

# AIRPORT COMMERCE CENTER

Jacksonville, FL | 32218

- ±2,820,556 SF Industrial Park
- 7 Buildings ranging from 141,960 SF to 1,019,520 SF with build to suit opportunity
- Located at the entrance to Jacksonville International Airport
- Excellent access to I-295, I-95, and I-10
- Pre-leasing now
- Breaking Ground Q3-2025

## LOCAL MARKET EXPERTS

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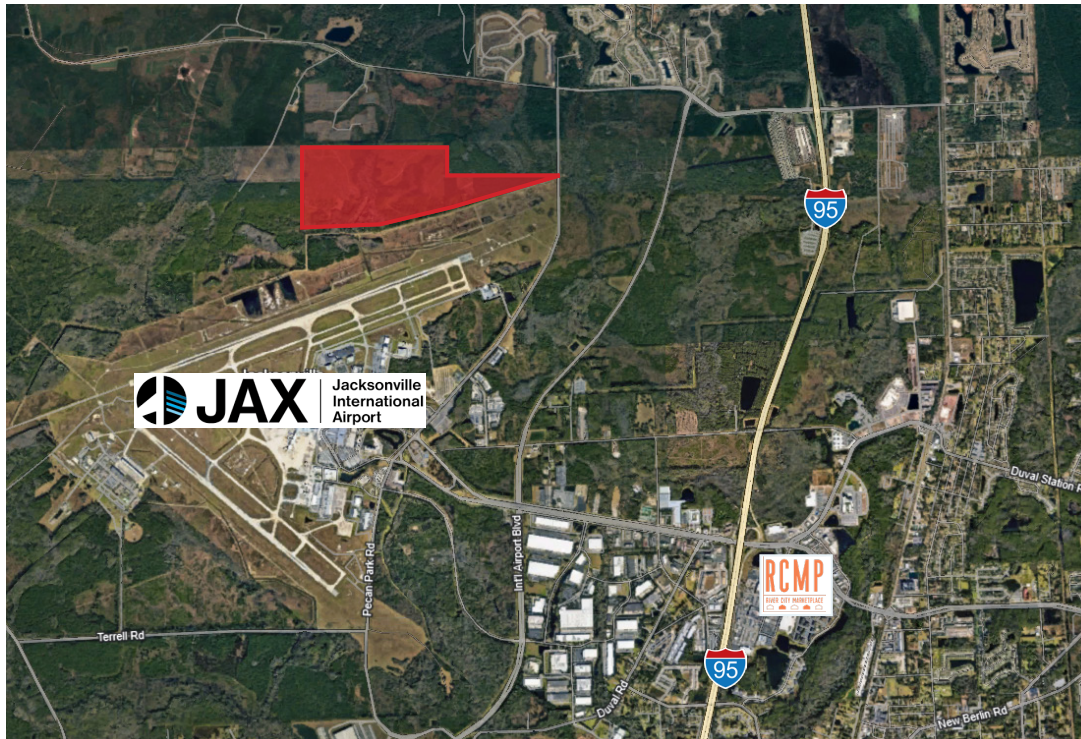
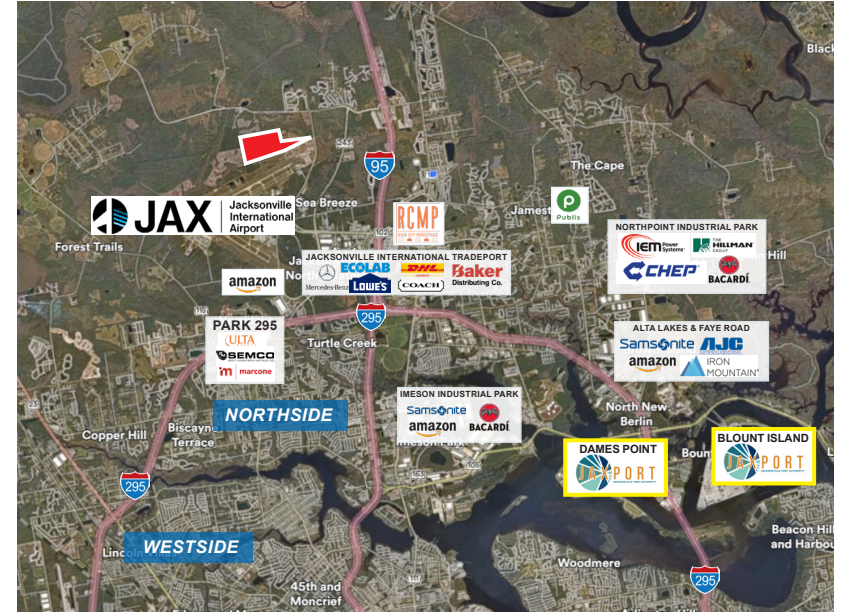
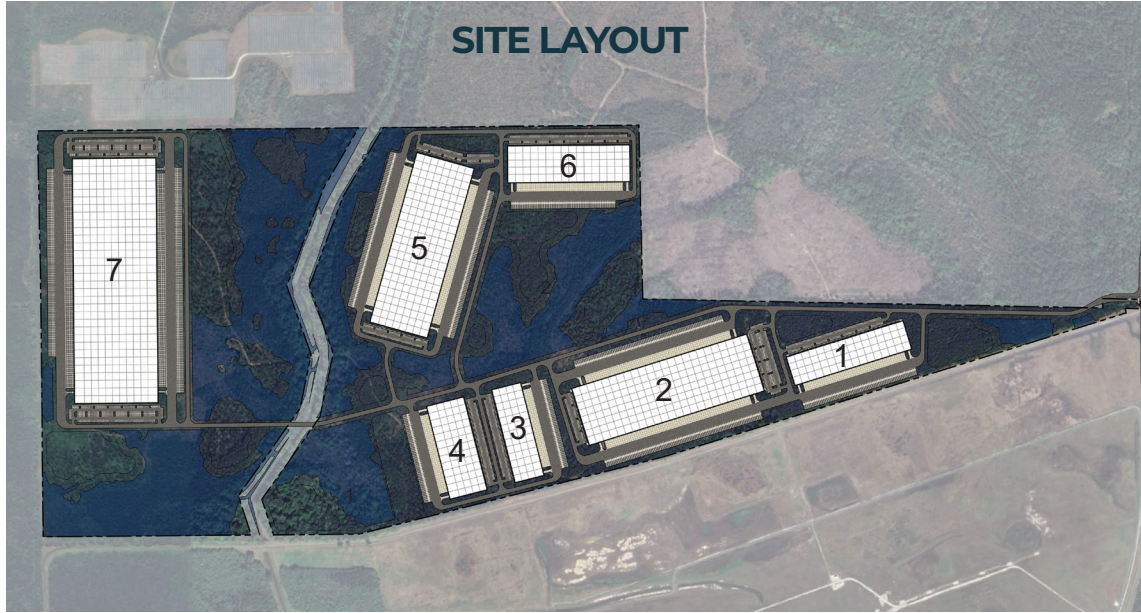




