

INDUSTRIAL · BUILD-TO-SUIT

514 Addor Lane

Jacksonville, Florida 32220

±500,000 SF Build-to-Suit Distribution Center · Direct I-10 Frontage · Rail-Served



±500,000 SF
BUILD-TO-SUIT

40' Clear
CEILING HEIGHT

140 Docks
+ 4 DRIVE-IN

CSX Rail
DEDICATED SPUR

28.51 AC
IL ZONING

I-10
CORRIDOR FRONTAGE

A blank canvas for modern logistics

514 Addor Lane is a ±500,000-square-foot build-to-suit distribution opportunity on 28.51 acres with direct frontage on Interstate 10 in Jacksonville's Westside industrial corridor. Engineered for modern supply-chain operations and fully customizable to a single user's specifications, the site combines institutional-grade building parameters with a dedicated CSX rail spur and cold-storage capability – a rare profile at this scale.

PROPERTY HIGHLIGHTS

- ±500,000 SF build-to-suit, single-tenant
- 40' clear ceiling height
- Dedicated CSX rail spur connection
- Direct I-10 frontage with prominent signage
- Abundant auto & trailer parking
- Adjacent to Publix & Michaels distribution centers
- 28.51-acre site — IL (Industrial Light) zoning
- 140 dock-high doors + 4 drive-in / ramp bays
- Refrigeration & freezer-ready cold-storage option
- Dual access via Addor Lane & Mallory Road
- Energy-efficient, customizable layout
- Flexible, build-to-suit lease terms

OFFERING SUMMARY

514 Addor Lane · Jacksonville, FL 32220

BUILDING SIZE	±500,000 SF ^{BTS}
LAND AREA	28.51 Acres
ZONING	IL — Industrial Light
CLEAR HEIGHT	40'
DOCK DOORS	140 dock-high
DRIVE-IN BAYS	4
RAIL	CSX Spur
COLD STORAGE	Refrig. / Freezer
SUBMARKET	Westside / I-10
LEASE TYPE	Build-to-Suit



Tailor the building to your operation — warehousing, manufacturing, or temperature-controlled distribution.

SITE PLAN

±500,000 SF across 28.51 acres



±501,079 SF
BUILDING FOOTPRINT

2 Points
SITE ACCESS

CSX
RAIL-SERVED

Site plan reflects the engineered clearing & grading plan. Building footprint, dock count and rail spur are customizable to tenant requirements.

Built on the I-10 freight corridor



Direct Interstate 10 frontage with interchange access via Mallery Road & Hammond Boulevard.

