

± 512,595 SF NEW CLASS A INDUSTRIAL AVAILABLE

FOR LEASE

4070 Director Rd, Jacksonville, FL 32220



MANUFACTURING | DISTRIBUTION | WAREHOUSING



PROPERTY OVERVIEW

Positioned in Jacksonville's Westside submarket, this property offers exceptional access to I-295, I-10 and I-95, providing seamless connectivity throughout Northeast Florida and beyond. The efficient cross-dock configuration further enhances the site's functionality for distribution, logistics and high-volume industrial users.

BUILDING AREA:	± 512,595 SF
SPEC OFFICE:	± 3,872 SF
LAND AREA:	35 Acres
CLEAR HEIGHT:	40'
COLUMNS:	51'-8" x 54'
SPEED BAY:	60'
DOCK DOORS:	136 (9'x10')
LEVELERS:	32
DRIVE-IN DOORS:	4 (12'x14')
LOADING DOCK APRON:	60' Concrete
CONFIGURATION:	Cross Dock
FIRE SUPPRESSION:	ESFR K28
FLOORS:	7" Slab
LIGHTING:	LED
ROOF INSULATION:	R-25
AUTO PARKING:	215
TRAILER PARKING:	176
TRUCK COURT:	130' - 185'
ELECTRICAL:	6,000 Amps, 277/480v
ZONING:	Industrial



±512,595
TOTAL SF



136
DOCK DOORS



6,000 Amp
POWER



40'
CLEAR HEIGHT

3,872 SF
SPEC OFFICE



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



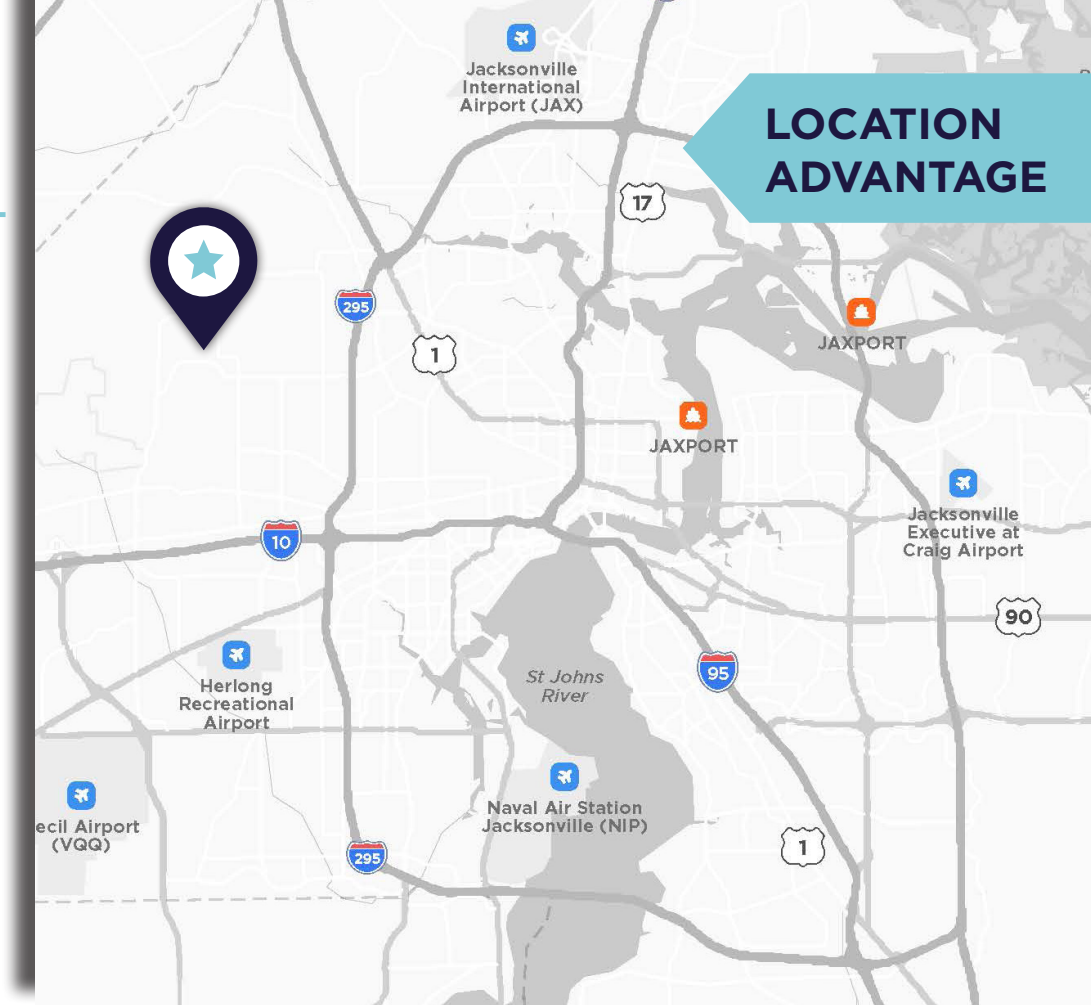
E-COMMERCE GROWTH

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



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
TALLEYRAND



4.4
MILES TO I-95

#1

JAXPORT IN
CARGO SHIPPING
IN FLORIDA

#2

BEST WORKFORCE
IN THE U.S.
- CNBC

TOP 10

BEST CITY FOR
VETERANS
- NEWSWEEK

FOR MORE INFORMATION, PLEASE CONTACT:

TYLER NEWMAN

Executive Managing Director
+1 904 710 9927
tyler.newman@cushwake.com

JACOB HORSLEY

Executive Managing Director
+1 904 466 0171
jacob.horsley@cushwake.com

Cushman & Wakefield of Florida, LLC

121 W Forsyth Street I Suite 900
Jacksonville, FL 32202
cushmanwakefield.com



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