



1 IMESON PARK BLVD
JACKSONVILLE, FL 32218

FOR LEASE

INDUSTRIAL | OFFICE | IOS



FOR LEASE | ONE IMESON

ONE IMESON Built in 1974, is a unique 1.7 million square foot two-story warehouse, located within Imeson Industrial Park, which is the most centrally located industrial park in Jacksonville. It is recognized for its great transportation access via rail, sea, and road to Jacksonville's deep-water container port, JAXPORT, benefiting tenants of this park by allowing for short transport times of their deliveries. Imeson Industrial Park also has immediate access to I-95, making it convenient and more desirable for the local labor pool than other parks in the submarket.

PROPERTY DETAILS



TOTAL SF
±1,706,459 SF



FIRE SUPPRESSION
Wet Pipe



CONSTRUCTION
Pre-cast Concrete Panels



TRUCK COURTS
180' & 120'



PARKING
1,900 surface spaces



ACREAGE
±73.49



TRAILER STORAGE
±12.34 Acres



INGRESS / EGRESS
Two points to the south of the building



BUS SERVICE:
JTA bus service to front of building

FLOOR PLAN

±1,706,459 TOTAL SF

FIRST FLOOR

TRAILER STORAGE

±2.62 ACERS

COMMON AREA

2nd floor staging area with 14 shared dock doors. Forklift access ramp to common area loading

