



**CLASS A MASTER PLANNED  
INDUSTRIAL PARK  
FOR LEASE**



# Airport 295 Logistics Park

12435 LEM TURNER RD  
JACKSONVILLE, FL 32218

**3 BUILDINGS**  
READY FOR IMMEDIATE OCCUPANCY

- BUILDING 100 - UP TO 88,440 SF
- BUILDING 200 - UP TO 114,000 SF
- BUILDING 300 - UP TO 247,000 SF
- FLEXIBLE SPACES STARTING AT 36,624 SF

# PROPERTY HIGHLIGHTS



## UP TO 450,000 SF AVAILABLE FOR LEASE

- Three new Class A warehouses
- Immediate highway access with close proximity to Jacksonville International Airport and JAXPORT
- Various space sizes available
- Premier location in North Florida
- Single / Multi-Tenant building configurations available
- Multiple points of ingress and egress
- Visible from I-295
- ±56 million consumers within an 8-hour drive time
- **NOW AVAILABLE!**



On-site Trailer Parking



32-FT Clear Height (Bldg 100 & 200)



36-FT Clear Height (Bldg 300)



ESFR Fire Suppression



Class A Spec Office



441 Auto Parking Spaces

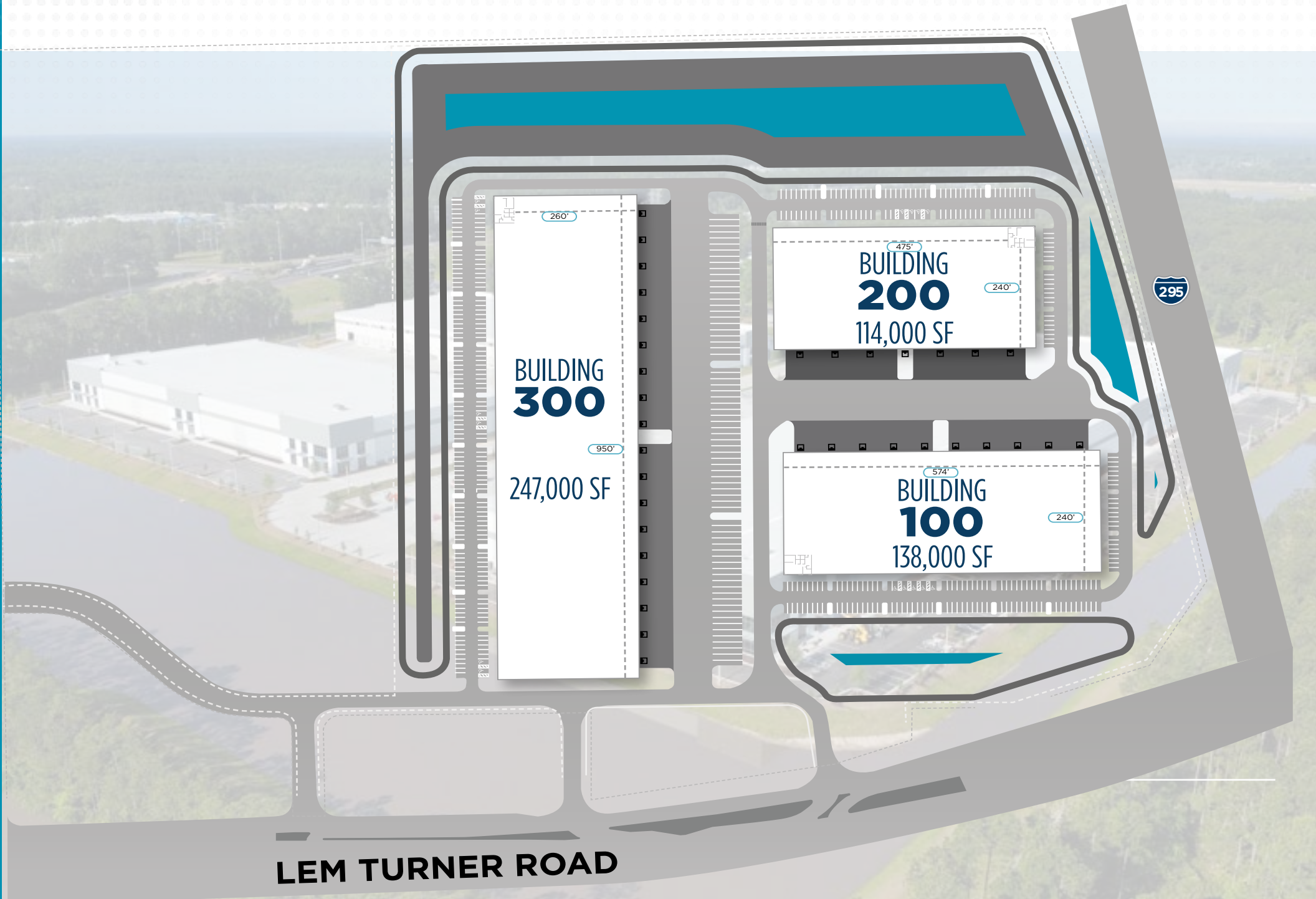


Rear Load configurations



1600 Amp, 277/480v, 3 Phase

# SITE PLAN

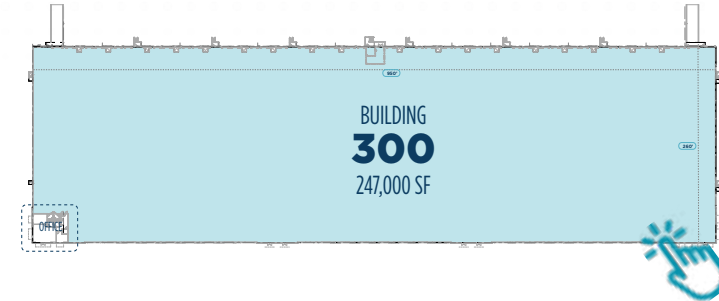
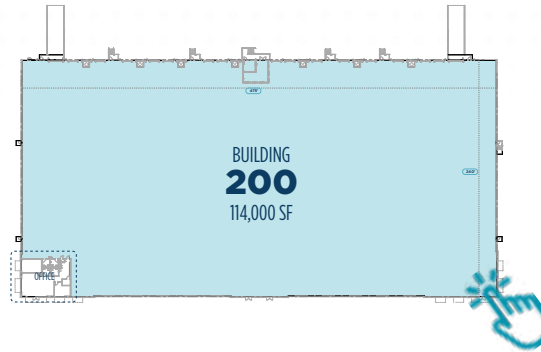
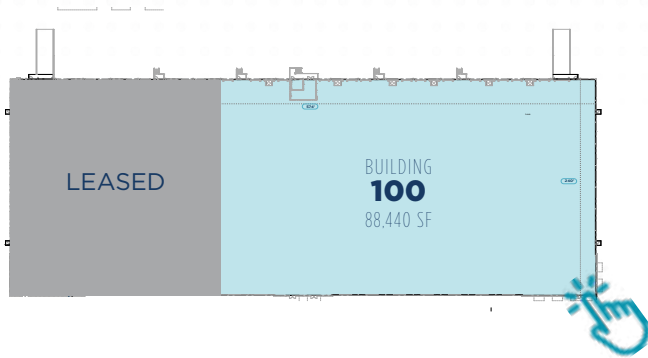


**LEM TURNER ROAD**

# PROPERTY SPECIFICATIONS



**CLICK ON THE FLOORPLAN FOR MORE INFORMATION**



## BUILDING 100

<b>Available SF:</b>	88,440 SF
<b>Building Depth:</b>	240'
<b>Divisibility:</b>	To 36,660 SF
<b>Office</b>	To Suit
<b>Clear Height:</b>	32'
<b>Doors:</b>	19 Dock (9'x10') 1 Drive-in (12' x 16')
<b>Dock Packages:</b>	10 - 40,000lb Mechanical Levelers
<b>Columns:</b>	54' x 45' Typical 60' Speed Bays 44' - 6" End Bays
<b>Auto Parking:</b>	138
<b>Truck Court:</b>	200' (Shared)
<b>Floor:</b>	6" Thick Concrete Slab over 10 Mil Vapor Retarder

