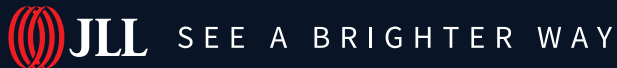
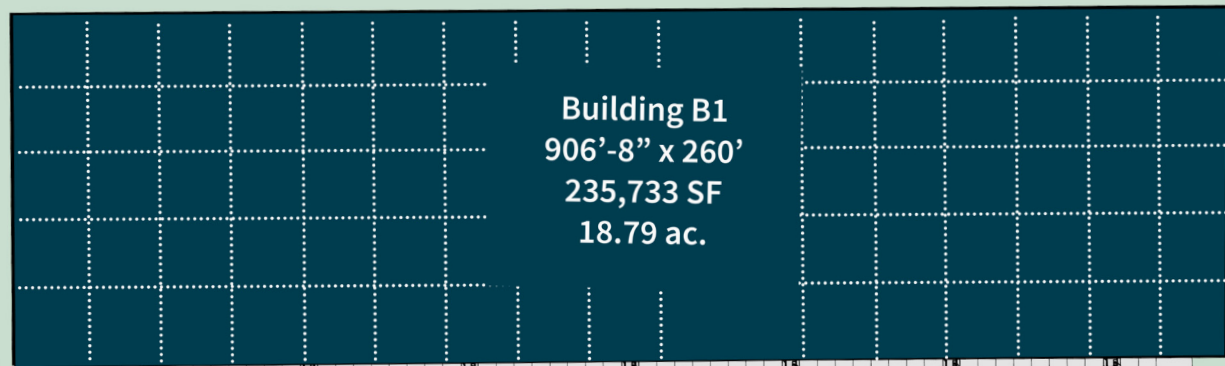


# Imeson Park South

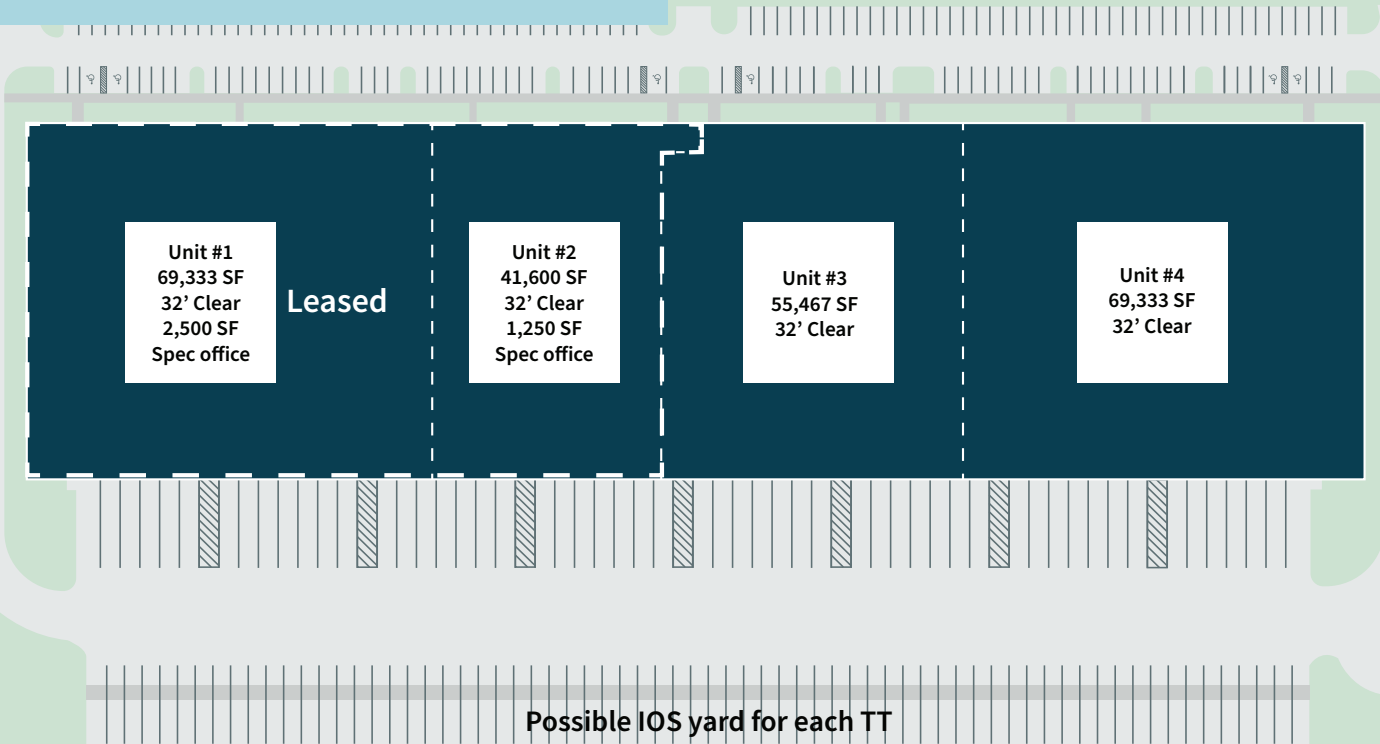
Building B1  
1511 Zoo Pkwy.  
Jacksonville, FL 32218



**Located within FTZ #64 Enterprise Zone**  
Owner Incentive Available for Procurement  
CUSTOMS EFFICIENCIES - DUTY REDUCTIONS - QUOTA MANAGEMENT



**Potential multi-tenant floor plan**



**For lease- 40,000 - 235,835 s.f.**

Building size	235,835 s.f.	Drive-ins	2 (12' x 14')
Building depth	260'	Trailer parks	69
Column spacing	Typical Bay: 50' x 53'-4" Speed Bay: 60' x 53'4"	Auto parks	171
Clear height	32'	Truck court	60' concrete apron & HD asphalt paving
Office	BTS	Roof	45 Mil TPO with 20 year warranty
Dock doors	52 (9' x 10')	Electrical	3,000 amp with 600 house panel
Pit levelers	10	Slab	7" slab reinforced with vapor barrier



Centrally located  
between JIA & JAXPort



3,000,000 s.f.  
master planned  
industrial park



Less than 4 miles  
from I-95 & I-295



ESFR  
fire protection



Multiple points of  
ingress & egress



Zoned IL



**61 million**

consumers  
located within 8 hours

**5th**

lowest tax  
climate in the U.S.

**3rd**

largest military  
population in the U.S.

**FTZ #64**

available

**Pro-growth**

consolidated  
local government



No state or local  
personal income tax



No inventory tax

**Luke Pope, SIOR**

*Executive Managing Director*

luke.pope@jll.com

+1 904 356 4550

**Ross Crabtree**

*Executive Vice President*

ross.crabtree@jll.com

+1 904 559 3915

**imesonpark.com**

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 Jones Lang LaSalle IP, Inc. All rights reserved.