GUARD SHACK

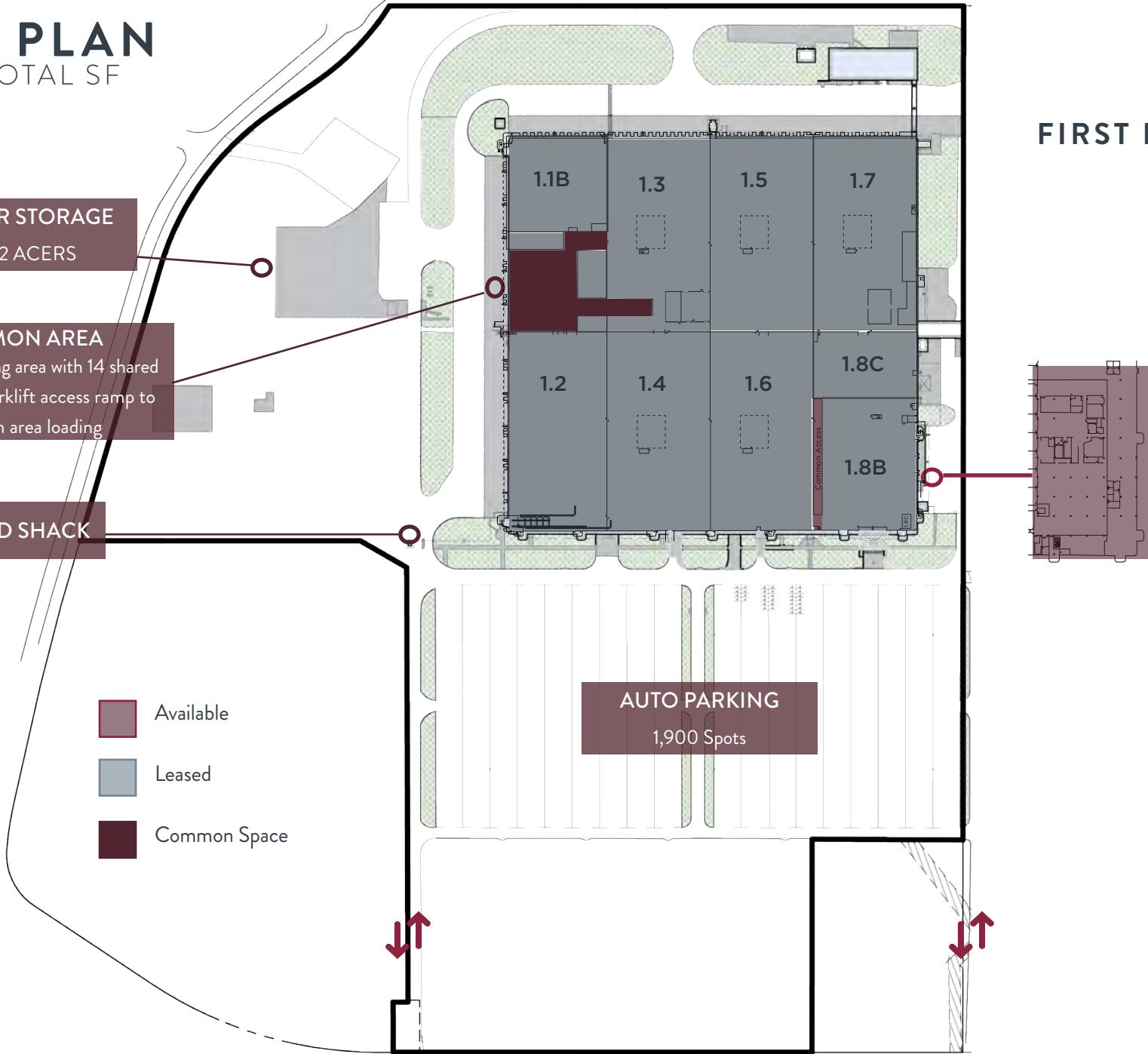
AUTO PARKING

1,900 Spots

OFFICE

86,463 SF
Mezzanine office

- Available
- Leased
- Common Space



FLOOR PLAN

±1,706,459 TOTAL SF

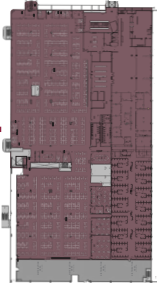
SECOND FLOOR

FREIGHT ELEVATOR

COMMON AREA
Forklift access ramp to
common area loading

- Available
- Leased
- Common Space

AUTO PARKING
1,900 Spots



OFFICE
95,650 SF
Second Floor



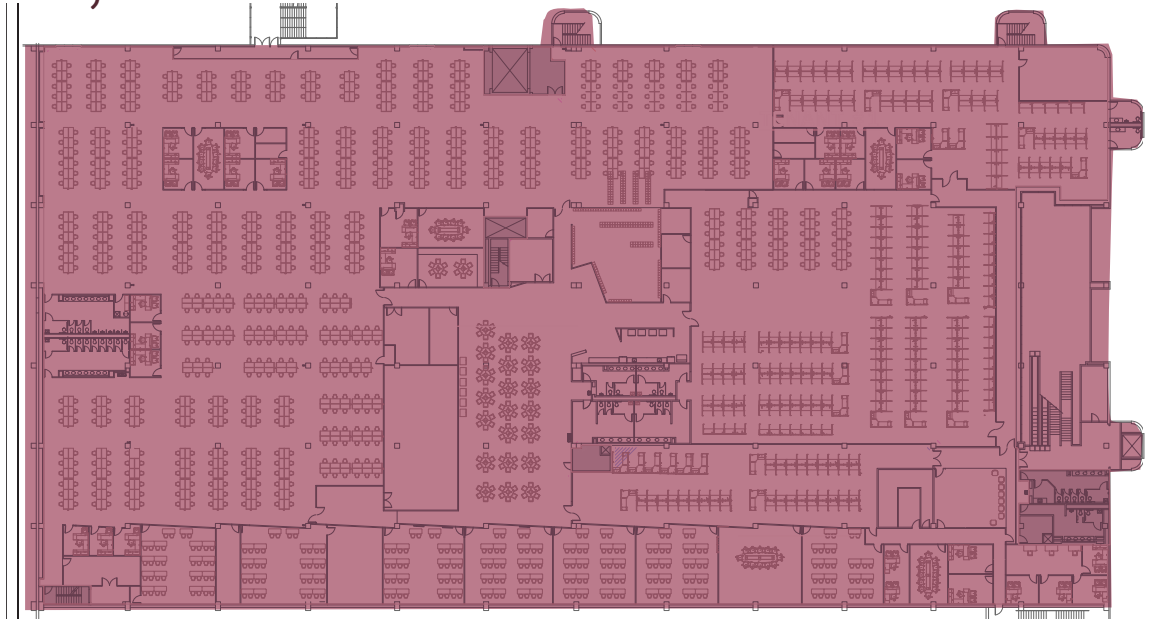
OFFICE AVAILABILITIES

Available SF:	±12,500 - 182,113 SF
Mezzanine Office:	86,463 SF
2nd Floor Office:	95,650 SF 88,340 SF office 7,310 SF open warehouse
Site Area:	±73.49
Year Built:	1974
