

JACKSONVILLE COLD

10105 PRITCHARD ROAD | JACKSONVILLE, FLORIDA

www.jacksonville-cold.com



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



RAIL TO NORFOLK
SOUTHERN &
CSX INTERMODALS

BUILDING SIZE: ±265,264 SF
DIVISIBLE

OFFICE

DOCK DOORS
32 DOCK DOORS
2 GRADE LEVEL DOORS

TRAILER
PARKING
56 SPOTS

CAR PARKING
140 SPOTS

OFFICE

JACKSONVILLE **COLD**

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

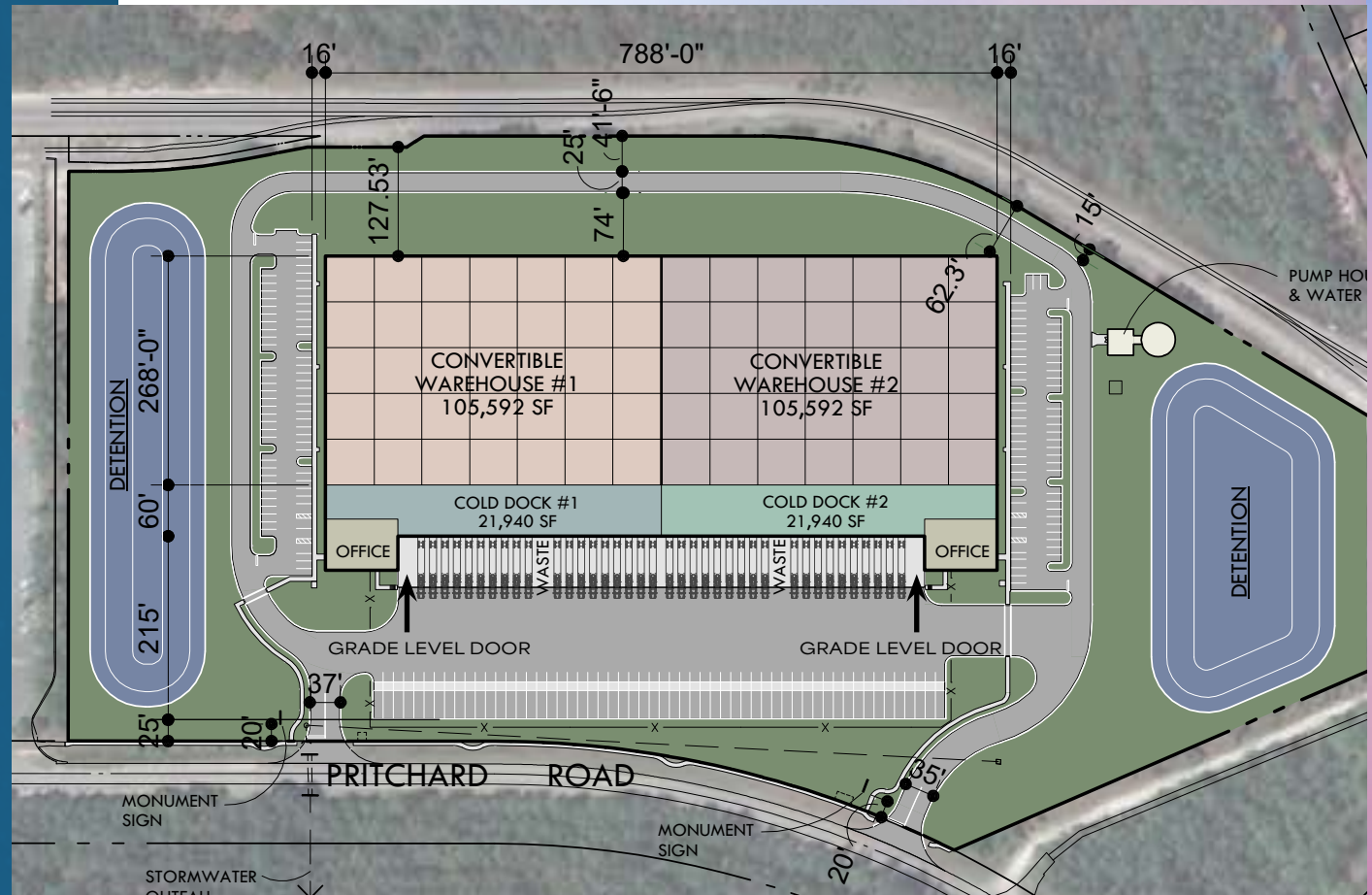
- 32 dock doors (10' x 11')
- 2 grade level doors (12' x 16')
- 2 compactor doors
- 6 future knock-outs
- 6 high-speed doors (10' x 20')
- 65' cold dock depth
- 56 trailer parking spaces, 140 car parking space
- Rail-capable design

