

For Lease

Westlake Commerce Center

9395 Pritchard Road | Jacksonville, FL 32219

Class A Master Planned Industrial Park

- Building 1 - 337,104± SF - Ready for occupancy
- Building 2 - 192,924± SF - Ready for occupancy
- Exceptional multimodal location in Jacksonville's Westside submarket
- Excellent proximity to I-295, I-10 and I-95
- Zoned Light Industrial allowing for distribution, warehousing, light manufacturing, processing and outdoor storage
- Known as America's Logistics Center, Jacksonville boasts same-day access to 98 million people

 Click here for a virtual tour

 Click here to view marketing video

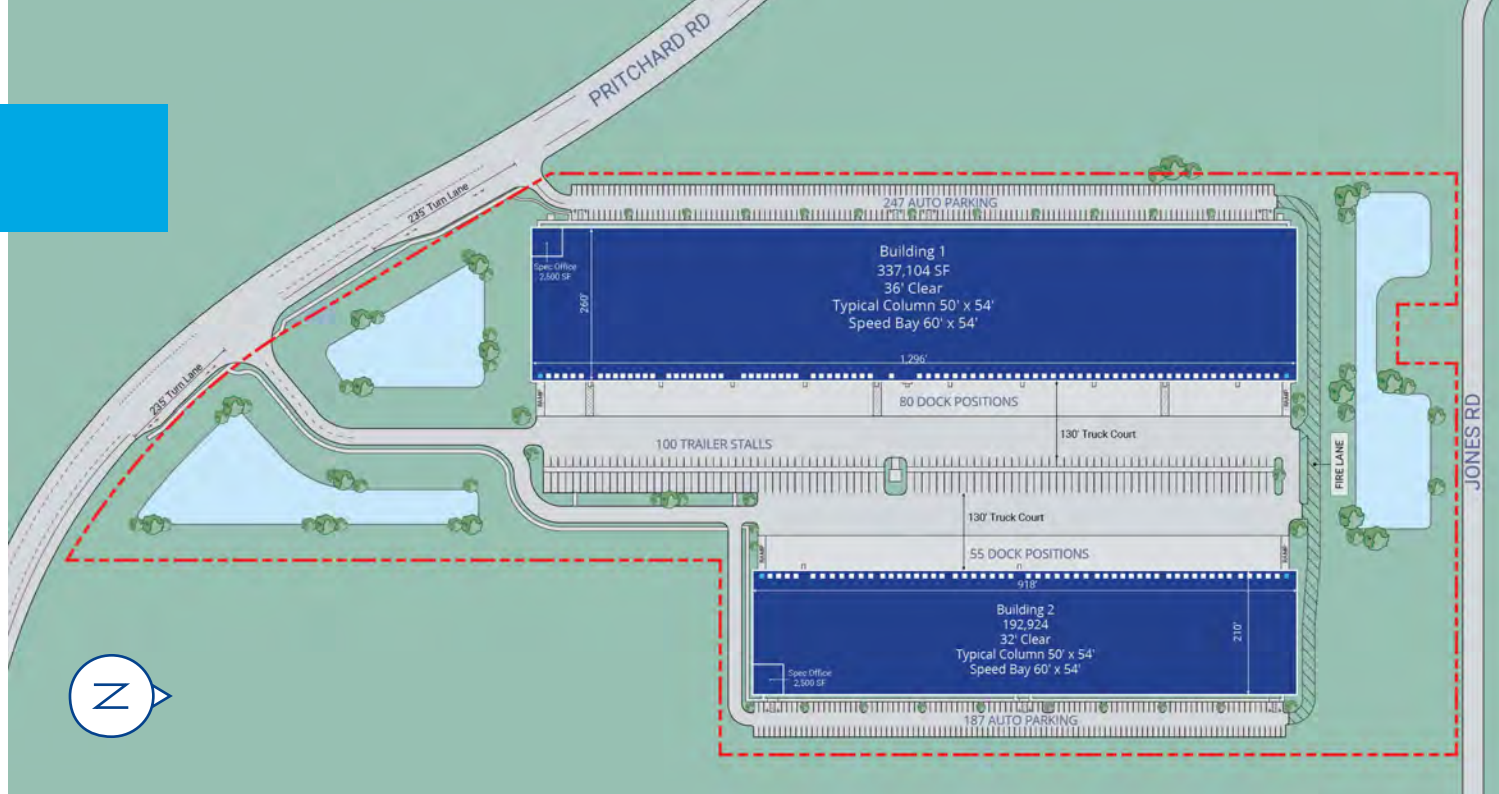
 Click here to view property website

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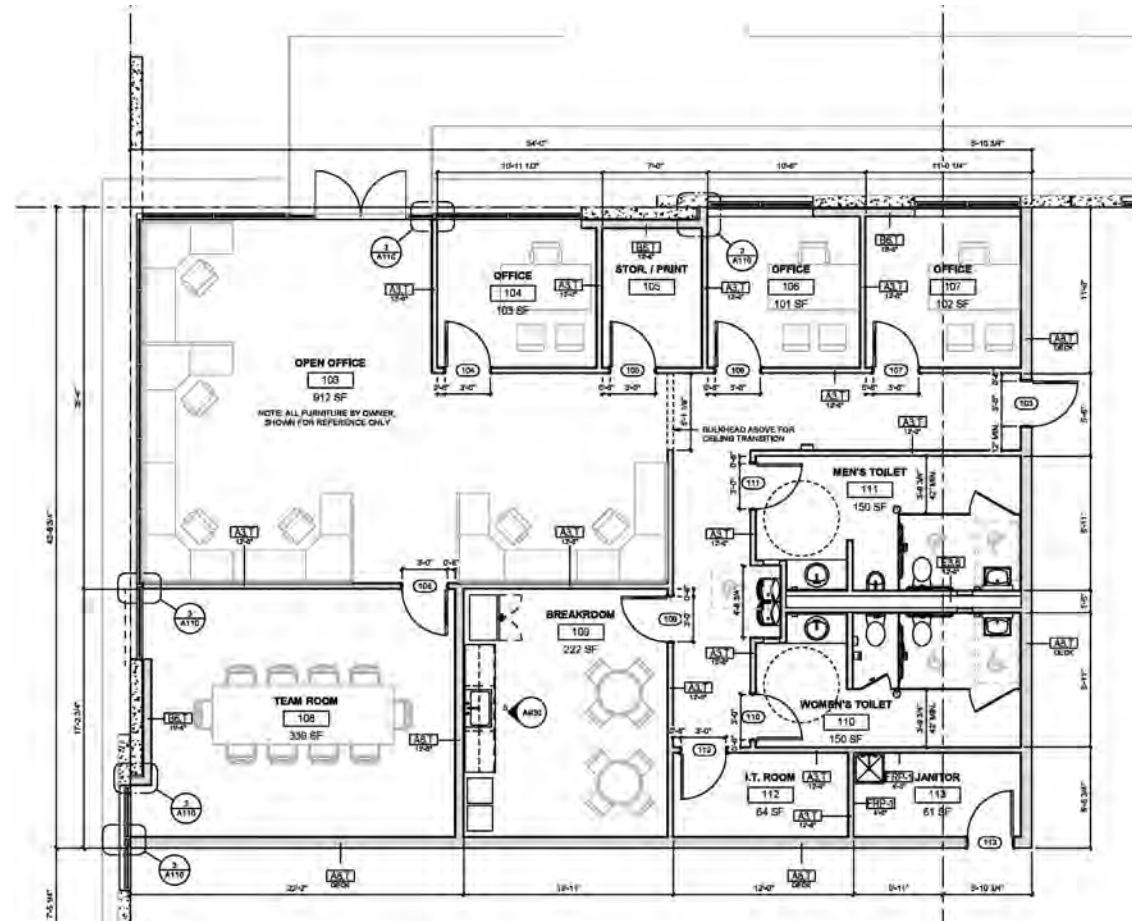
Site Plan



Property Overview

Building 1

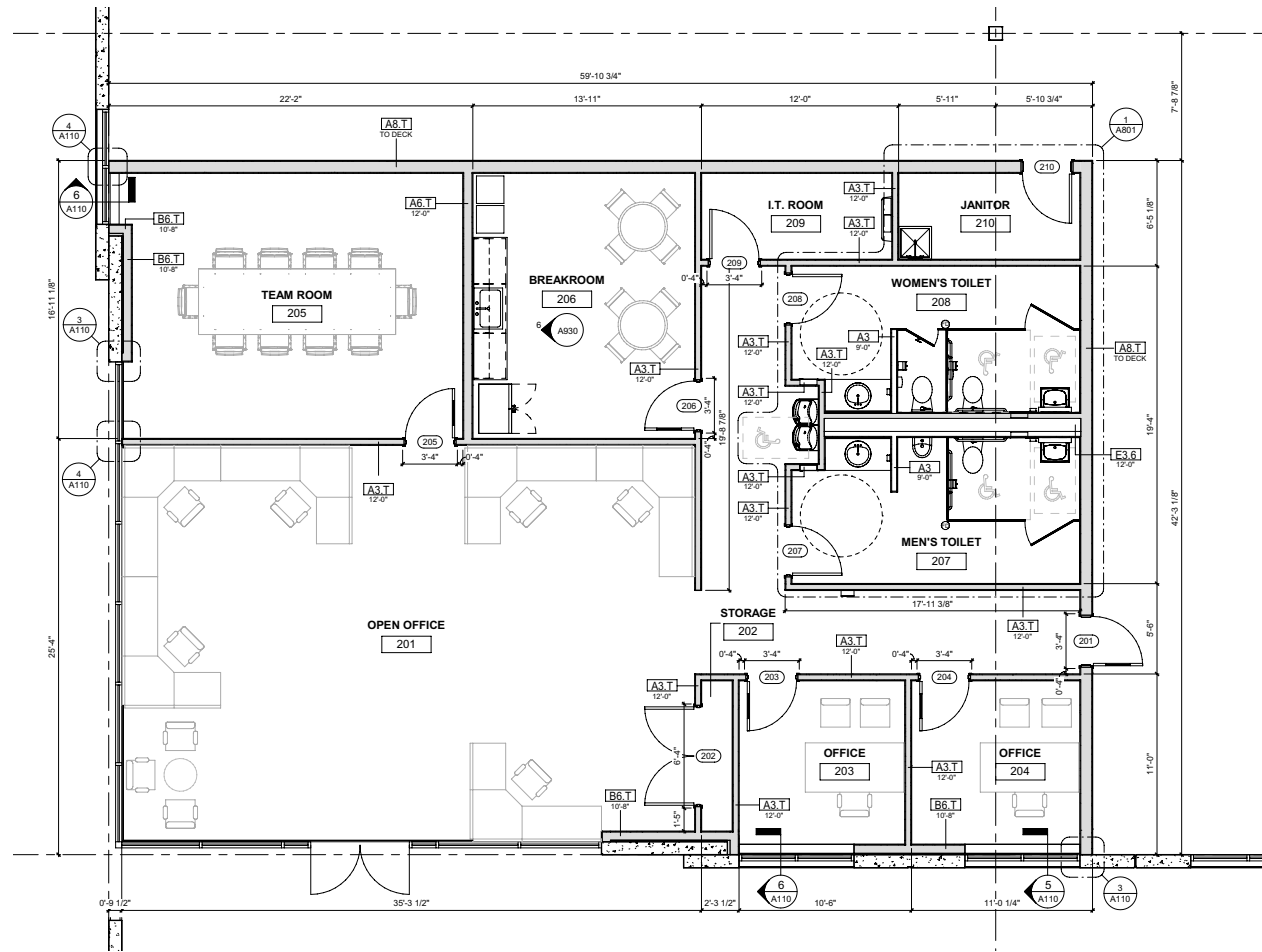
| | |
|--------------------------------|---|
| Total Site Area | 40.45 acres |
| Building SF | 337,104 |
| Spec Office SF | 2,575 |
| Bldg. Dimensions | 260' x 1,296 |
| Car Parking | 247 |
| Off Dock Trailer Stalls | 100 (shared with Building 200) |
| Truck Apron | 60' |
| WH Windows | One (5' x 5') clerestory window per bay |
| Typical Bays | 50' x 54' |
| Speed Bays | 60' x 54' |
| Clear Height | 36' |
| Roof | TPO 60-mil 20-year warranty |
| Insulation | LTTR-21 polyiso warehouse LTTR-25 polyiso office |
| Floor Slab | 7" non-reinforced concrete 4,000 PSI 10-mil vapor barrier |
| Truck Court | 190' |
| Dock High Doors | 80 (9' x 10') |
| Drive In Doors | 2 (12' x 14') motor-operated |
| Dock Levelers | 20 dock positions with 7' x 8', 45,000lb mechanical dock levelers |
| Interior Tilt Wall | Painted white |
| WH Exhaust Fans | Code min of 0.06 CFM/SF Roof-mounted fans with wall louvers |
| Sprinklers | ESFR K-22 above 40' deck height K-17 below 40' |
| Electric Service | 4,000A 277/480V 3P 4W |
| WH Lighting | LED on motion sensors 30 FC |
| Exterior Lighting | LED wall and poles |

