



5245 COMMONWEALTH AVENUE · WESTSIDE

5245 Commonwealth Avenue

Jacksonville, FL

Class B distribution & manufacturing · divisible · 28-acre infill site

±317,054 SF AVAILABLE · DIVISIBLE FROM ±50,000 SF

- ◆ 28-acre site with abundant auto & trailer parking
- ◆ 20'–30' clear height across the building
- ◆ Multiple configurations for divisibility
- ◆ Short- and long-term deal options
- ◆ 1.5 miles from I-10 & I-295, Westside
- ◆ Located in Foreign Trade Zone #64
- ◆ No state or local personal income tax
- ◆ No inventory tax · strong area labor base

PROPERTY OVERVIEW

Property highlights

SIZE & AVAILABILITY

Available SF	±317,054 SF
Building Size	±560,688 SF

SITE & ENTITLEMENTS

Zoning	IL – Industrial Light
Foreign Trade Zone	FTZ #64

LOADING & CLEARANCE

Clear Height	20'–30'
Dock Levelers	Vertical-Storing Hydraulic Pit
Dock Equipment	Trailer Restraints · Dock Seals

BUILDING SYSTEMS

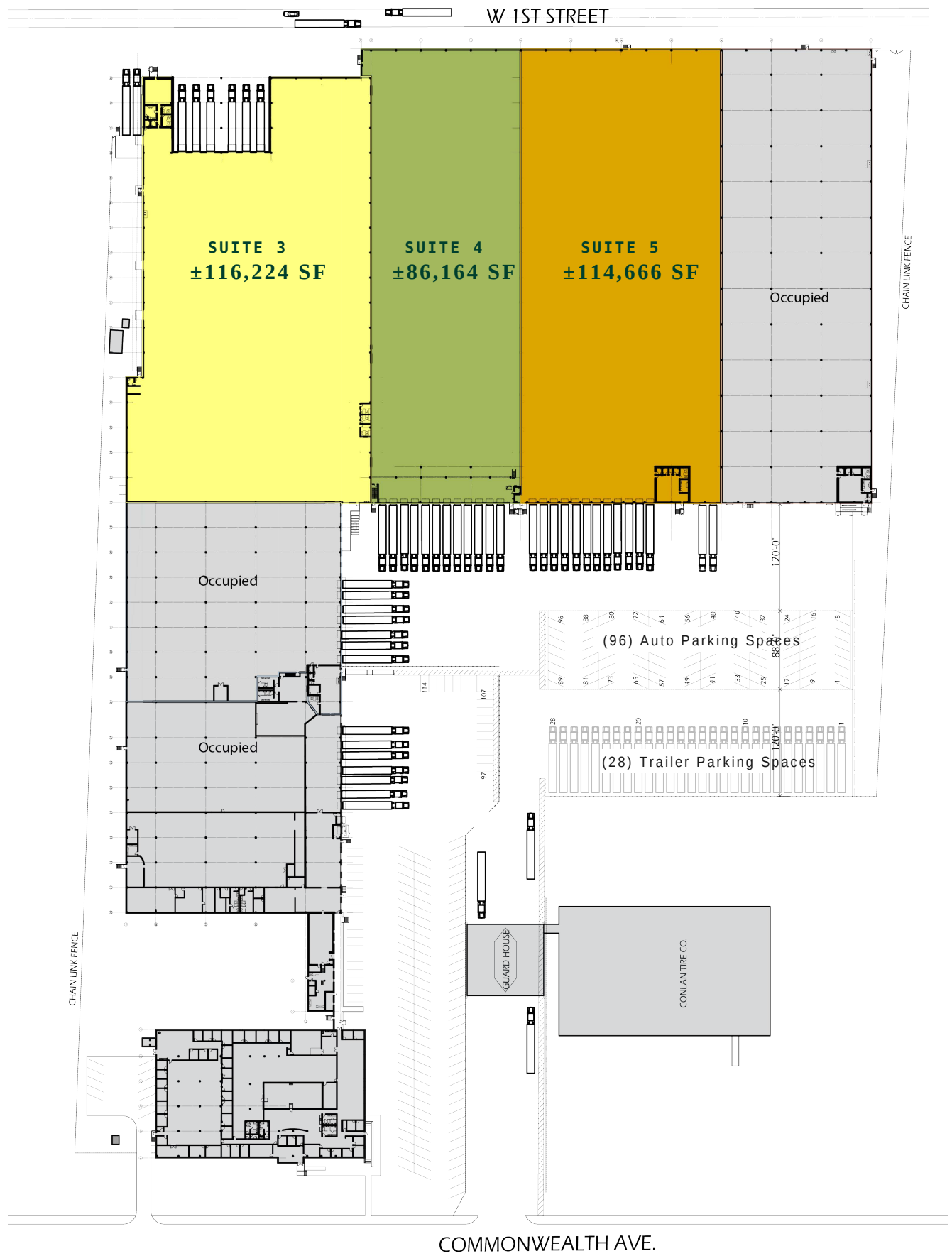
Construction	Tilt Wall & Precast
Roof	TPO – Completed 2015
Power	6,000A · 277/480V · 3PH