Parking:	1,900 Surface
Zoning	IL (Industrial Light)

Comments

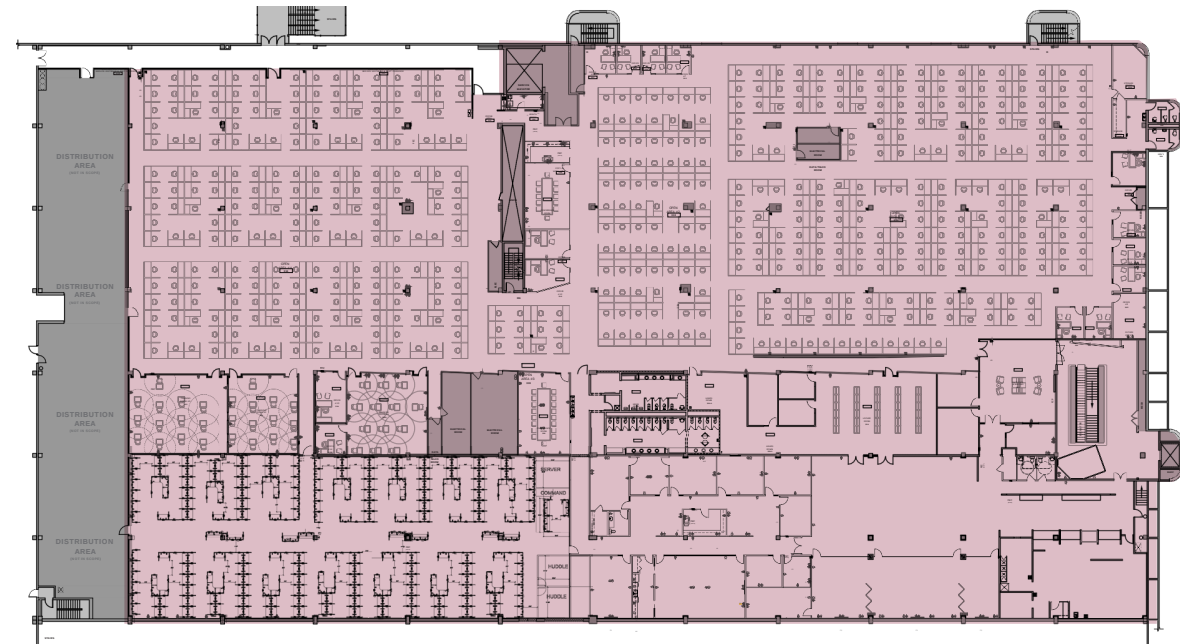
- Move-in Ready
- Flexible Divisibility Options
- Generous Auto Parking
- Great for Call Center, Showroom or Office
- Served by JTA Bus Routes
- On-site Security
- Building Signage Available
- Additional Outdoor Storage (IOS) Available
- Two Story Warehouse Space also Available

86,463 SF MEZZANINE OFFICE



95,650 SF 2ND FLOOR OFFICE

(INCLUDES 7,310 SF IS OPEN WAREHOUSE SPACE IN THE BACK OF THE OFFICE)



SECOND FLOOR AVAILABILITIES

TOTAL AVAILABLE $\pm 231,655$ SF

SPACE 2.1A

Available SF: $\pm 40,000$ SF

Clear Height: 23'