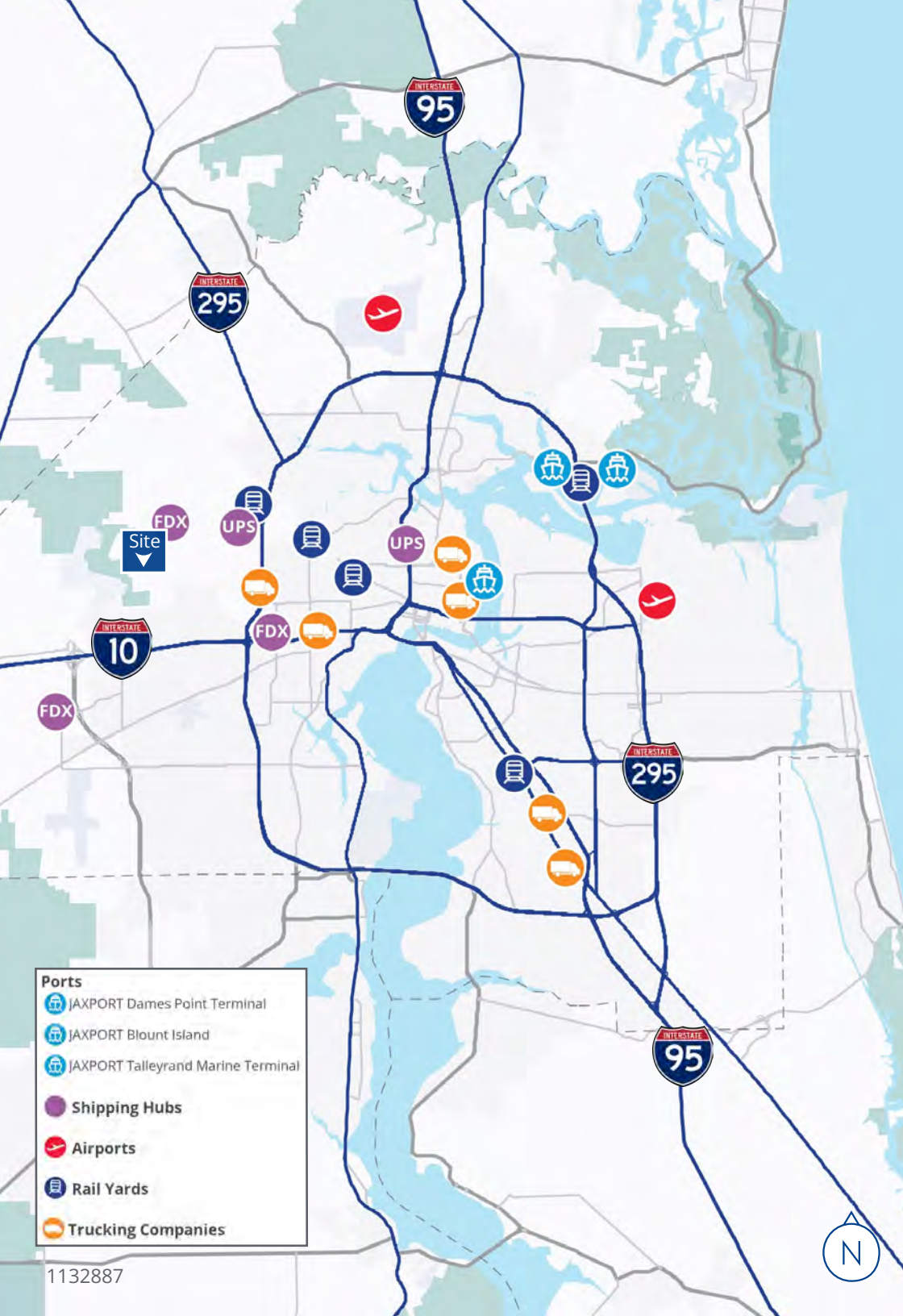


Property Overview





Building 2

| | |
|------------------------------|---|
| Total Site Area | 40.45 acres |
| Building SF | 192,924 |
| Spec Office SF | 2,532 |
| Bldg. Dimensions | 210' x 918' |
| Car Parking | 187 |
| Off Dock Truck Stalls | 100 (shared with Building 100) |
| Truck Apron | 60' |
| WH Windows | One (5' x 5') clerestory window per bay |
| Typical Bays | 50' x 54' |
| Speed Bays | 60' x 54' |
| Clear Height | 32' |
| Roof | TPO 60-mil 20-year warranty |
| Insulation | LTTR-21 polyiso warehouse LTTR-25 polyiso office |
| Floor Slab | 7" non-reinforced concrete 4,000 PSI 10-mil vapor barrier |
| Truck Court | 190' |
| Dock High Doors | 55 (9' x 10') |
| Drive In Doors | 2 (12' x 14') motor-operated |
| Dock Levelers | 14 dock positions with 7' x 8', 45,000lb mechanical dock levelers |
| Interior Tilt Wall | Painted white |
| WH Exhaust Fans | Code min of 0.06 CFM/SF Roof-mounted fans with wall louvers |
| Sprinklers | ESFR; K-17 throughout |
| Electric Service | 2,000A 277/480V 3P 4W |
| WH Lighting | LED on motion sensors 30 FC |
| Exterior Lighting | LED wall and poles |





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| | | |
|---|--------------------------------------|-----------|
|  | Interstate 295 | 4 miles |
| | Interstate 10 | 5 miles |
| | Interstate 95 | 14 miles |
|  | CSX Intermodal Facility | 6 miles |
| | Norfolk Southern Intermodal Facility | 8 miles |
| | FEC Intermodal Facility | 24 miles |
|  | Jacksonville Int'l Airport | 17 miles |
| | JAXPORT Talleyrand | 14 miles |
| | JAXPORT Dames Point | 22 miles |
|  | JAXPORT Blount Island | 22 miles |
| | Port of Savannah | 123 miles |
| | Port of Charleston | 221 miles |
| | Port of Tampa | 250 miles |

Business-Friendly Environment

- Located within the boundary of the Northwest Jacksonville Economic Development Fund, a public fund accessible by existing and prospective businesses in the Northwest Jacksonville area
- Abundant regional labor pool
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

Strategic Location

The Westside submarket provides **excellent connectivity** to the region's major transportation infrastructure.