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

JACKSONVILLE COLD

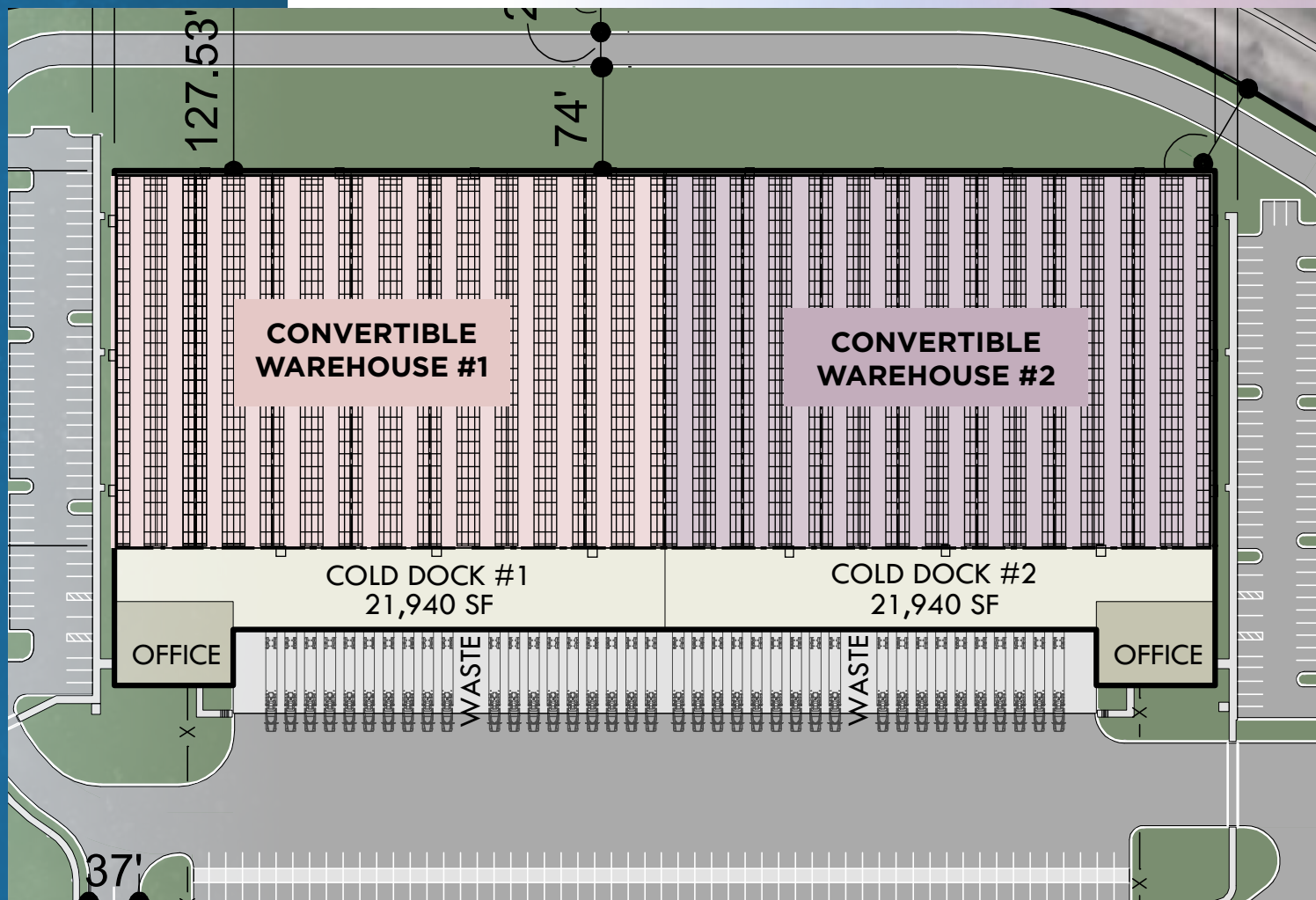
performance at
EVERY DEGREE

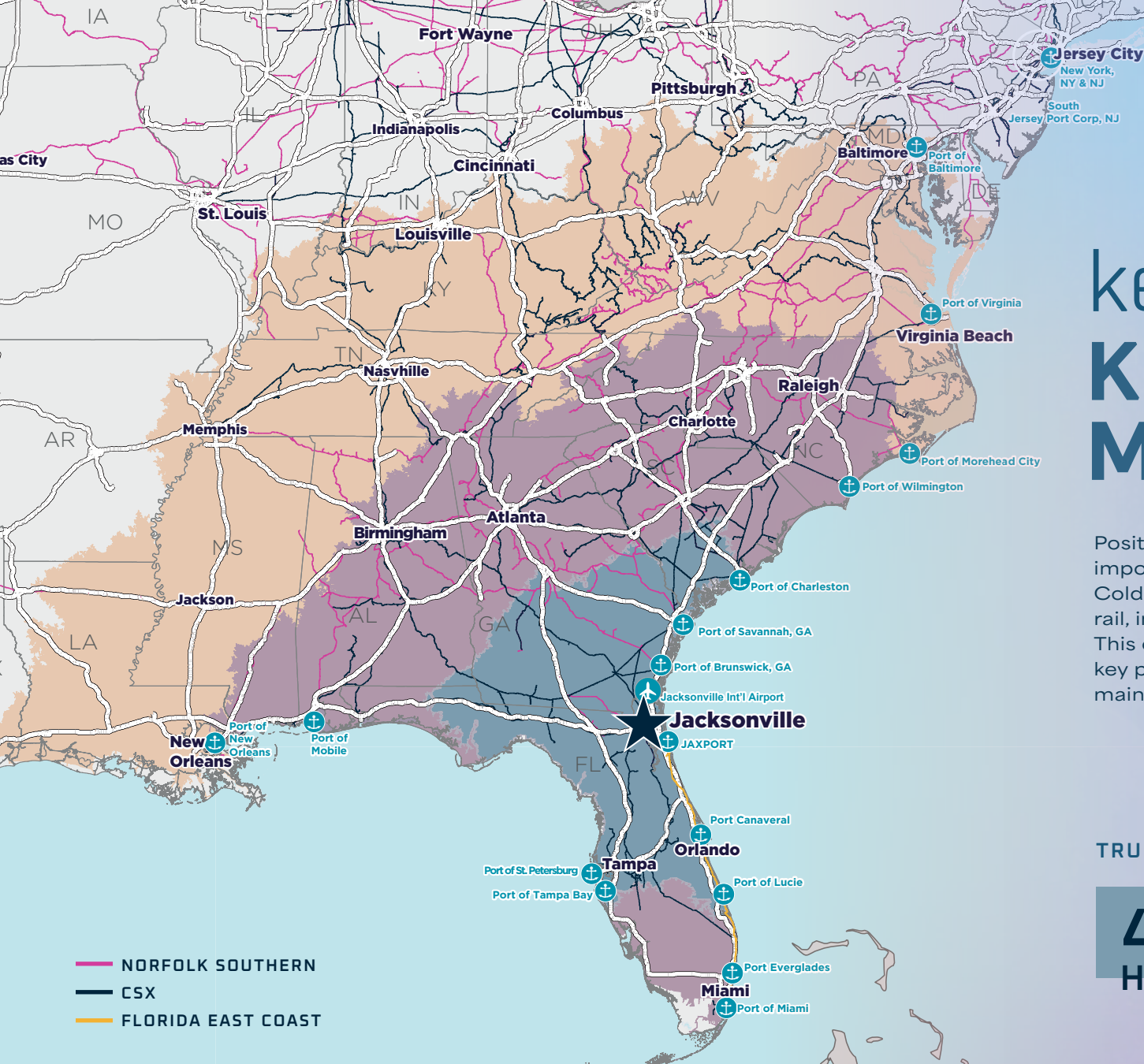


Speculative Racking Layout

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

maximizing
EFFICIENCY





JACKSONVILLE **COLD**

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:

4
HOURS

8
HOURS

12
HOURS

Direct access to
Norfolk Southern
rail line

Proximity to JAXPORT
for import/export
logistics

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

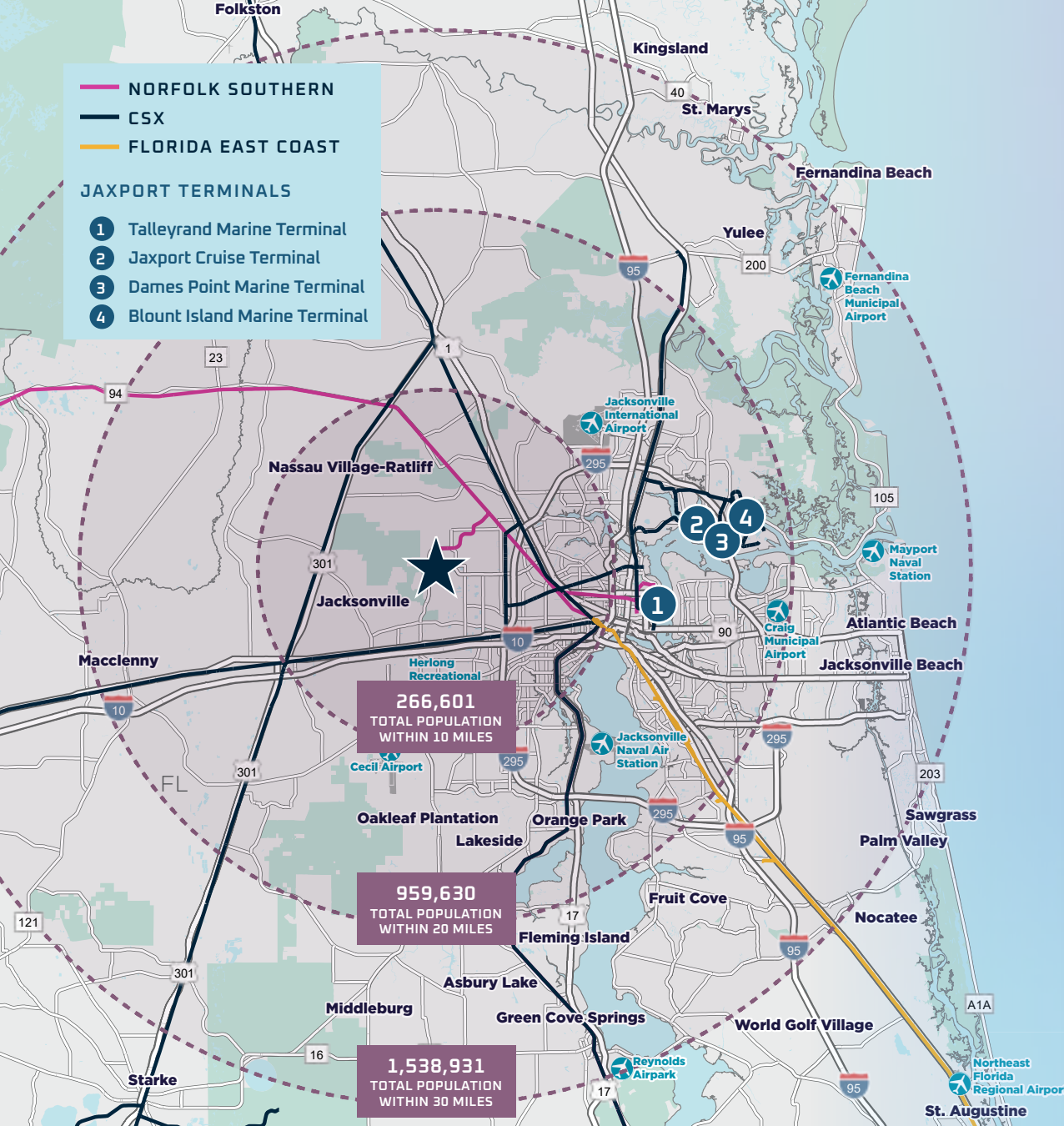
Access to Jacksonville
International Airport
cargo operations

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



COLD AND FOOD FACILITIES ADVISORS

STEPHEN FIFE

Senior Director

+1 602 224 4447

stephen.fife@cushwake.com

GREG MILLERD

Senior Director

+1 206 682 0666

greg.millerd@cushwake.com

DARBY KILLEEN

Associate

+1 360 903 6779

darby.killeen@cushwake.com

QUINN MILLERD

Associate

+1 515 309 4002

qmillerd@iowaca.com

THE JACKSONVILLE INDUSTRIAL TEAM

TYLER NEWMAN

Executive Managing Director

+1 904 380 8336

tyler.newman@cushwake.com

www.jacksonville-cold.com



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