

EDGEWOOD LOGISTICS CENTER

3415 12th Street W | Jacksonville, FL 32254



LOCAL MARKET EXPERTS

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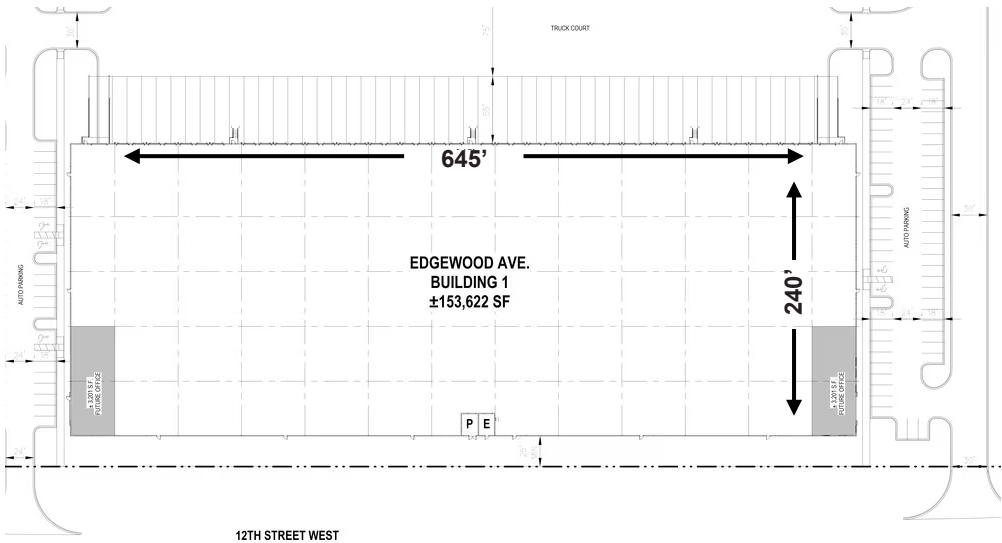
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PHOENIX REALTY GROUP

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BUILDING 1 SPECIFICATIONS

Edgewood Logistics Center | 3415 12th Street W

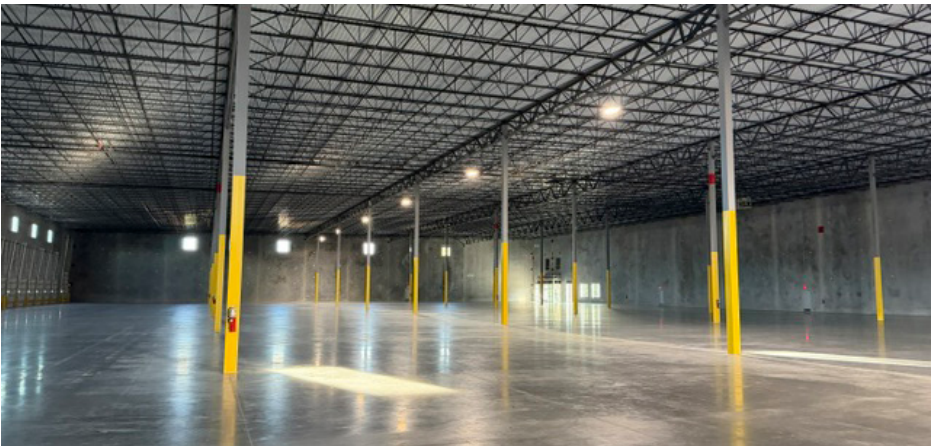
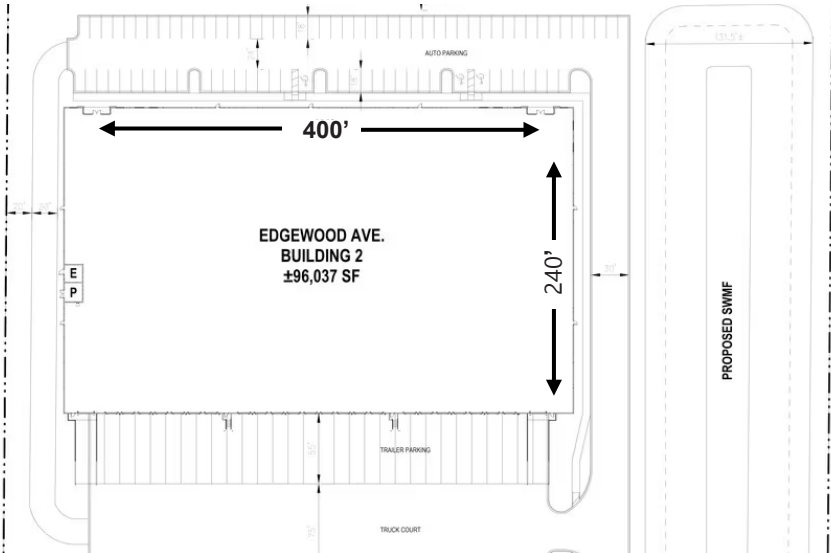


BUILDING 1

Available SF:	±154,800 SF
Spec Office:	2,324 SF
Building Depth:	240'
Clear Height:	32'
Fire Protection:	ESFR
Dock Doors:	41
Loading:	Rear Loading
Ramps:	2
Bay Spacing:	52'X 45' With 60' Speed Bay
Construction:	Reinforced Concrete
Auto Parking:	Surface - Available
Truck Court:	185'
Power:	1600 AMPS 480/277v/3PH/4W

BUILDING 2 SPECIFICATIONS

Edgewood Logistics Center | 3415 12th Street W



BUILDING 2

Available SF:	±96,000 SF
Spec Office:	2,336 SF
Building Depth:	240'
Clear Height:	32'
Fire Protection:	ESFR
Dock Doors:	23
Loading:	Front Loading
Ramps:	2
Bay Spacing:	52'X 45' With 60' Speed Bay
Construction:	Reinforced Concrete
Auto Parking:	Surface - Available
Truck Court:	130'
Power:	1200 AMPS 480/277v/3PH/4W

PROPERTY OVERVIEW

Edgewood Logistics Center | 3415 12th Street W

Edgewood Logistics Center is a premier industrial opportunity strategically located at 2305 Edgewood Ave N in Jacksonville, Florida that is offered for lease. The property delivers modern logistics functionality with exceptional access to Jacksonville's major transportation corridors, ports, rail infrastructure, and regional distribution networks.

Designed to support warehousing, distribution, manufacturing, and e-commerce operations, the park offers efficient building configurations, ample truck circulation, and flexible space solutions to accommodate a wide range of tenant needs. The location provides excellent connectivity to Interstate 10, Interstate 95, and Interstate 295, placing tenants within easy reach of Jacksonville Port Authority terminals, CSX and Norfolk Southern rail service, and Jacksonville International Airport.



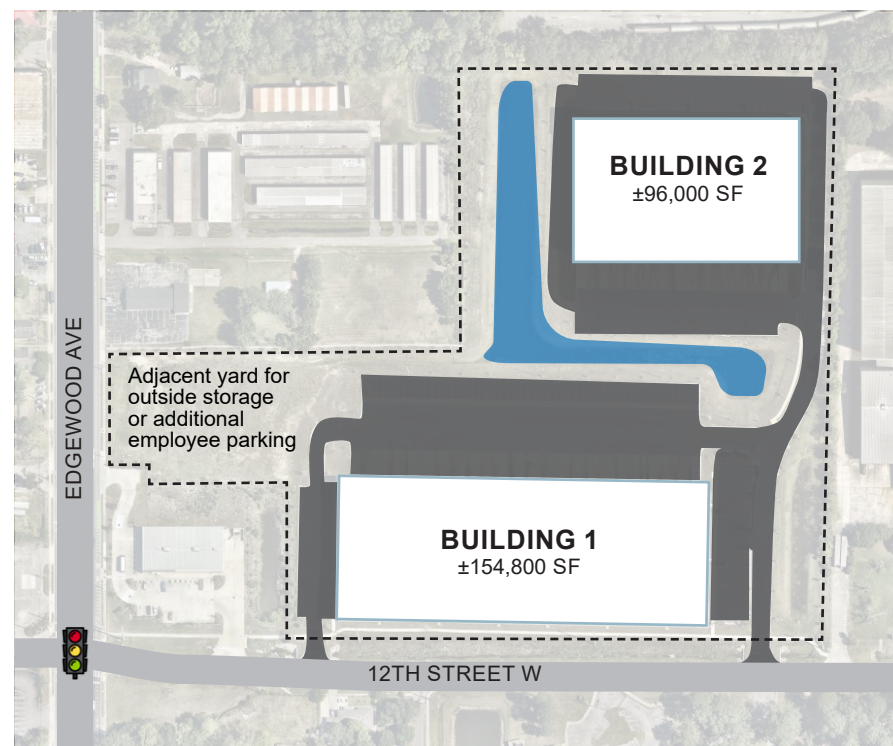
**Excellent
Westside
Location**



**First Class,
master planned
business park**



**Zoned IL -
(Industrial
Light)**

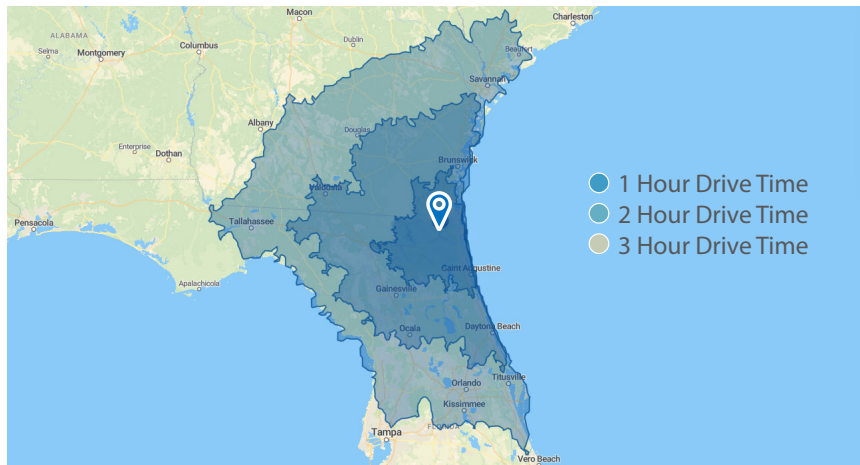


STRATEGIC LOCATION

Edgewood Logistics Center | 3415 12th Street W

Point of Interest	Time	Miles
 I-95	10 min	5.4
 I-295	7 min	2.9
 I-10	7 min	2.4
 Jax International Airport	20 min	13.8
 JaxPort	16 min	8.3
 Tallyrand	17 min	8.6

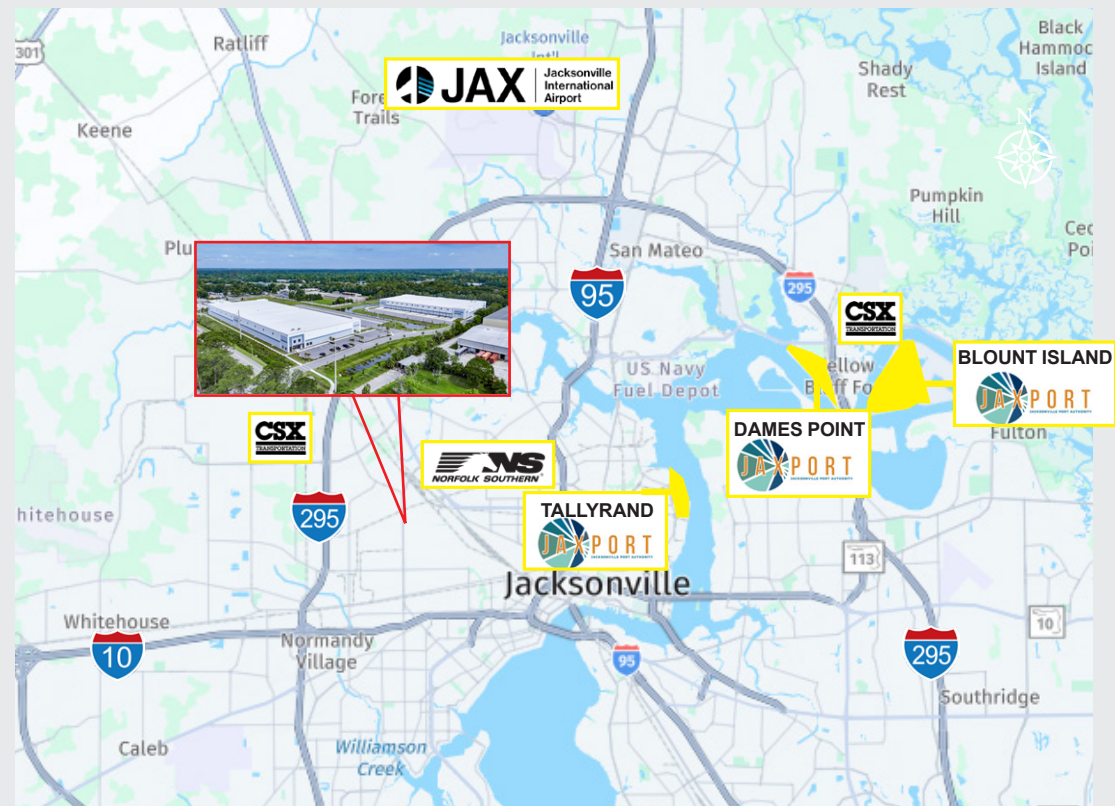
Positioned in the heart of Jacksonville's growing industrial corridor, Edgewood Logistics Center offers businesses a competitive advantage through superior transportation access, workforce availability, and proximity to key markets. The property is ideally suited for companies seeking a centrally located, functional, and efficient logistics platform in Northeast Florida.



- ✓ **Premier Jacksonville industrial location for regional and local distribution**
- ✓ **Strategically located with easy access to Interstates 10, 95 & 295**
- ✓ **Close proximity to extensive food industry presence in the high growth North Florida Region**
- ✓ **Strong Local Labor Base**

Positioned in the heart of Jacksonville's growing industrial corridor, Edgewood Logistics Center offers businesses a competitive advantage through superior transportation access, workforce availability, and proximity to key Southeast markets. The property is ideally suited for companies seeking a centrally located, functional, and efficient logistics platform in Northeast Florida.

