

ALTA LAKES COMMERCE CENTER

CABOT COMMERCE DRIVE / CABOT COMMERCE CIRCLE
JACKSONVILLE, FL | 32226

- ±569,743 SF (4 Bldgs)
- 2550 Cabot Commerce
Suite 1: ±60,055 SF Available 1/1/27
- Zoned (IH) Industrial Heavy
- Located Just Minutes From Dames
Point, Blount Island Marine Terminals
and the Jacksonville Int. Airport
- Excellent Access To I-95, I-295, US-17
And US-1

Alta Lakes Commerce Center is a Class "A" business park located off of I-295 just minutes from Dames Point and Blount Island Marine Terminals make this a highly accessible and premier warehouse, distribution and manufacturing location in the Jacksonville, FL market.

LOCAL MARKET EXPERTS

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PROPERTY OVERVIEW

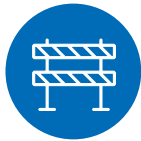
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Paved and secured trailer lot for up to 89 positions



Excellent access to I-95, I-295, US-17 and US-1



Class A construction with additional trailer spots available for container storage



Minutes from Dames Point, Blount Island Marine Terminals and the Jacksonville Int. Airport



2550 Cabot Commerce Dr Building 2

Location:	Alta Lakes Commerce Center
Available SF:	60,055 SF (Bldg 2)
Office:	±2,000 SF
Total Size of Bldgs:	±569,743 SF (4 Bldgs)
Site Size:	± 54 AC
Parking:	Surplus trailer / container positions
Doors:	(9) 9' x 10' dock high loading doors in fenced area. (5) 9' x 10' dock high outside of fenced area.
Drive-In Door:	(1) 12' x 14'
Levelers:	3 Pit Levelers and 3 Edge of Dock Levelers
Clear Height:	28' minimum
Zoning:	(IH) Industrial Heavy
Floor:	6" reinforced slab with Lapidolith sealer, FFEL 35 / 25
Roof:	45 mil single ply TPO
Fire Protection:	ESFR
Visibility:	I-295
Utilities:	Water and sewer supplied by JEA
Lighting:	LED
Power:	600 amp 480/240V, 3 Ph.

PROPERTY FEATURES

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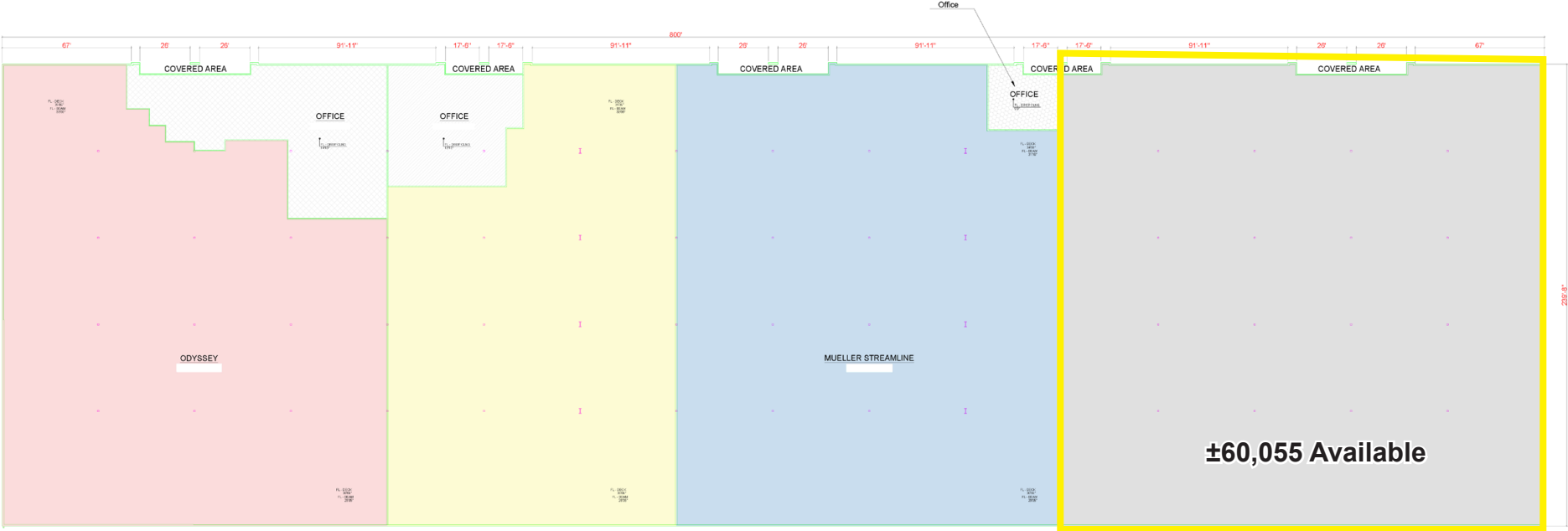
WHY JACKSONVILLE:

- Jacksonville's strategic location in the Southeast, coupled with its deep-water port makes it an attractive option for businesses that want to serve larger regional and international markets
- Jacksonville is the largest metro area by land mass in the U.S.
- The region's strong military presence, together with its affordable cost of living and high quality of life, attracts young and talented workforce
- Jacksonville's population growth is driven by millennial workers and retirement age individuals, both seeking a higher quality of life coupled with a lower cost of living
- The Jacksonville MSA is expected to grow to over 1.8M by 2030, increasing by almost 300,000 people from today

<u>Features</u>	<u>Building 1</u>	<u>Building 2</u>	<u>Building 3</u>	<u>Building 4</u>
Address	2562 Cabot Commerce Dr	2550 Cabot Commerce Dr	11070 Cabot Commerce Cir	11084 Cabot Commerce Cir
Total Building Size	129,665 SF	±192,248 SF	±132,165 SF	115,665 SF
Total Available	±0 SF	±60,055 SF	±0 SF	±0 SF
Minimum Size Available	±0 SF	±24,000 SF	±0 SF	±0 SF
Dimensions	185' x 700'	240' x 800'	220' x 600'	210' x 550'
Column Spacing	45' x 50'	45' x 50'	50 x 53'-4'	50' x 50'
Total Doors / Bay	42 / 3	48 / 3	36 / 3	37 / 3
Trailer/Container Storage	Yes	Yes	Yes	Yes
Truck Court Depth	180'	125'	125' & 180'	185'
Electrical	(2) 800 Amp	(2) 1,200 Amp	(2) 800 Amp	(2) 800 Amp

BUILDING 2 FLOORPLAN

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AERIAL - AVAILABILITIES

Cabot Commerce Drive / Cabot Commerce Circle | Jacksonville, FL | 32226



THE IDEAL LOCATION

Cabot Commerce Drive / Cabot Commerce Circle | Jacksonville, FL | 32226



TRUCK TRANSIT TIME:

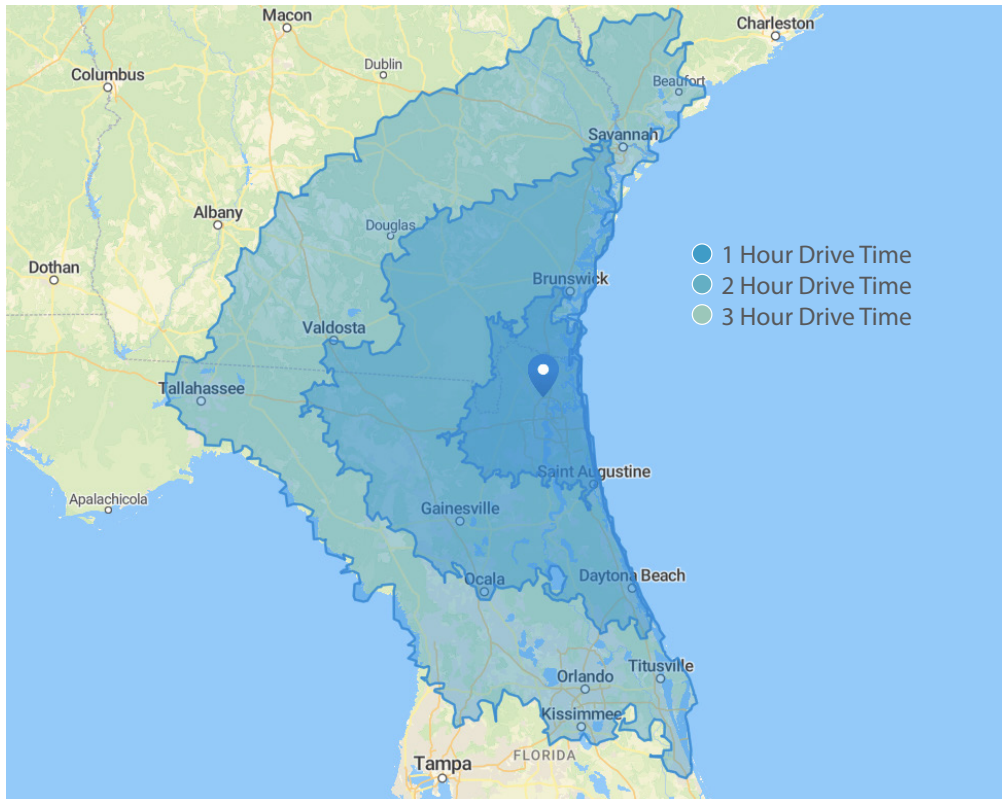
A key factor to many operators. From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.

