

82,000± SF CLASS A

WAREHOUSE SPACE FOR LEASE

11350 Alta Drive, Jacksonville, FL 32226

A premier multi-tenant industrial park offering state-of-the-art infrastructure near JAXPORT. Comprising two buildings totaling 82,000 SF—Building 1100 (50,000 SF, up to 11 tenants) and Building 1200 (32,000 SF, up to 7 tenants)—the property offers flexible ~4,500± SF bays. Each unit features an 18' ceiling height, wet sprinkler system, and a 12'x12' grade-level door. Located near Blount Island with immediate access to I-295 via Alta Drive and New Berlin Road for seamless distribution.



I-295 INTERCHANGE

Alta Road

0.8± Miles | 2 Minutes

JAXPORT TERMINAL

Blount Island

2.0± Miles | 4 Minutes

JACKSONVILLE INT'L AIRPORT

JAX

10.8± Miles | 18 Minutes

DOWNTOWN JACKSONVILLE

Duval County Courthouse

13.5± Miles | 16 Minutes

Pine Street / RPS

(904) 398-1044 | CQ1024519

Mark Wainwright

(904) 728-1085 | Mark@psrps.com

Summer Wainwright

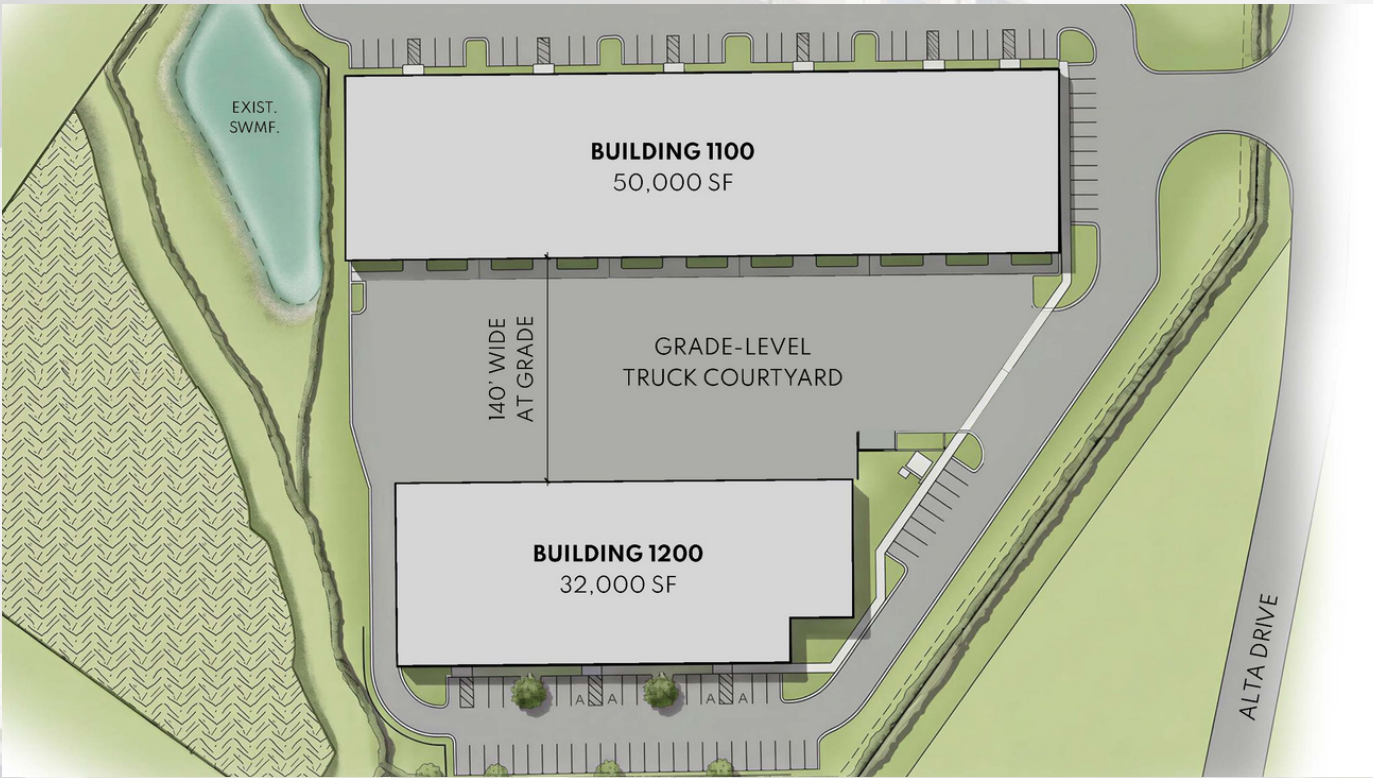
(904) 377-4949 | Summer@psrps.com

2650-2 Rosselle Street, Jacksonville, FL 32204 | All information is deemed accurate but subject to errors and/or omissions.



PROPERTY OFFERING

BUILDING 1100	50,000± SF
BUILDING 1200	32,000± SF
ZONING	Industrial Heavy
CEILING HEIGHT	18'±
LOADING	1 Grade-level Door / Unit
UTILITIES	City Water, Sewer, & JEA Electric
COMMENCEMENT	Q3 2026
LEASE RATE	\$14.00 PSF, NNN





LOCATION HIGHLIGHTS

- Immediate I-295 access via the Alta Road interchange ----- Downtown Jacksonville is 15± minutes south
- Oceanway, Eastport, and Imeson International Industrial Park employment bases within a 5± mile radius
- JAXPORT & Blount Island Marine Terminal reachable in 5± minutes (2± miles) via Alta Drive
- Jacksonville International Airport 11± miles west via I-295 (~15–18 minutes)