- Excellent access to Interstate 10 with convenient connectivity to Interstate 95 and Interstate 295.
- Centrally located within Jacksonville's established Westside industrial and distribution corridor.
- Strong local labor pool with access to Jacksonville's growing logistics and manufacturing workforce.
- Surrounded by established industrial users, suppliers, and transportation services.
- Approximately minutes from Jacksonville Port Authority terminals supporting domestic and international cargo movement.
- Strategic infill location providing efficient last-mile and regional distribution capabilities.



WHY JACKSONVILLE

Overview

- 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 a young and talented workforce.



Job and Economy Overview

- Jacksonville MSA employment increased approximately 1.3% year-over-year in 2025, reflecting continued but moderating job growth.
- The Jacksonville area unemployment rate averaged approximately 4.5% in late 2025, up from historically low levels in 2023–2024, reflecting broader national labor market normalization.
- In 2025, the education and health services sector added the most jobs, followed by professional and business services and leisure and hospitality, while some administrative and financial sectors experienced modest declines.

Population Overview

- Jacksonville's population growth continues to be driven by millennial workforce migration and retirement-age residents, attracted by quality of life, affordability, and access to employment opportunities.
- The Jacksonville MSA population is estimated at approximately 1.75–1.8 million residents in 2025 and is projected to exceed 1.8 million by 2030, representing sustained long-term growth

*information via <https://www.floridajobs.org>



FLORIDA'S ECONOMIC SUCCESS

Florida's Workforce Supplies Business Talent

A diverse market alongside strong training and education facilities creates one of the nation's most attractive workforces for businesses in Florida.

Florida's talent pipeline is consistently ranked among the best in the nation. Much credit for the excellent skills of the Florida workforce can be given to the state's educational institutions and unique workforce training programs. Florida is home to the nation's 3rd largest workforce, totaling more than 11.5 million. The state's 12 public universities, 6 major medical schools and numerous private colleges and universities work closely with the business community to build programs that reflect the needs of Florida's industries.

Florida's Business Advantages

From a pro-business climate to top infrastructure and a skilled workforce, it's no wonder why companies expand in Florida.

Florida can propel your company's growth in today's competitive global market. Florida stands ready to welcome companies with the talented workforce, top-ranked infrastructure, global connectivity and quality of life your company needs. These are just a few reasons why global players, established companies and blossoming startups have chosen to expand in Florida. Explore more of Florida's business advantages below.

Pro-Business Climate

Florida's huge market and pro-business climate help companies reach growth and expansion goals with ease. Florida consistently ranks among the best states for business, thanks to its pro-business state tax policies, competitive cost of doing business and streamlined regulatory environment. Government and economic development leaders work together to ensure that the state's business climate remains favorable to companies of all sizes, including some of the nation's leading corporations.

Beyond that, Florida offers a cost-efficient alternative to high-tech states with more affordable land, labor and capital than its competitors. The state's regulatory agencies and local governments provide quicker, less costly and more predictable permitting processes for significant economic development projects without reducing environmental standards. Florida's zero percent personal income tax also makes it easier for you to build the business of your dreams. More money in your pocket today means more flexibility to spend on your business and your future.

Success Today Requires Global Access

From moving people to moving data, Florida has built what it takes to be an economic powerhouse. Florida has been named the No. 1 state for higher education by U.S. News & World Report for six consecutive years.

Florida's transportation infrastructure is one of the world's most extensive multi-modal systems, featuring international airports, deep-water seaports, extensive highway and rail networks and multiple hubs that allow for high-speed data transmission from around the U.S. to Europe, Latin America and Africa.

Florida is connected to the world in every possible way. From strong cultural and trade connections with Latin America to unmatched global reach via its modern ports and airports and its leadership in the commercial space industry, Florida is a true global hub for business.

The state is also recognized as one of the top five telecom hubs in the world. The Network Access Point (NAP) in Miami serves as a major switching station for Internet traffic coming to and from Latin America, while other high-speed networks, such as the Florida LambdaRail and LA Grid, facilitate R&D efforts.

*information via <https://www.enterpriseflorida.com>

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JAXPORT

Positioned in the Southeastern United States at a key intersection of national rail and highway systems, the Jacksonville Port Authority (JAXPORT) serves as a major international gateway to Florida—the third most populous state in the U.S. It stands as the state’s leading container port and ranks among the top vehicle-handling ports in the country.

Numerous ocean carriers operate through JAXPORT, providing efficient access to over 140 ports across more than 70 nations. Shippers benefit from streamlined connections through a network of approximately 100 trucking companies and daily rail service from Class I railroads CSX and Norfolk Southern, along with the regional Florida East Coast Railway.