# THE IDEAL LOCATION

## AIRPORT COMMERCE CENTER

### SITE LAYOUT



## AIRPORT COMMERCE CENTER THE IDEAL LOCATION



LOCATED AT ENTRANCE TO



DISTANCE TO CSX INTERMODAL FACILITY  
NORFOLK SOUTHERN FACILITY  
10 Miles



DISTANCE TO FLORIDA EAST COAST RAIL  
24 Miles



DISTANCE TO JAXPORT  
10 miles to Blount Island  
11 miles to Talleyrand and Dames Point

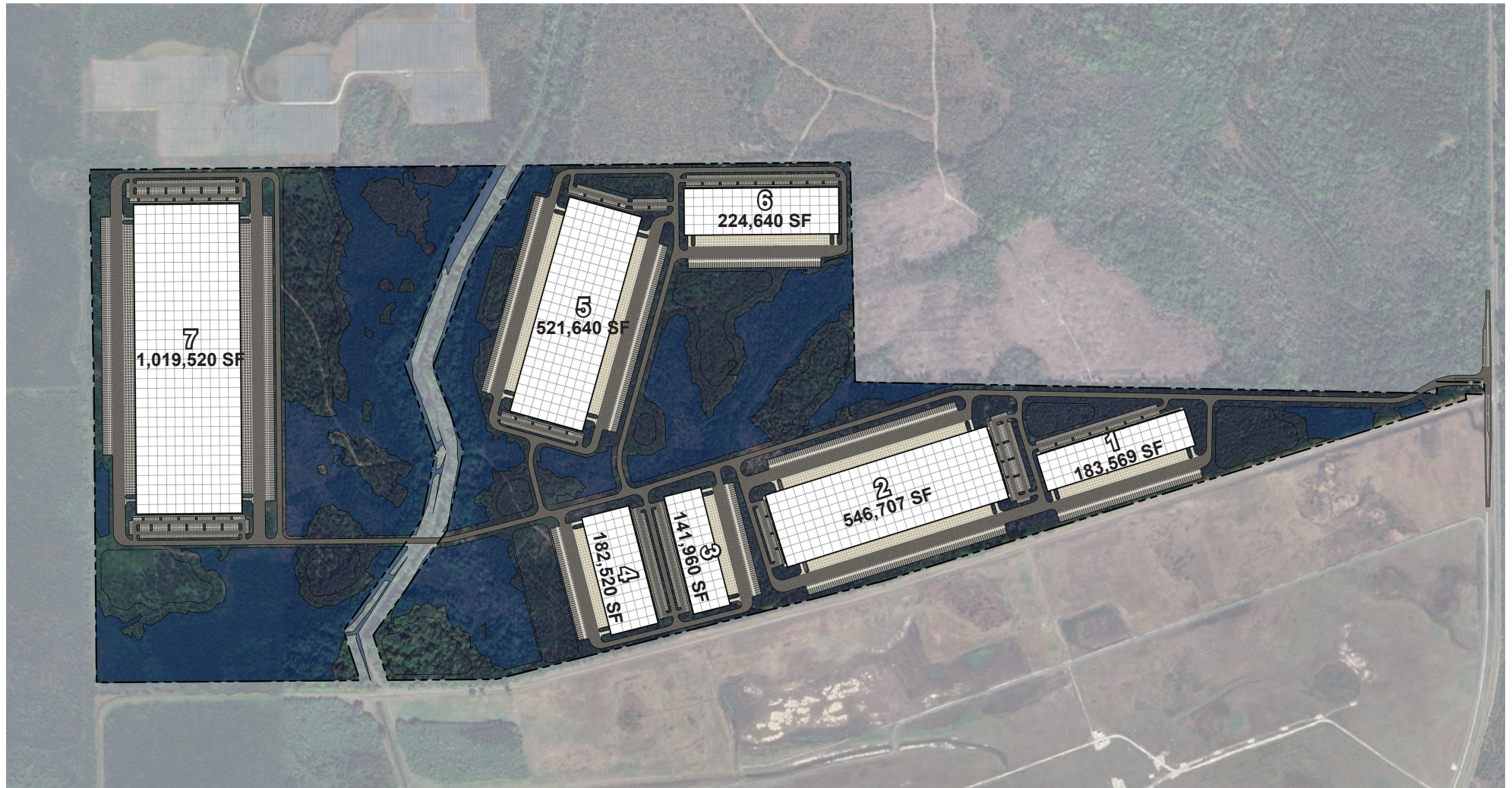


DISTANCE TO CERES TERMINALS | DAMES POINT  
9 Miles



# SITE LAYOUT

AIRPORT COMMERCE CENTER



# BUILDING SPECS

## AIRPORT COMMERCE CENTER



±2,820,556 SF



Easy Access To  
I-295 And I-95



Master planned  
business park



Zoned  
PUD - LI

Building 1 (Phase I)	
Building Square Footage	183,569 SF
Nominal Building Dimensions	210' x 864'
Clear Height	32' clear
Column Spacing	54'-0" x 50'-0" 54'-0" x 60'-0" speed bay
Auto Parking	152 spaces
Trailer Parking	70 spaces
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	10 x 10 Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced   4,000 PSI
Vapor Barrier	2 bays of 15 Mil Vapor Barrier Under the Slab at Each Front Building Corner
Dock Doors	18 Built   37 Future   55 Total
Drive-In Doors	2
Roofing	45 Mil White TPO with R-25 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	3000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit

Building 2 (Phase I)	
Building Square Footage	546,707 SF
Nominal Building Dimensions	420' x 1,296'
Clear Height	36' clear
Column Spacing	54'-0" x 50'-0" 54'-0" x 60'-0" speed bay
Auto Parking	269 spaces
