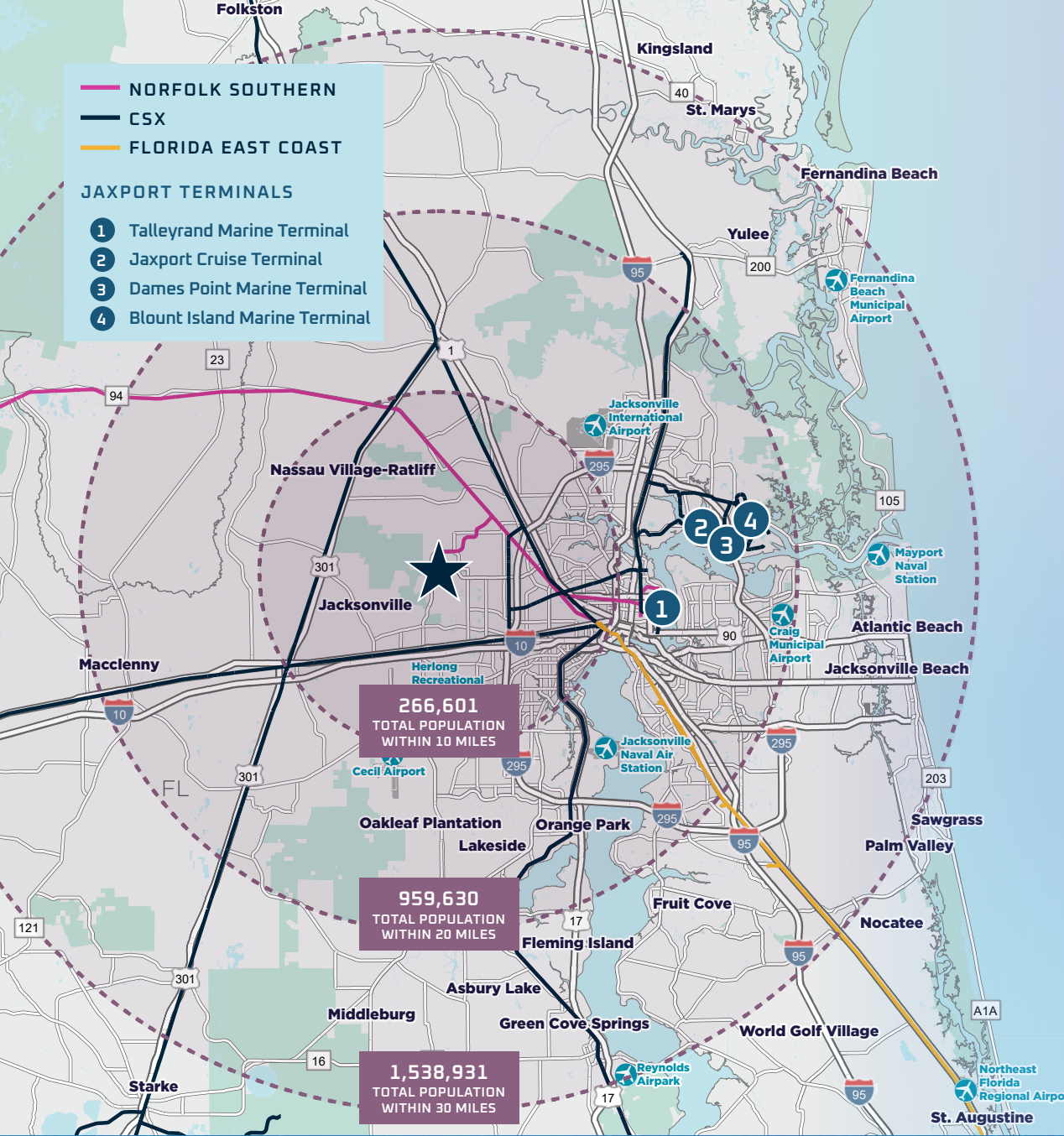
Access to Jacksonville International Airport cargo operations

Ideal for global and domestic food distribution

- NORFOLK SOUTHERN
- CSX
- FLORIDA EAST COAST

JAXPORT TERMINALS

- 1 Talleyrand Marine Terminal
- 2 Jaxport Cruise Terminal
- 3 Dames Point Marine Terminal
- 4 Blount Island Marine Terminal



powered by a GROWING MARKET

Jacksonville stands among the nation's leading logistics and distribution hubs, supported by a rapidly growing population, a deep transportation workforce, and unmatched multimodal infrastructure. With access to nearly 100 million consumers within a day's drive and a labor pool heavily concentrated in transportation and warehousing, the region provides the scale, talent, and connectivity required for modern cold chain operations.

885,000+
REGIONAL WORKFORCE

87,000+
EMPLOYED IN TRANSPORTATION & LOGISTICS

98M+
CONSUMERS WITHIN ONE DAY'S DRIVE

1.3-1.4M+
JACKSONVILLE METRO POPULATION

Ranked Top 10 U.S. logistics markets

Florida's #1 container port by volume (JAXPORT)

#1 U.S. coastal port for ease of doing business (2025)

Ranked #3 nationally for economic growth among large cities



OFFICE
EXTERIOR



REFRIGERATED
DOCK



COLD STORAGE WAREHOUSE

JACKSONVILLE COLD



DOCK DOORS



FINISHED OFFICE

JACKSONVILLE COLD



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