



- **Instant Highway Access:** Minutes to I-10 and I-295, offering a direct pipeline to I-95 and regional markets.
- **Intermodal Advantage:** Close proximity to the CSX Intermodal facility and JAXPORT, Florida's largest container port.
- **Massive Consumer Reach:** Jacksonville's unique geography puts over 60 million consumers within an 8-hour drive.
- **Strong Demographics:** Access to a dense, skilled industrial workforce within a 5-to-10-mile radius.



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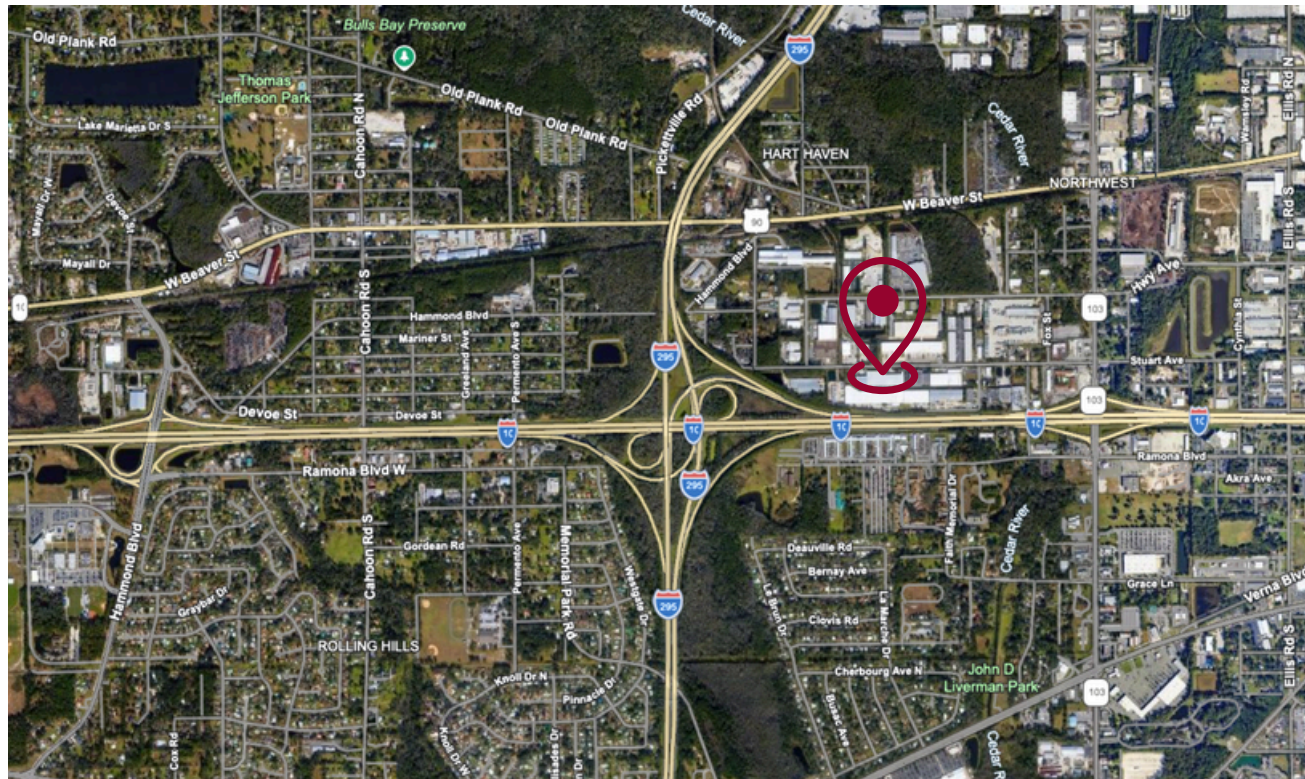


PROPERTY OFFERING

BUILDING SIZE	111,570± SF
WAREHOUSE SF	107,452± SF
OFFICE SF	4,118± SF
LAND (ACRES)	4.15±
ZONING	IL
CEILING HEIGHT	22'±
GRADE-LEVEL DOORS	7
DOCK-HIGH DOORS	3
SPRINKLER SYSTEM	Wet
ELECTRIC	3 Phase / 1,200 Amps
SUBLEASE EXPIRATION	2041
LEASE RATE	\$6.75 PSF, NNN

LOCATION HIGHLIGHTS

I-10	1.5± Miles	3-5± Minutes
I-295	3.0± Miles	5-7± Minutes
DOWNTOWN JACKSONVILLE	6.5± Miles	12± Minutes
JAXPORT (TALLEYRAND)	10.6± Miles	18-20± Minutes
JACKSONVILLE INTERNATIONAL AIRPORT (JAX)	17.6± Miles	25± Minutes





Pine Street / RPS



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