SPACE 2.3

Available SF: $\pm 89,056$ SF

Office SF: $\pm 4,608$ SF

Clear Height: 23'

SPACE 2.6

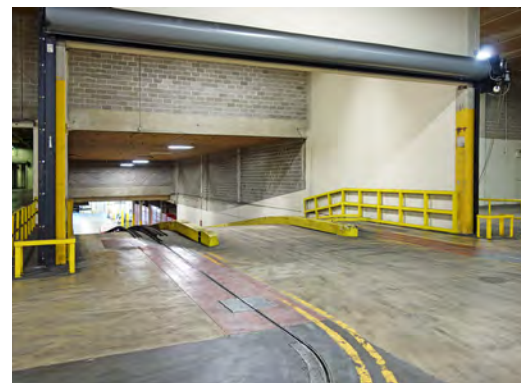
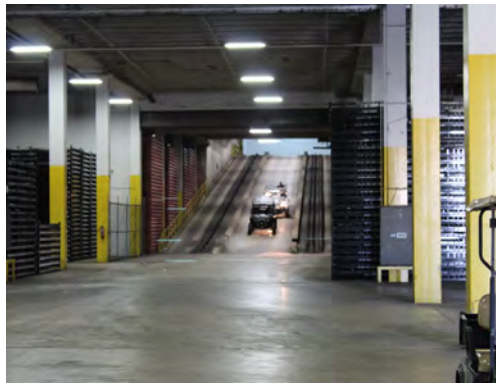
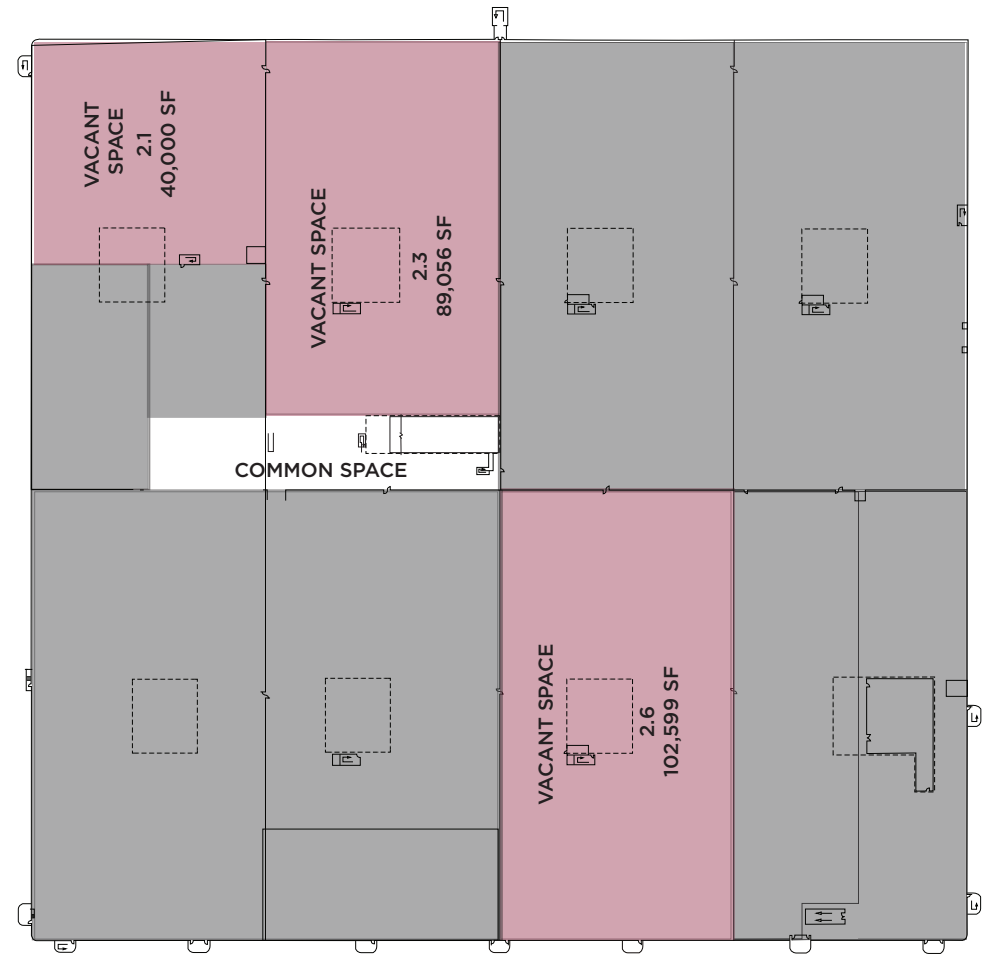
Available SF: $\pm 102,599$ SF