Divisible into three suites

±50,000 – 317,054 SF

SUITE 3 ±116,224 SF · 8 dock doors 20' clear height	SUITE 4 ±86,164 SF · 12 dock doors 20'–30' clear height	SUITE 5 ±114,666 SF · 14 dock doors 20'–30' clear height
---	---	--

Rates available upon request · contact the listing team for current terms



COMBINED • CONTIGUOUS

±317,054 SF

CONCEPTUAL – SUBJECT TO CHANGE

- Suite 3** • 8 dock doors • 20' clear
- Suite 4** • 12 dock doors • 20'–30' clear
- Suite 5** • 14 dock doors • 20'–30' clear

Suite 3

±116,224^{SF}

AVAILABLE

8

DOCK DOORS

20'

CLEAR HEIGHT

6 NORTH

3 SOUTH

CROSS-DOCK

SUITE 3

SUITE 4

SUITE 5

OCCUPIED

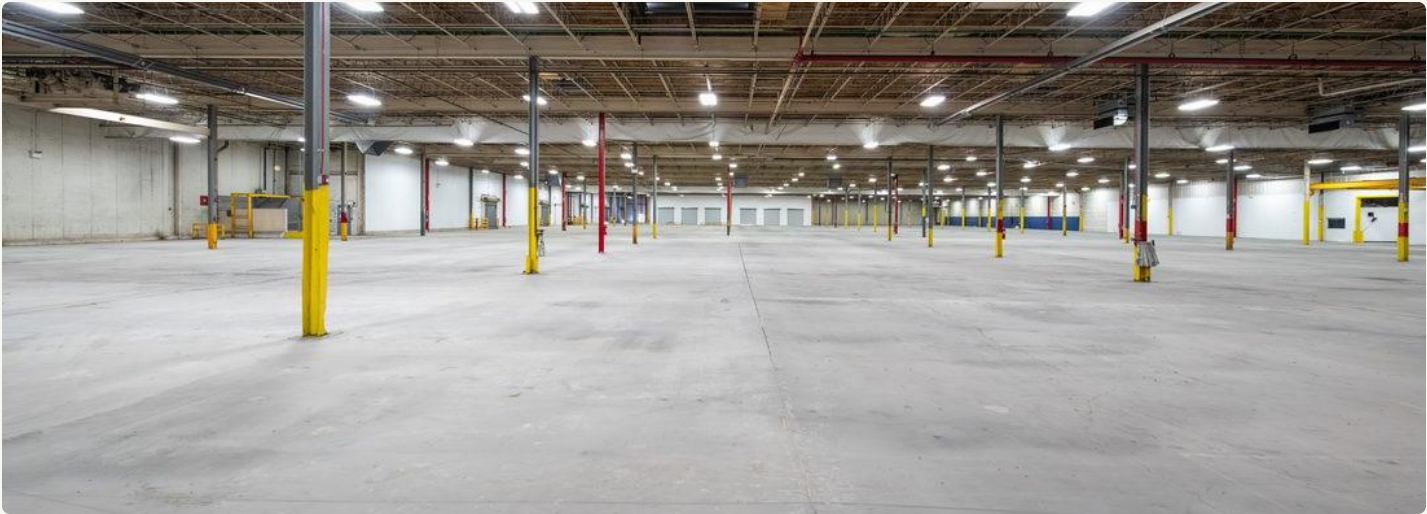
PLAN VIEW

CROSS-DOCK LOADING · ±116,224 SF · ~37% OF AVAILABLE AREA · CONCEPTUAL

THIS SUITE	
Available SF	±116,224 SF
Loading	Rear Load
Dock Doors	8
Clear Height	20'
Power	Heavy · 480V 3PH

IDEAL FOR

Rear-load access and a 476'-deep floor let production run front-to-back — suited to light manufacturing, assembly, and converting, with deep cube for bulk storage and FTZ import staging.