WHY THIS CORRIDOR

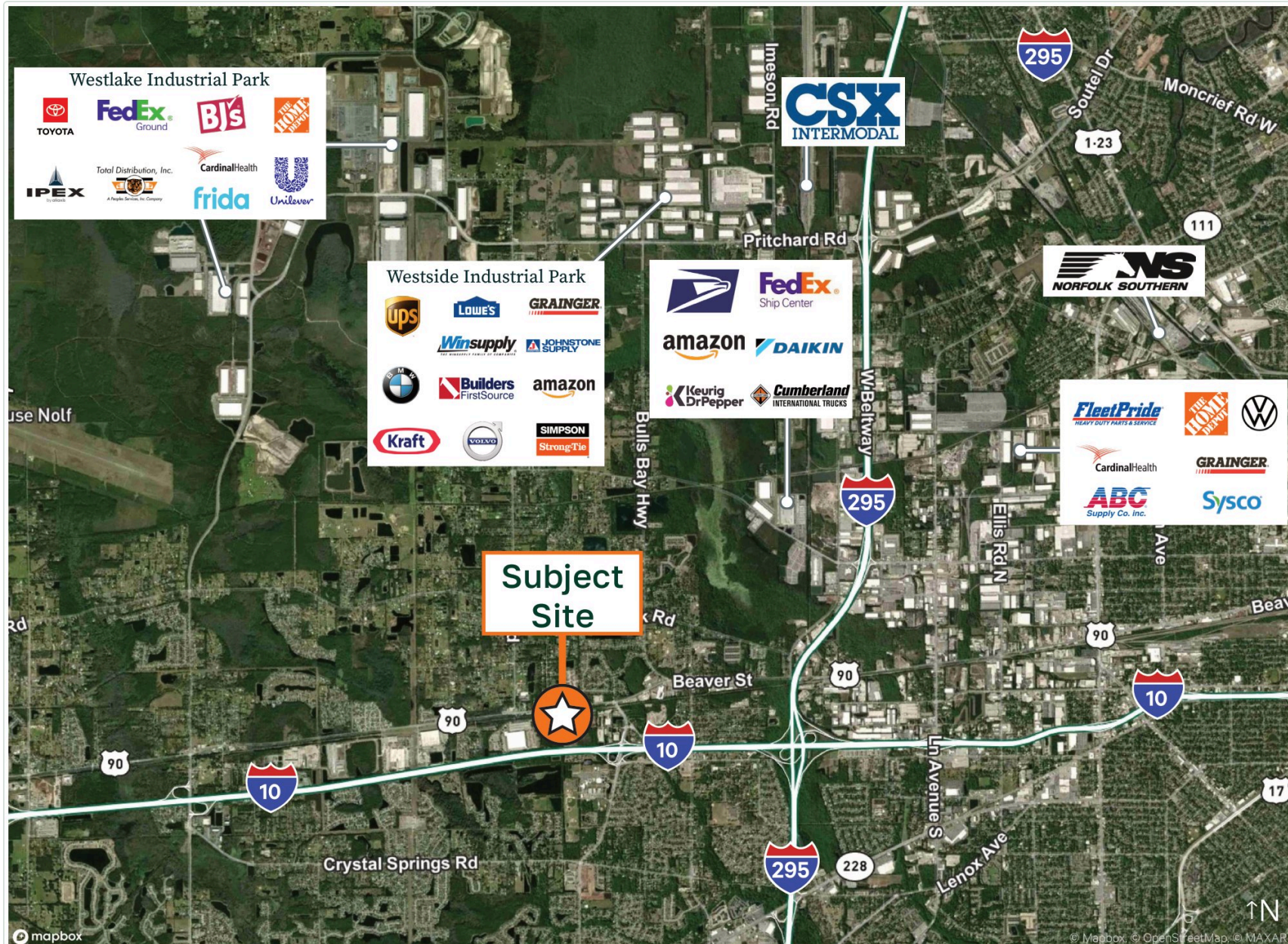
Positioned at the crossroads of the Southeast's primary freight routes – interstate, rail, port, and air within reach.

- 1 **Direct Interstate 10 frontage** with immediate on/off access via Mallery Road and Addor Lane.
- 2 Minutes to the **I-295 West Beltway** and **I-95**, the Southeast's primary north-south freight route.
- 3 **CSX rail-served** via dedicated spur — direct intermodal connectivity.
- 4 Convenient to **JAXPORT, Jacksonville International Airport**, and downtown.
- 5 Established logistics neighborhood — adjacent to **Publix** and **Michaels** distribution centers.

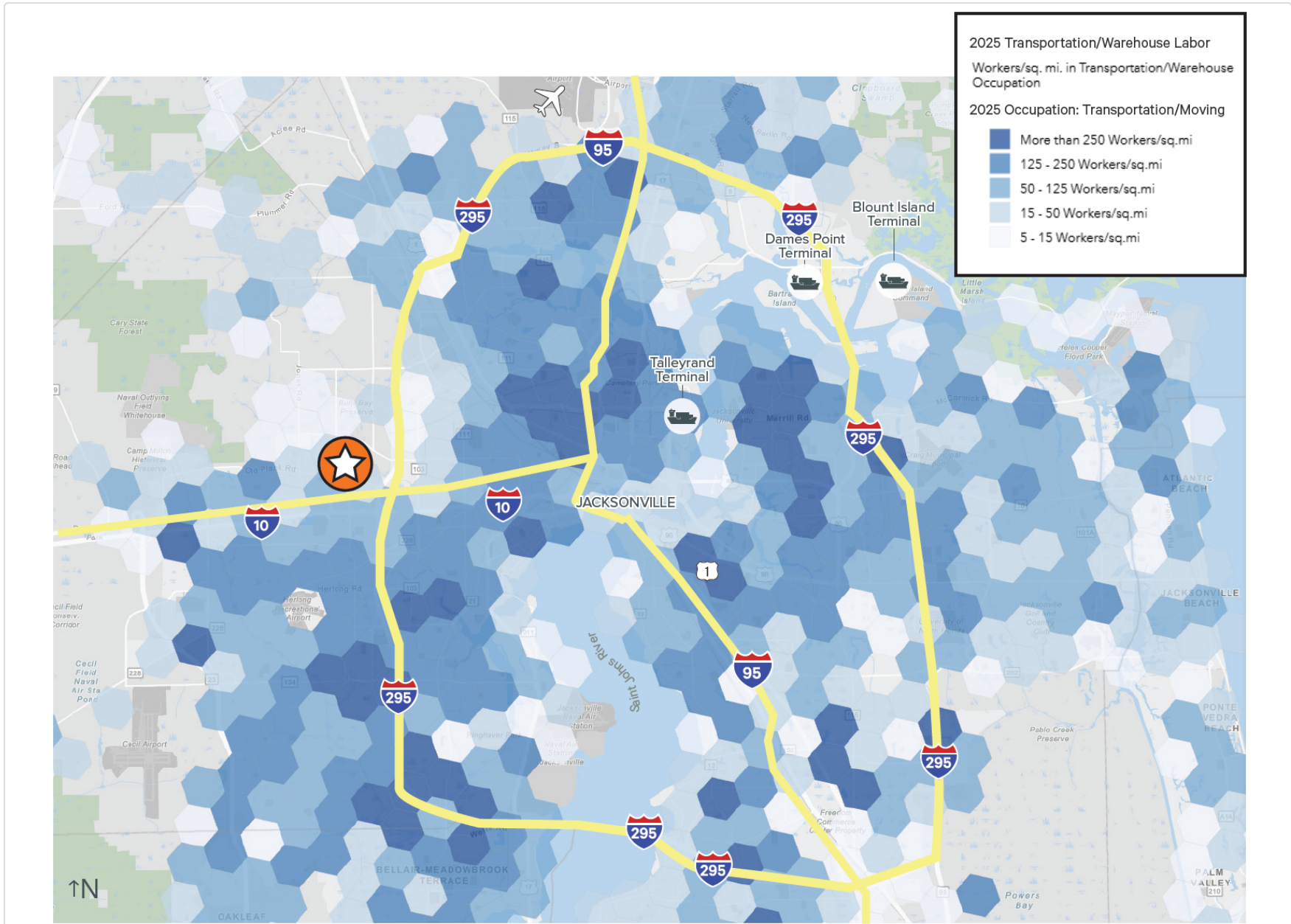
Built on the I-10 freight corridor



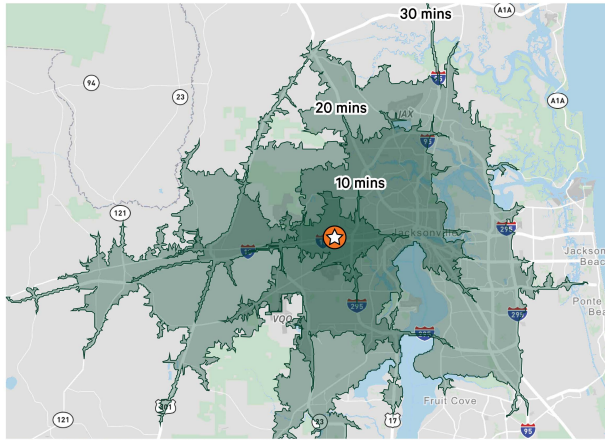
Jacksonville's largest industrial submarket