Office SF: $\pm 4,608$ SF

Clear Height: 23'

2nd Floor Features

- 0 Short term flexible leases available
- 0 Two hydraulic freight elevators, including a passenger elevator. The elevators have a rated capacity of 20,000 pounds and a speed of approximately 75 feet per minute.
- 0 Common Area loading containing 14 shared dock positions.
- 0 Forklift Ramp to Common Area loading.

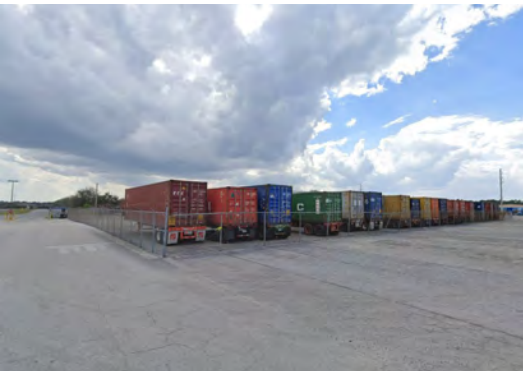
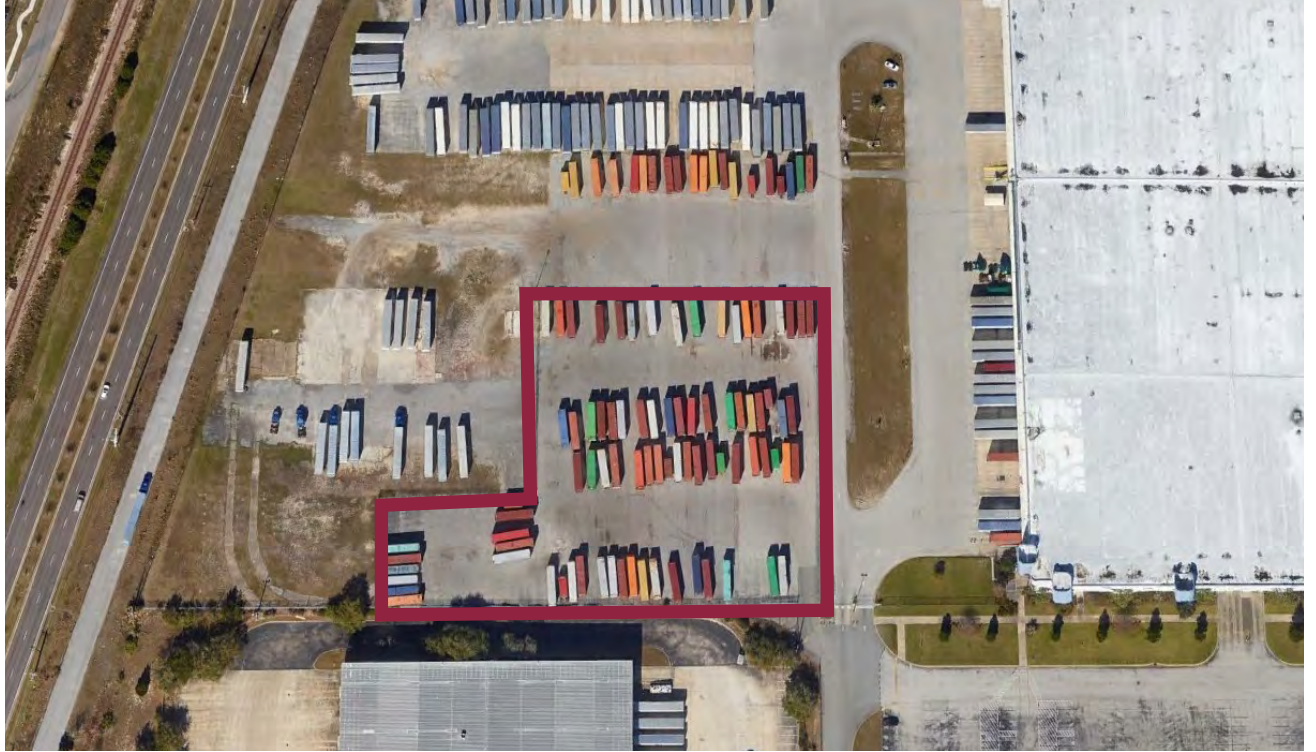


