

Imeson Commerce Center

Imeson Park Blvd.
Jacksonville, FL 32218

422,136 s.f. under construction



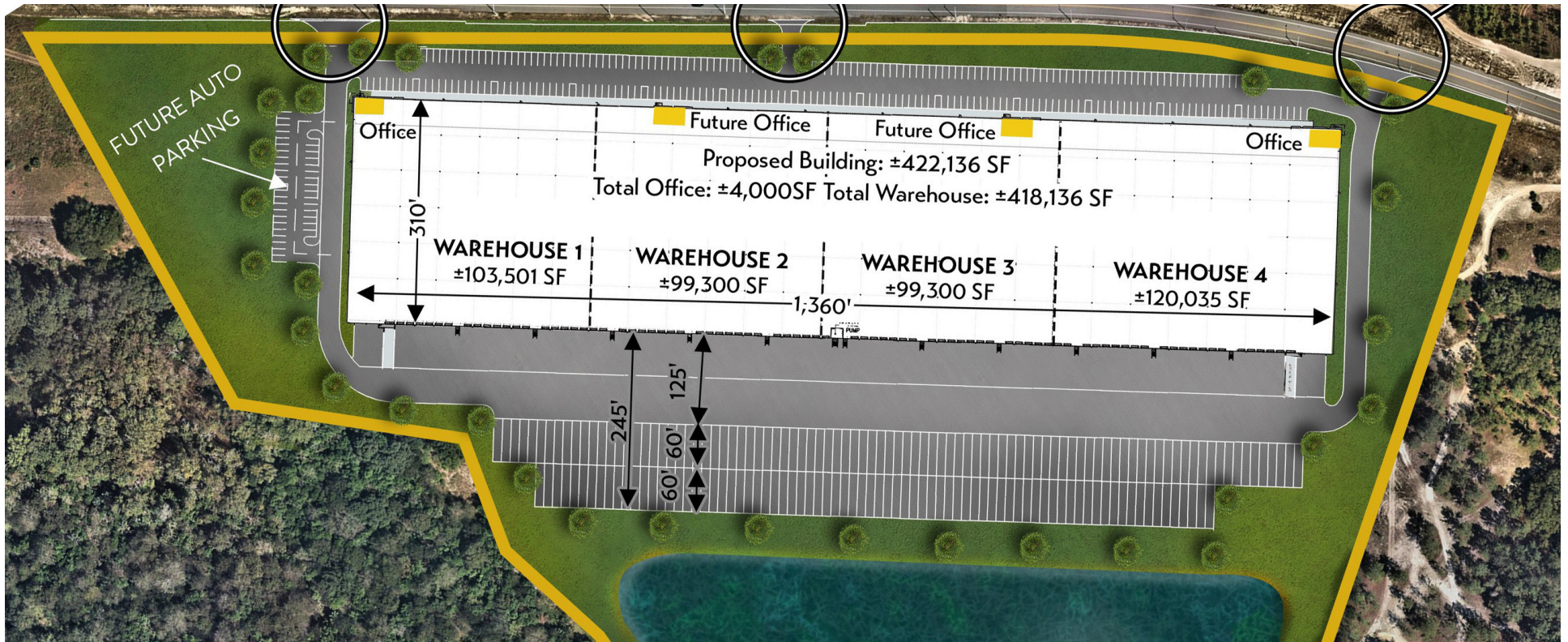
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Property specifications



Building size	422,136 s.f.	Roof	45 mil, R-20	Power	2,000 amp, 277/480V, 3 phase
Available s.f.	422,136 s.f.	Dock doors	84 (9' x 10')	Auto parking	216 (expandable)
Parcel size	46.48 ac.	Drive-in doors	2 (12' x 14')	Trailer parking	180 (expandable)
Office s.f.	+/- 4,000 s.f.	Truck court depth	125' x 245'	Slab design	7" unreinforced concrete slab w/ dowel baskets in loading bays
Building dimensions	1360'x 310'	Dock packages	(8) 40k lbs. mechanical pit levelers	Zoning	IL
Column spacing	53'4" x 50' typical bay 53'4" x 60' speed bays 53'4" x 66'8" end caps	Warehouse lighting	LED w/ motion sensors, 25fc		
Clear height	36'	Fire suppression	ESFR		

Property overview



Overview

- Strategically located along I-95 within Jacksonville's Northside submarket
- Superior multi-modal location to service SE U.S.
- Centrally located between JIA and JAXPort
- Less than two miles to I-95 and four miles to I-95/I-295 Interchange