Transportation & warehousing labor density



Drive-time demographics & I-10 access



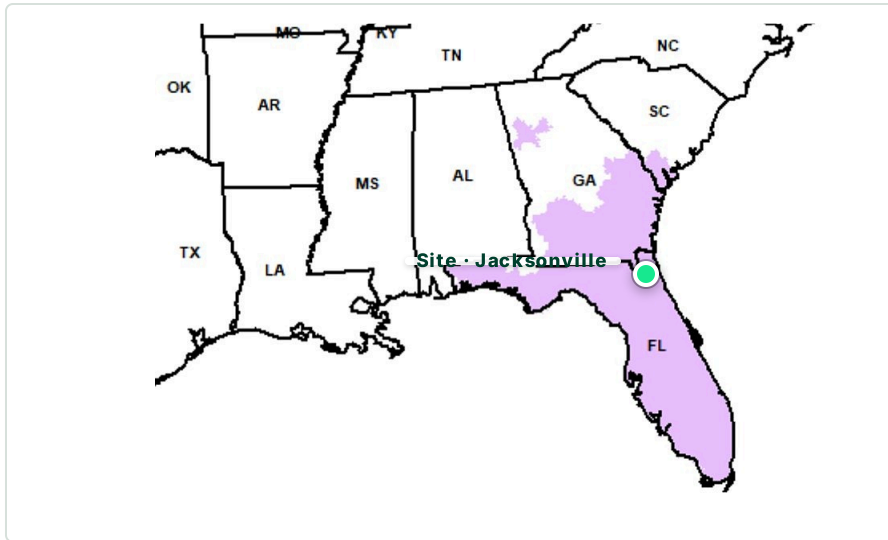
Key Metrics (Drive Time)

	10 minutes	20 minutes	30 minutes
Population	51,579	474,938	1,036,104
Daytime Population	60,579	526,867	1,115,219
Labor Force (Transportation, Production, Material Moving)	3,257	29,862	67,946
Bachelor's Degree or Higher	5,130	54,755	154,262
Businesses	2,344	19,850	43,506
Avg Household Income	\$88,284	\$82,786	\$94,741



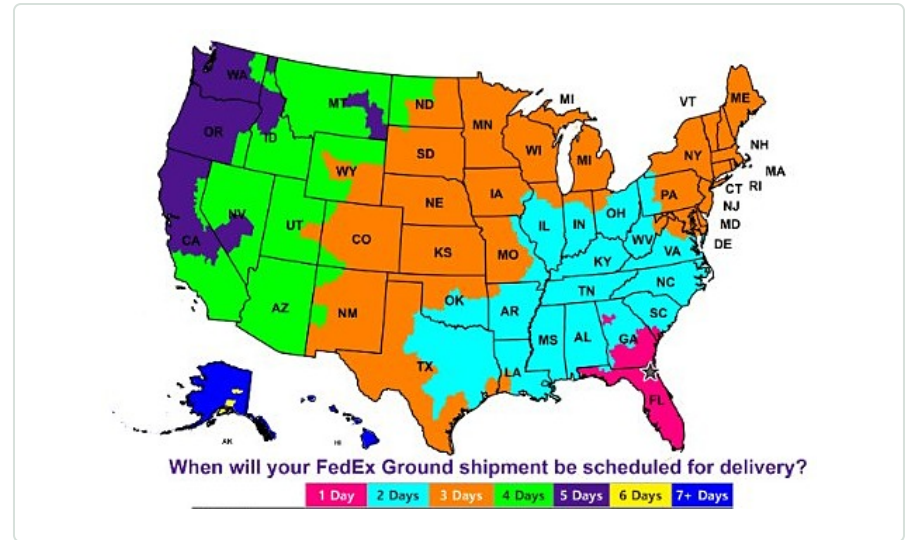
Shipping reach from the site

FEDEX OVERNIGHT · NEXT BUSINESS DAY



Shaded area ships overnight — all of Florida and most of Georgia reached by the next business day from the site.

FEDEX GROUND · TRANSIT DAYS



Much of the Southeast in 1-2 days and the eastern U.S. within 3 — economical ground reach to a large share of the national population (★ = site).

A Southeast logistics hub — the **I-10 / I-95** crossroads, the **JAXPORT** deep-water seaport, and **CSX & Norfolk Southern** rail service.

FOR LEASING INFORMATION

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