OUTSIDE STORAGE AVAILABILITIES

TOTAL AVAILABLE ±2.62 ACRES

- Land is paved and stabilized
- Site is fully fenced and gated
- Parking for ±100 trailers
- 24-Hour guard on site
- Zoned to allow outside storage
- Property is less than 2 miles to I-95
- Close to Ports, Highways, Airport and Intermodal
- Additional land Available

Note: Spaces can be leased individually or together.

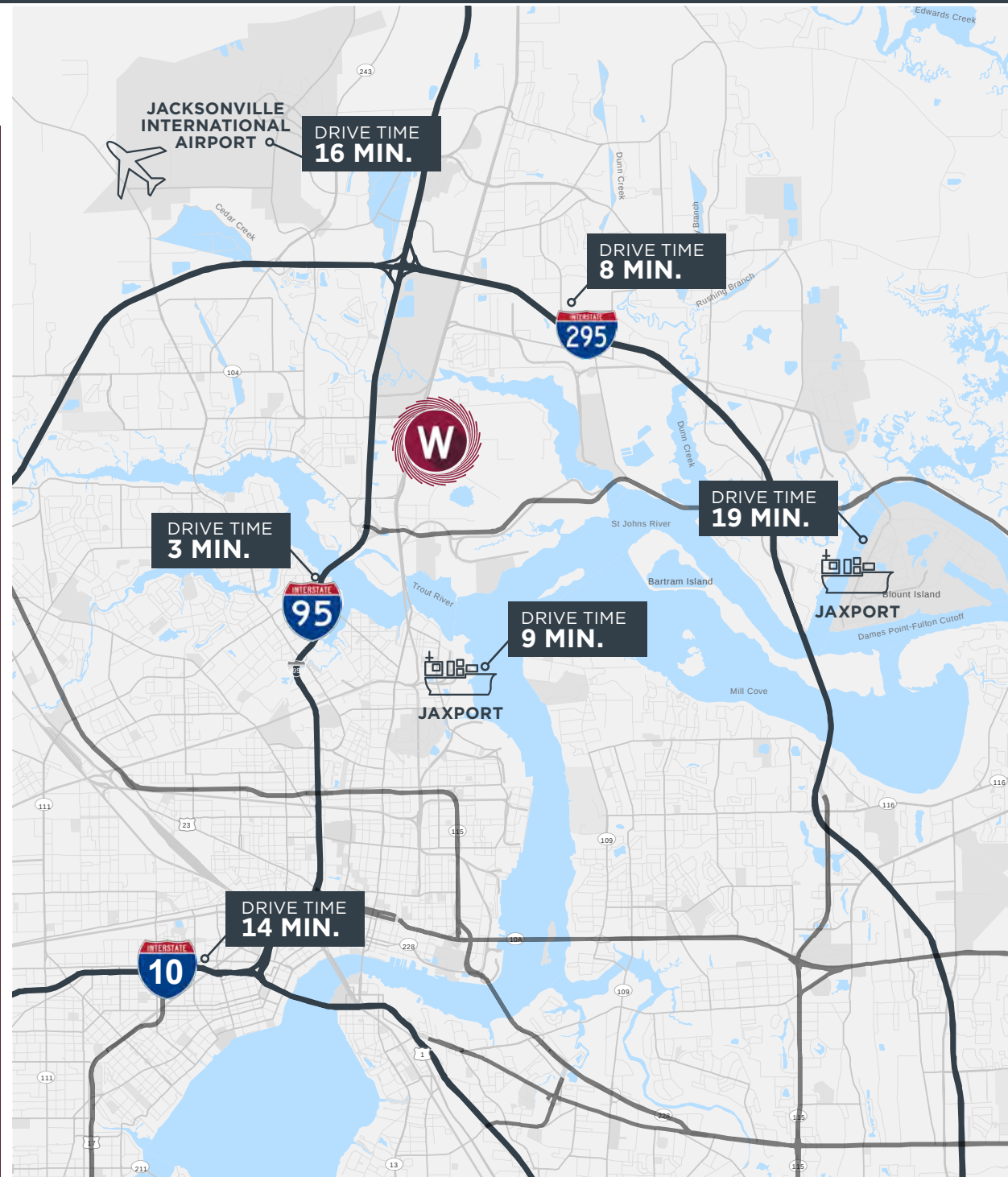