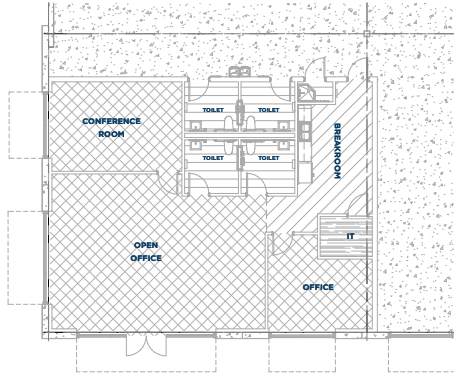
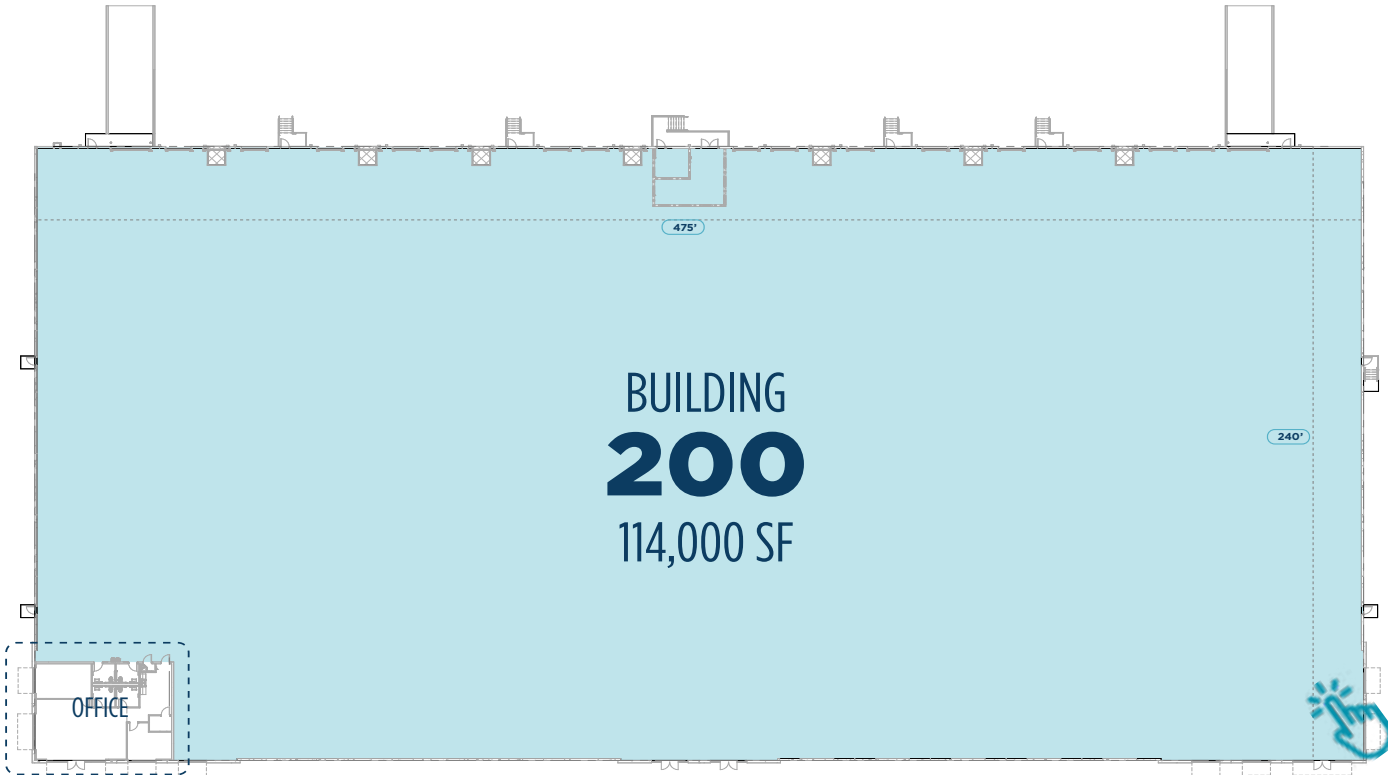