Suite 4

±86,164 SF

AVAILABLE

12

DOCK DOORS

20'–30'

CLEAR HEIGHT

RAIS WAREHOUSE – PLAN VIEW

SUITE 3

SUITE 4

SUITE 5

OCCUPIED

12 DOCK DOORS

FRONT-LOAD CONFIGURATION · ±86,164 SF · ~27% OF AVAILABLE AREA · CONCEPTUAL

THIS SUITE	
Available SF	±86,164 SF
Loading	Front-Load
Dock Doors	12
Clear Height	20'–30'
Power	Heavy · 480V 3PH

IDEAL FOR Single-load bays 508' deep maximize storage cube — ideal for bulk warehousing, FTZ import staging, and case-pick distribution of bulky, slower-moving goods. Heavy power also suits manufacturing.



Suite 5

±114,666 SF

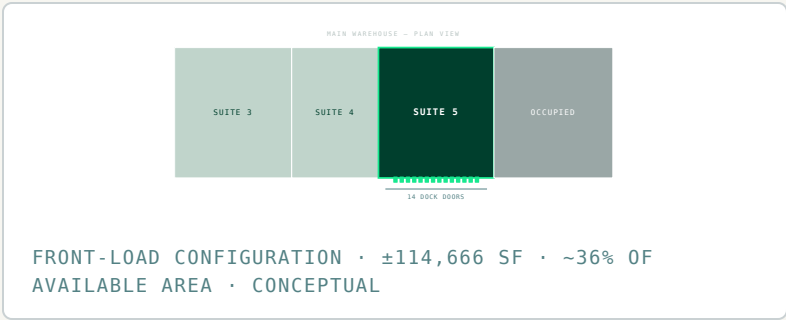
AVAILABLE

14

DOCK DOORS

20'–30'

CLEAR HEIGHT



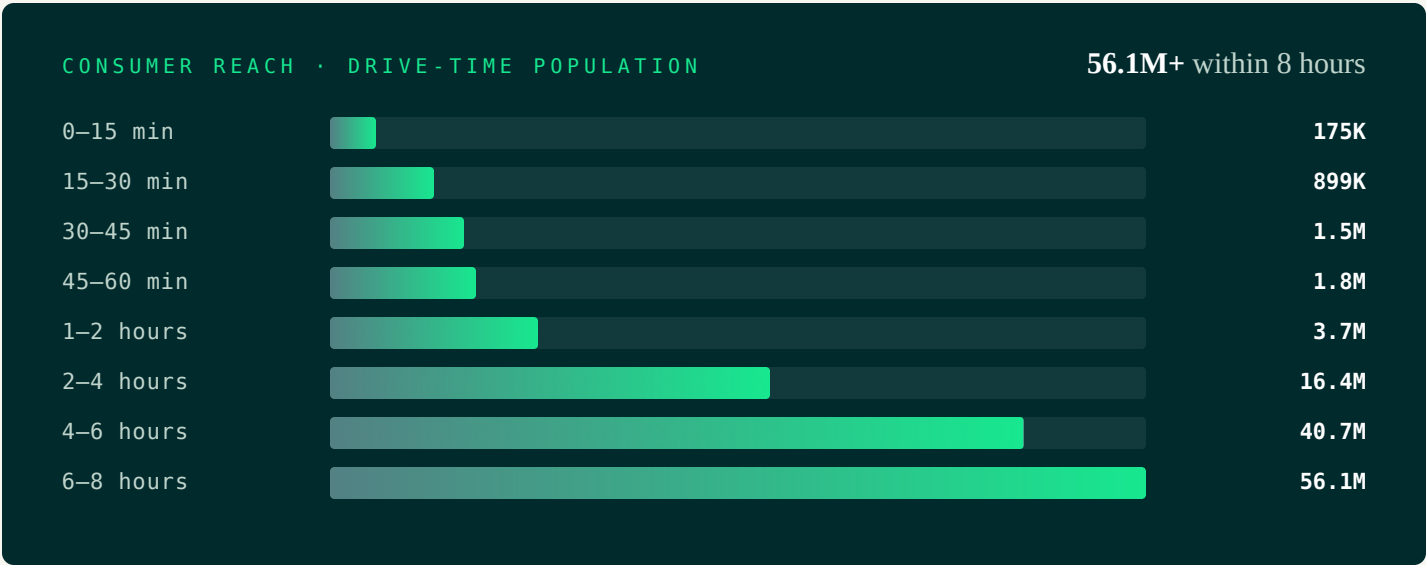
THIS SUITE	
Available SF	±114,666 SF
Loading	Front-Load
Dock Doors	14
Clear Height	20'–30'
Power	Heavy · 480V 3PH