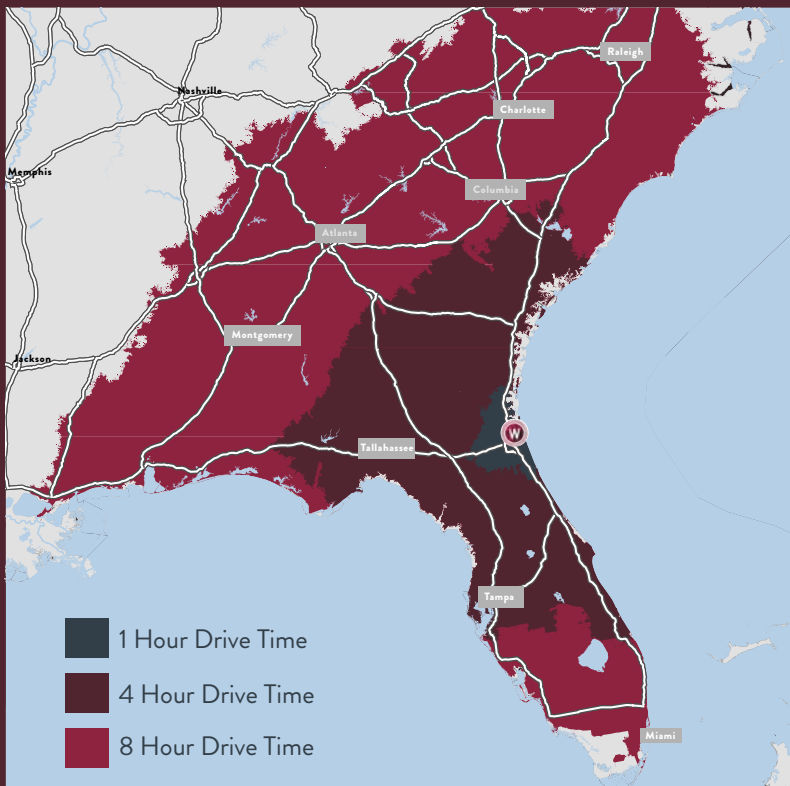


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LOCATED IN CLOSE PROXIMITY TO TRANSPORTATION

DRIVE TIMES

Orlando, FL:	150 Miles
Tampa, FL:	206 Miles
Miami, FL:	357 Miles
Savannah, GA:	133 Miles
Atlanta, GA:	353 Miles
Charlotte, NC:	377 Miles
Montgomery, AL:	379 Miles
Raleigh, NC:	448 Miles



FOR LEASE | ONE IMESON



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