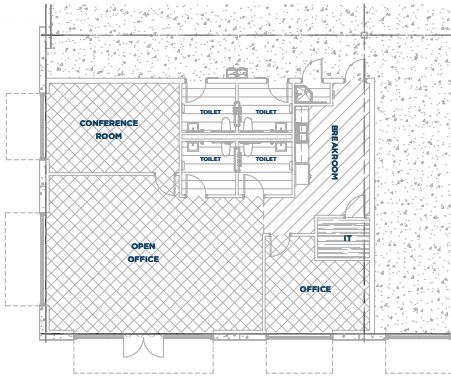
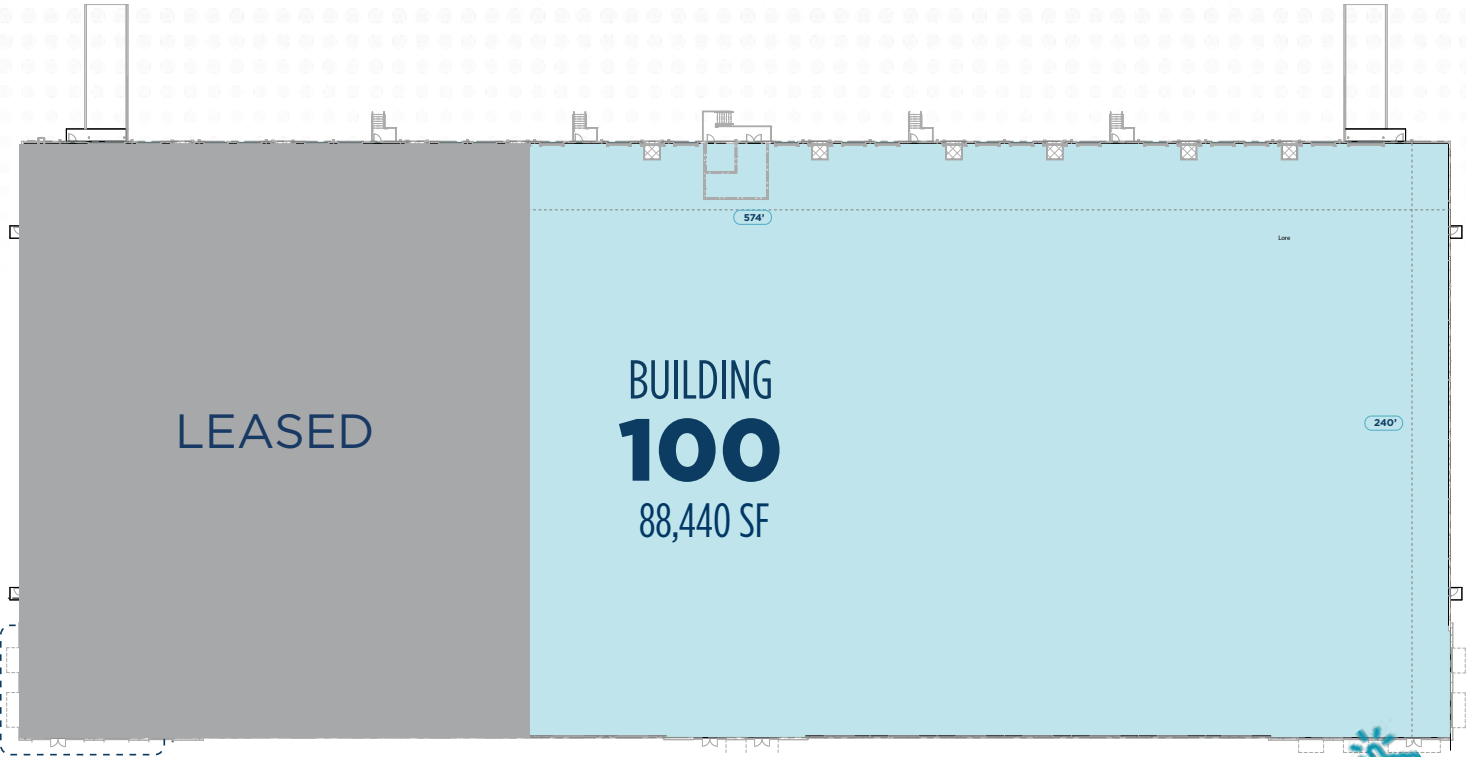
## BUILDING 200