IDEAL FOR Fourteen single-load docks across 508'-deep bays pair steady throughput with deep storage cube — fitting bulk distribution, returns and reverse logistics, and FTZ import staging.

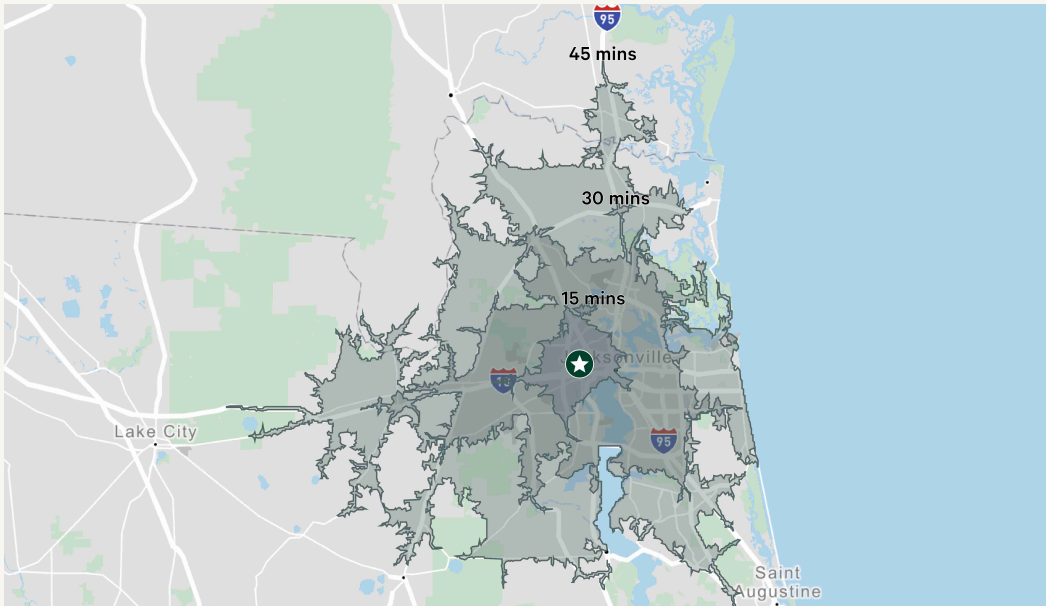


Location & reach

- ◆ Outstanding Westside infill location with easy access to I-10, I-295 & I-95
- ◆ Jacksonville named a top U.S. city for logistics infrastructure
- ◆ Minutes to downtown Jacksonville, JAXPORT and the airport
- ◆ 56M+ consumers reachable within an 8-hour drive



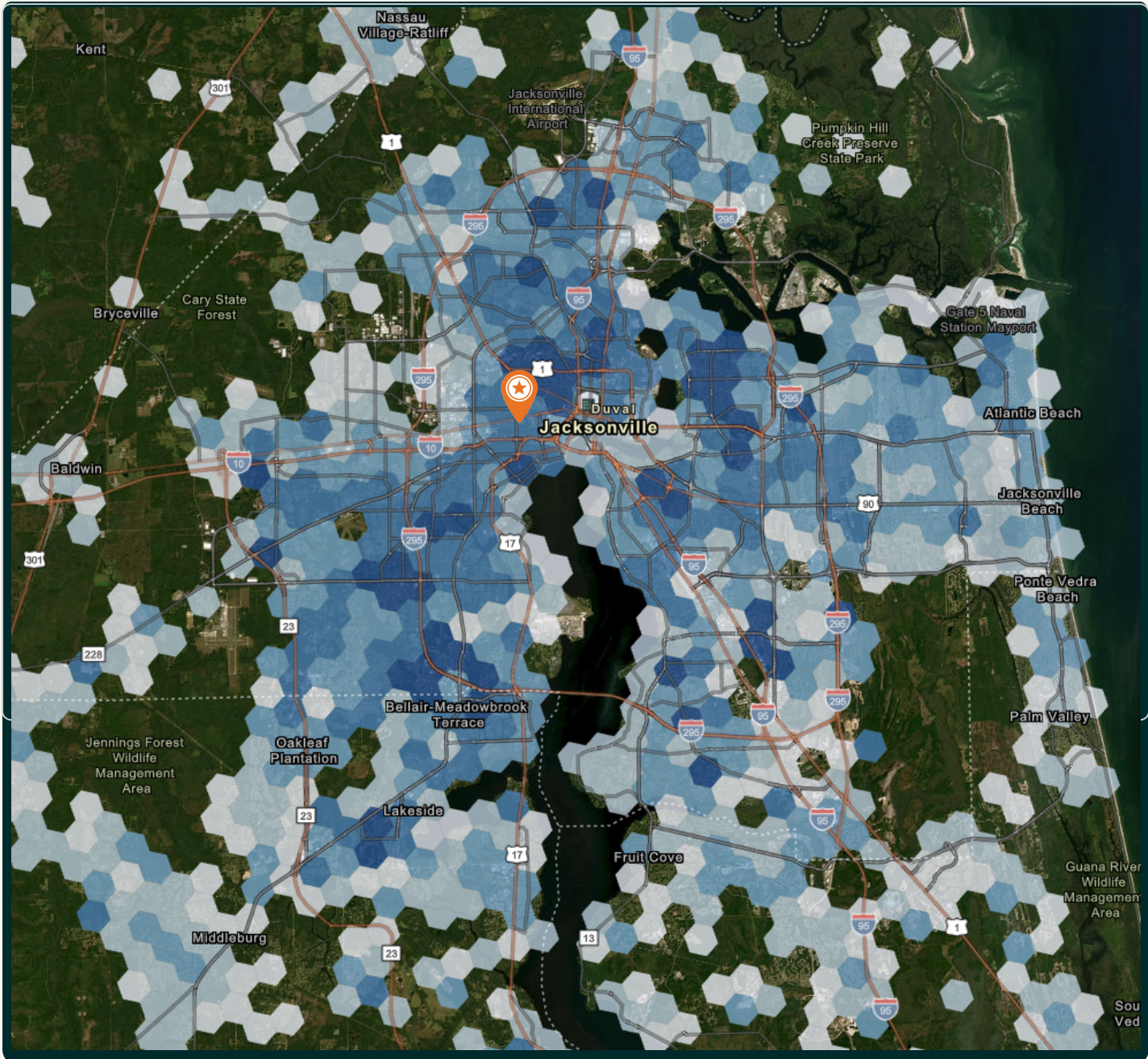
1.5 mi INTERSTATE 295	1.5 mi INTERSTATE 10	4 mi INTERSTATE 95
4 mi JACKSONVILLE CBD	15 mi JAXPORT	15 mi JAX INT'L AIRPORT



SOURCE: DRIVE-TIME POPULATION ESTIMATES

Labor market

Transportation and warehouse worker density across the Jacksonville metro. The **orange star** marks 5245 Commonwealth Avenue, set among the deep logistics-labor pools concentrated through the urban core and surrounding industrial submarkets.



2026 TRANSPORTATION / WAREHOUSE LABOR – WORKERS PER SQ. MI

More than 250 125 – 250 50 – 125 15 – 50 5 – 15

2026 OCCUPATION: TRANSPORTATION & MOVING • WORKERS PER SQUARE MILE

SOURCE: 2026 TRANSPORTATION/WAREHOUSE LABOR ESTIMATES



FOR LEASE • JACKSONVILLE, FL

5245 Commonwealth Avenue

Jacksonville, FL

FOR MORE INFORMATION, PLEASE CONTACT

Kyle Fisher

First Vice President

E kyle.fisher@cbre.com

T +1 864 540 5926

Nathan Rogers

First Vice President

E nathan.rogers@cbre.com

T +1 904 612 6066

Kyle Murphy

Associate

E kyle.murphy@cbre.com

T +1 845 416 3890

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).