PROXIMITY from Jacksonville to the following U.S. cities

- | | |
|-------------------------|-------------------------|
| ◆ Atlanta: 296 miles | ◆ Charlotte: 350 miles |
| ◆ Miami: 317 miles | ◆ Orlando: 147 miles |
| ◆ Birmingham: 375 miles | ◆ Charleston: 210 miles |
| ◆ Tampa: 213 miles | ◆ Savannah: 135 miles |

THE IDEAL LOCATION

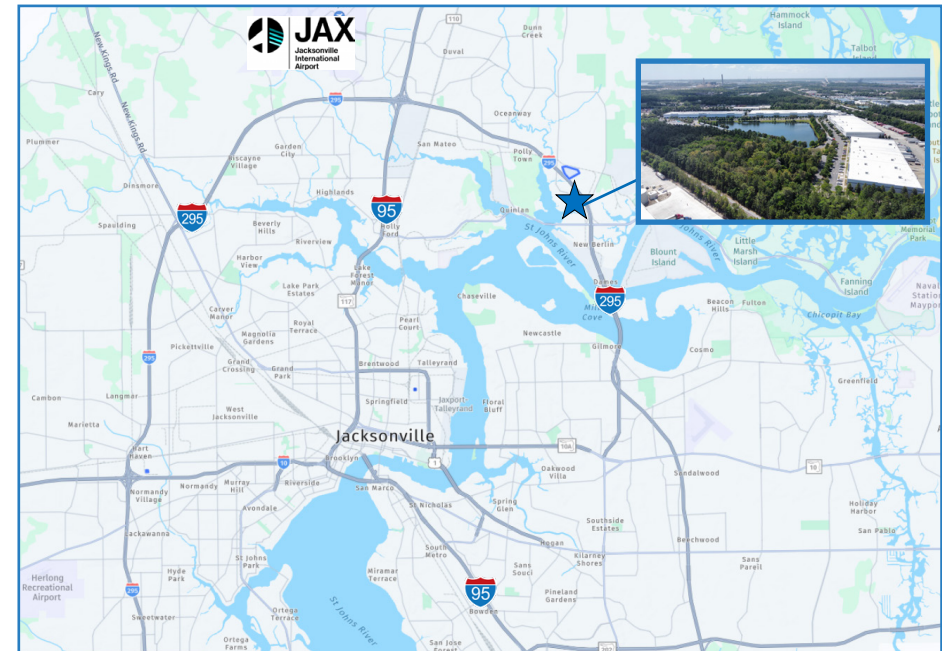
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Point of Interest		Time	Miles
I-95		9 min	6.2
I-295		3 min	1
Jax International Airport		13 min	9.6
JaxPort		8 min	4.2
Tallyrand		22 min	12.5

- ✓ **Premier Jacksonville industrial location for regional and local distribution**
- ✓ **Conveniently located off of I-295**
- ✓ **Strategically located with easy access to all interstates**
- ✓ **Strong Local Labor Base**

Alta Lakes Commerce Center is proximate to the region's major transportation infrastructure, providing direct access and serviceability to the greater Jacksonville metro and neighboring regions.



LOCAL AREA

Cabot Commerce Drive / Cabot Commerce Circle | Jacksonville, FL | 32226

- ✓ Premier Jacksonville industrial location for regional and local distribution
- ✓ Strategically located with easy access to Interstates 95 & 295



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