<b>Available SF:</b>	114,000 SF
<b>Building Depth:</b>	240'
<b>Divisibility:</b>	To 36,624 SF
<b>Office</b>	1,400 SF
<b>Clear Height:</b>	32'
<b>Doors:</b>	22 Dock (9'x10') 2 Drive-in (12' x 16')
<b>Dock Packages:</b>	7 - 40,000lb Mechanical Levelers
<b>Columns:</b>	54' x 45' Typical 60' Speed Bays 48' End Bays
<b>Auto Parking:</b>	117
<b>Truck Court:</b>	200' (Shared)
<b>Floor:</b>	6" Thick Concrete Slab over 10 Mil Vapor Retarder

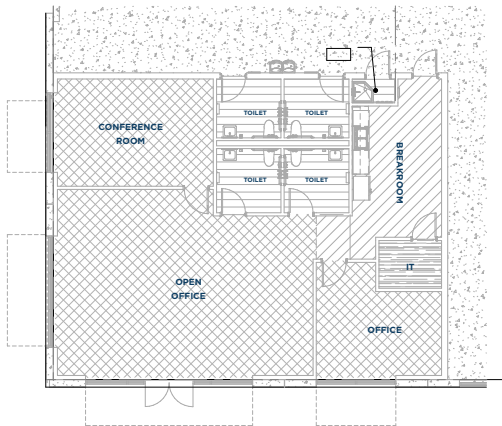
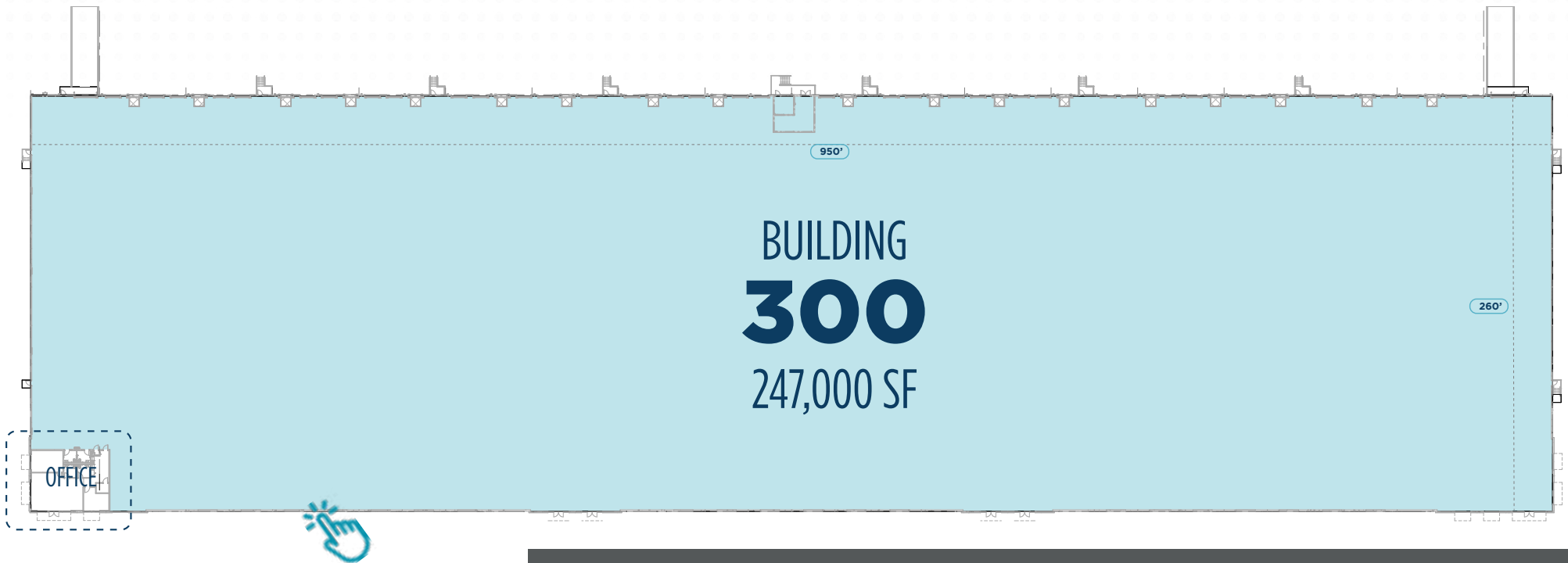
## BUILDING 300

<b>Available SF:</b>	247,000 SF
<b>Building Depth:</b>	260'
<b>Divisibility:</b>	To 53,300 SF
<b>Office</b>	1,400 SF
<b>Clear Height:</b>	36'
<b>Doors:</b>	56 Dock (9'x10') 2 Drive-in (12' x 16')
<b>Dock Packages:</b>	18 - 40,000lb Mechanical Levelers
<b>Columns:</b>	54' x 50' Typical 60' Speed Bays 43' End Bays
<b>Parking:</b>	186 Auto / 72 Trailer
<b>Truck Court:</b>	185'
<b>Floor:</b>	7" Thick Concrete Slab over 10 Mil Vapor Retarder