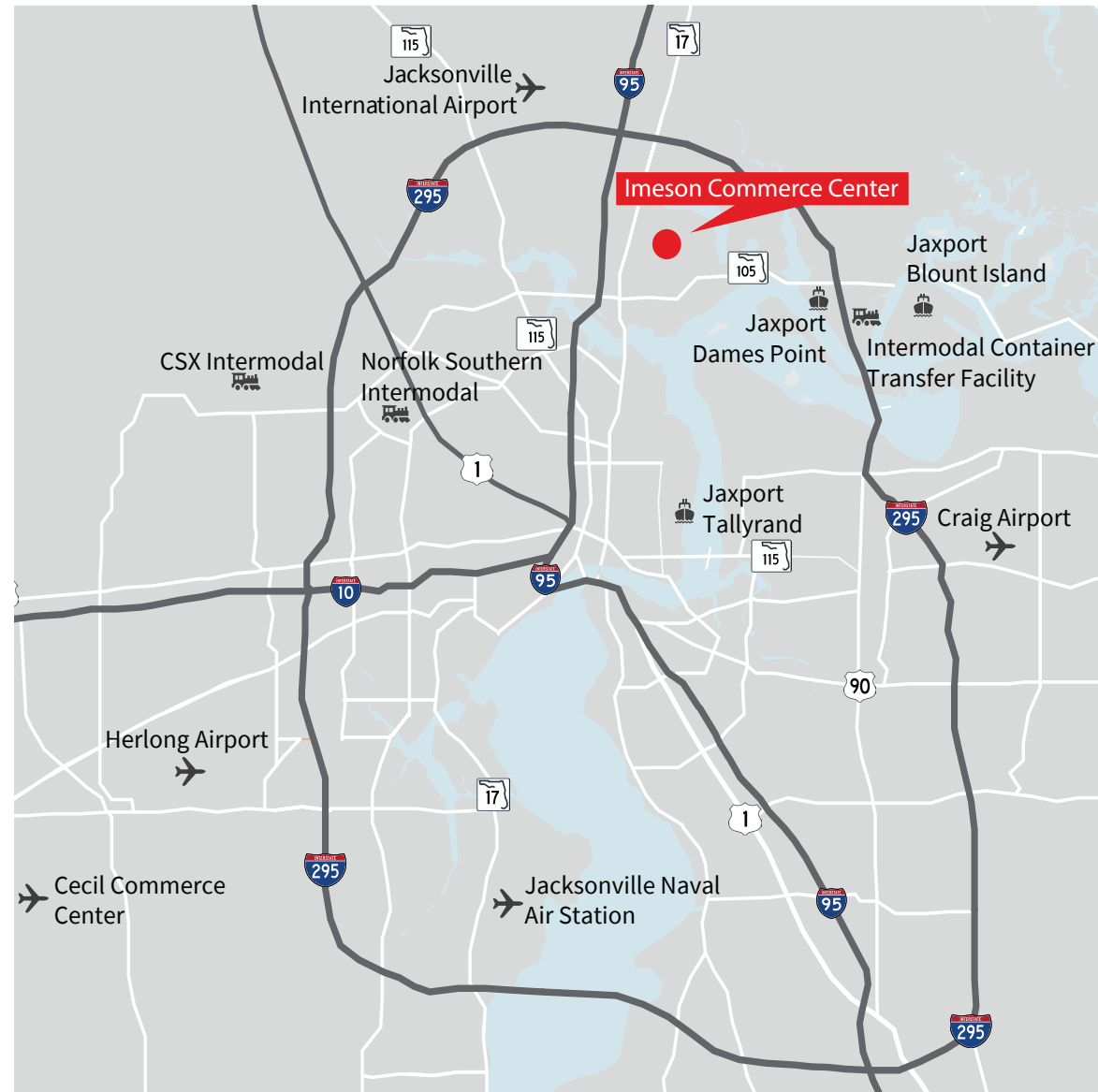
Neighboring tenants

1 	6 	11 	15 
2 	7 	12 	16 
3 	8 	13 	17 
4 	9 	14 	
5 	10 		
			

Drive times

Superior multi-modal location to service SE U.S.
Centrally located between JIA and JAXPort

I-95	1 mile
I-295	2.7 miles
Dames Point	4.5 miles
Downtown Jacksonville	5 miles
Jacksonville International Airport	5.5 miles
Blount Island	5.75 miles
Savannah, GA	142 miles
Orlando, FL	153 miles
Tampa, FL	195 miles
Charleston, SC	241 miles
Atlanta, GA	342 miles
Miami, FL	359 miles
Montgomery, AL	363 miles
Charlotte, NC	386 miles
Baltimore, MD	747 miles



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage