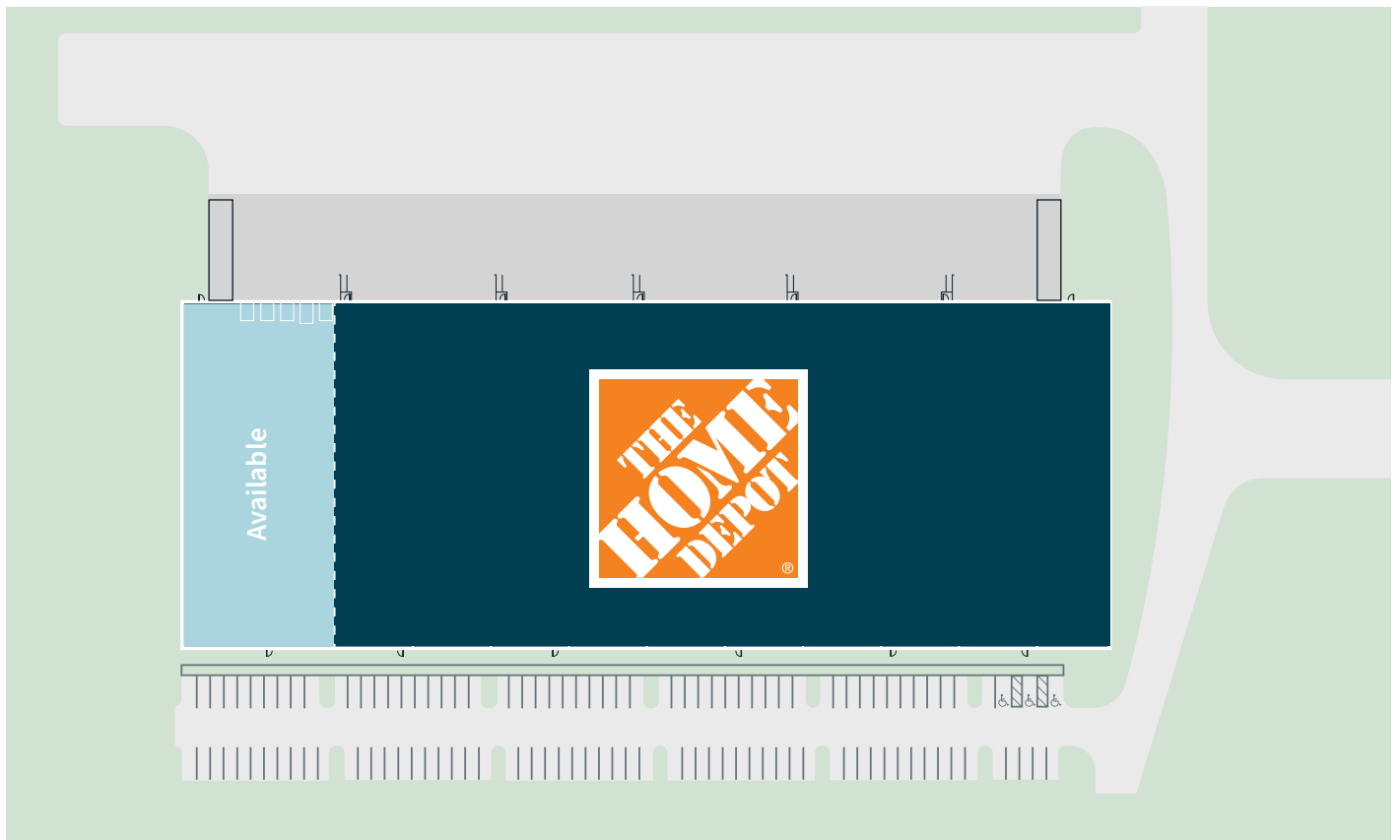


# For lease

**Crossroads Distribution Center - Bldg. 200**  
20,711 RSF Available

# 6600 Pritchard Road - Bldg. 200

## Jacksonville, FL 32219



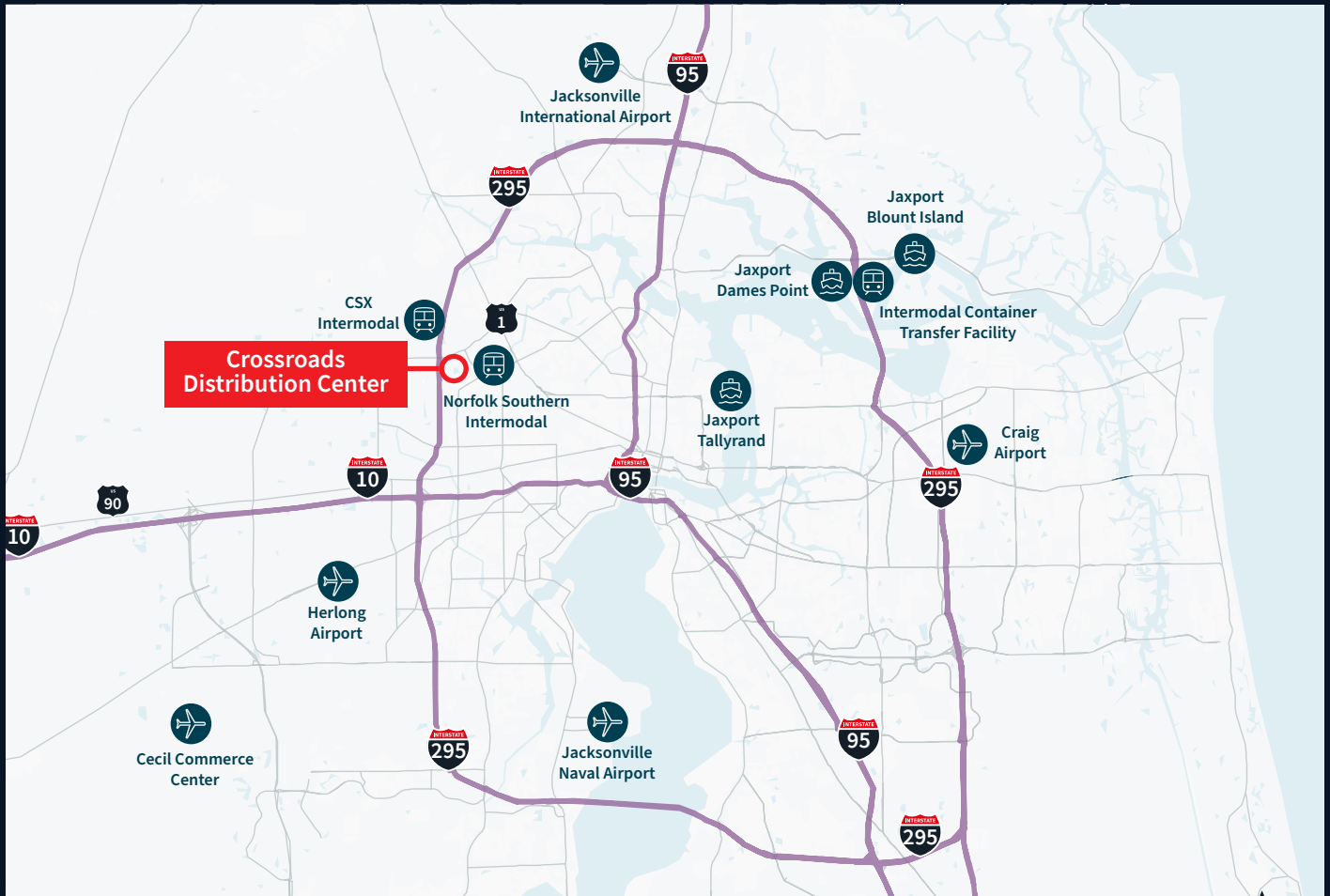
|                        |                                   |                       |               |
|------------------------|-----------------------------------|-----------------------|---------------|
| <b>Available space</b> | Unit 10 & 11<br>20,711 s.f.       | <b>Office</b>         | 1,190 s.f.    |
| <b>Building size</b>   | 126,056 s.f.                      | <b>Truck court</b>    | 130'          |
| <b>Clear height</b>    | 30'                               | <b>Building depth</b> | 200'          |
| <b>Dock doors</b>      | 4 (9'x10')<br>1 (10'x12')         | <b>Drive-in doors</b> | 1 (12' x 14') |
| <b>Power</b>           | 200amps x 40,<br>120-277 volt, 4W | <b>Sprinklers</b>     | ESFR          |
| <b>HVAC</b>            | Warehouse temp controlled         | <b>HVLS fans</b>      | 2             |
| <b>Lighting</b>        | LED                               | <b>Roof age</b>       | 2022          |
| <b>Auto parking</b>    | 0.9/1,000 s.f.                    | <b>Zoning</b>         | IBP           |

# Crossroads Distribution Center



Surrounding neighbors include, Volkswagen, Home Depot, Grainger, UPS and Amazon.

## Convenient Westside location with quick access to all major interstates



1 mile



2.2 miles  
CSX  
Intermodal



5 miles



10 miles



10.3 miles  
JAXPORT



13 miles  
JIA

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