# FLOORPLANS



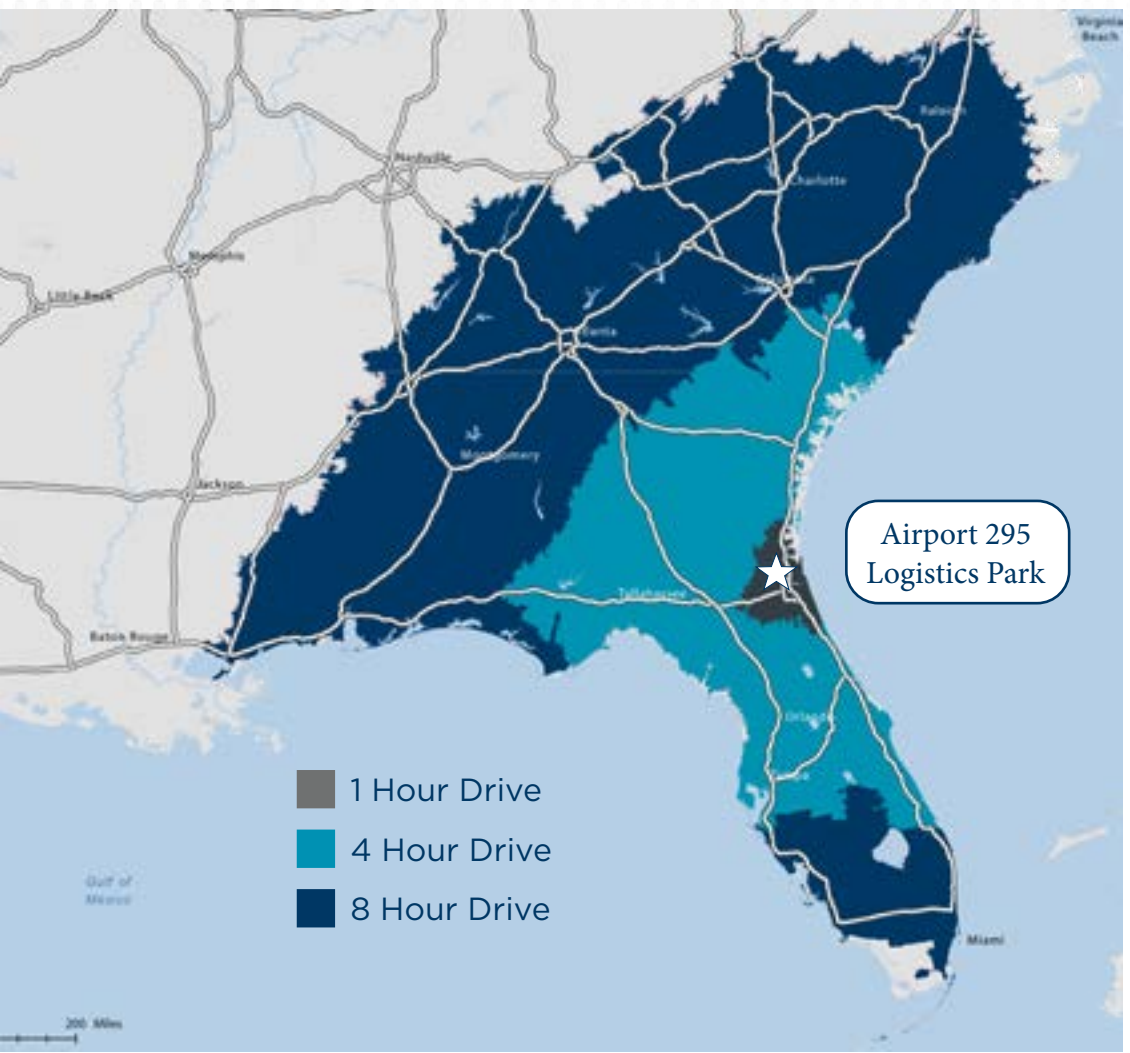
# FLOORPLANS



## BUSINESS FRIENDLY ENVIRONMENT

- Strong workforce demographics
- Total workforce of 885,000+
- 3,000 Exiting military members annually
- Excellent logistics and transportation infrastructure including rail, air, maritime and highway
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

# LOCATION HIGHLIGHTS



Airport 295  
Logistics Park

- 1 Hour Drive
- 4 Hour Drive
- 8 Hour Drive



To I-295	<0.2 miles	To JAXPORT Talleyrand	14.6 miles
To I-95	3.6 miles	To JAXPORT Blount Island	12 miles
To I-10	11 Miles	To Orlando	156 miles
To Airport	5 miles	To Savannah	133 Miles

LEASED BY:



DEVELOPED BY:



## Contact Info

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**Airport 295 Logistics Park**

**Property Website:**  
[www.airport295logisticspark.com](http://www.airport295logisticspark.com)

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