 **14**
Miles

 **4**
Miles

 **5**
Miles

 **17**
Miles
Jacksonville Int'l
Airport

 **6**
Miles
CSX Intermodal

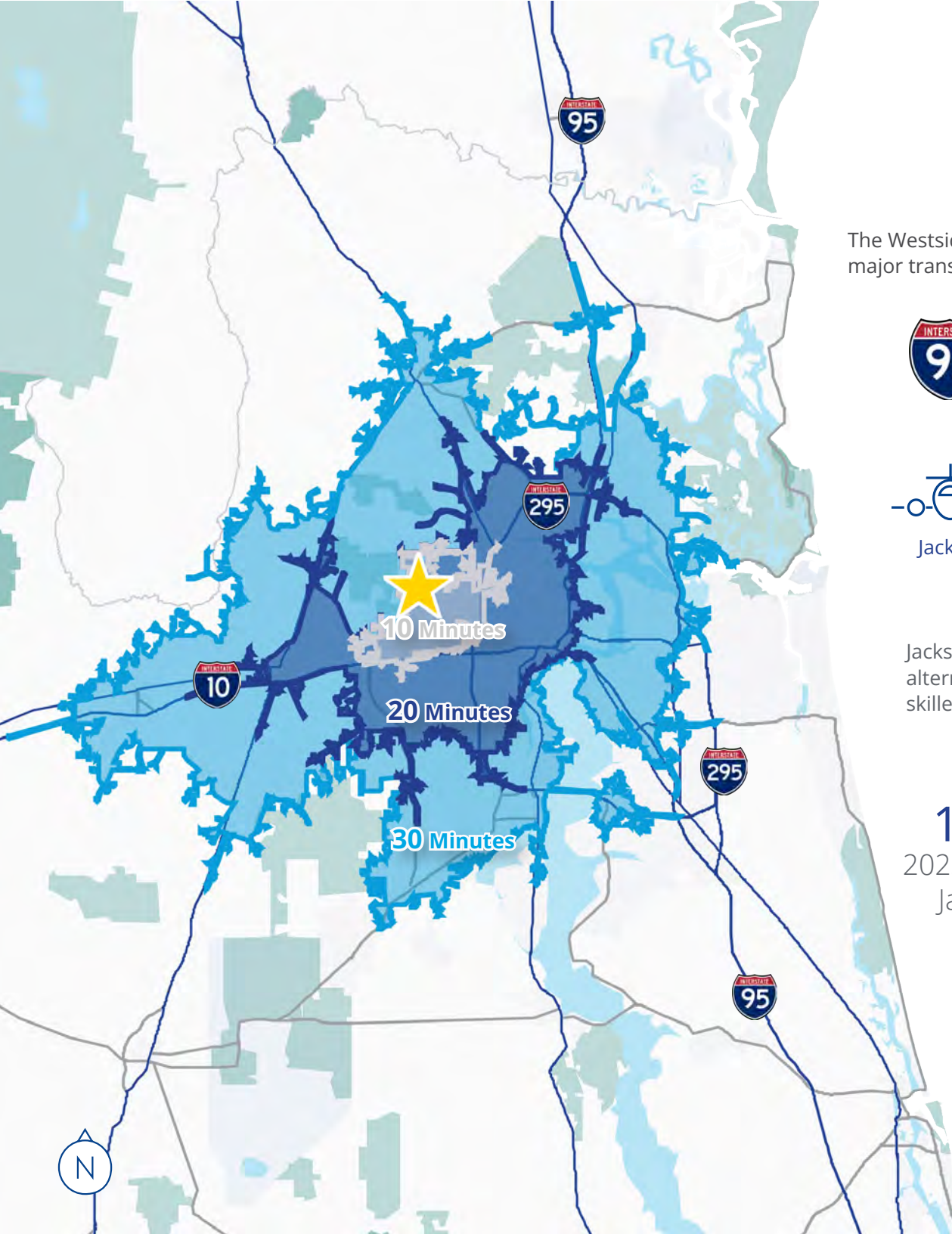
 **22**
Miles
JAXPORT

Jacksonville's **strong regional demographics** offer an affordable alternative to other metros in Florida and a high quality of life for skilled labor with a growing workforce.

1,696,786
2023 Total Population
Jacksonville MSA
ESRI

8%
Population Growth
(2019 - 2023)
ESRI

#6
MSA in 2023 Migration
Population Growth
LINKEDIN 2023



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Site

Westside Industrial Park

Pritchard Rd. & I-295

Perimeter West Industrial Park

Imeson Road Distribution Complex

Crossroads Distribution Center

Westlake Industrial Park

Commonwealth & I-295



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