Trailer Parking	189 spaces
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	10 x 10 Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced   4,000 PSI
Vapor Barrier	2 bays of 15 Mil Vapor Barrier Under the Slab at Each Front Building Corner
Dock Doors	55 Built   103 Future   158 Total
Drive-In Doors	4
Roofing	45 Mil White TPO with R-25 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	3000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit

Building 3 (Phase I)	
Building Square Footage	141,960 SF
Nominal Building Dimensions	210' x 676'
Clear Height	32' clear
Column Spacing	52'-0" x 50'-0" 52'-0" x 60'-0" speed bay
Auto Parking	134 spaces
Trailer Parking	54 spaces
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	10 x 10 Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced   4,000 PSI
Vapor Barrier	2 bays of 15 Mil Vapor Barrier Under the Slab at Each Front Building Corner
Dock Doors	14 Built   25 Future   39 Total
Drive-In Doors	2
Roofing	45 Mil White TPO with R-25 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	3000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit

Building 4 (Phase I)	
Building Square Footage	182,520 SF
Nominal Building Dimensions	270' x 676'
Clear Height	32' clear
Column Spacing	52'-0" x 50'-0" 52'-0" x 70'-0" speed bay
Auto Parking	134 spaces
Trailer Parking	54 spaces
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	10 x 10 Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced   4,000 PSI
Vapor Barrier	2 bays of 15 Mil Vapor Barrier Under the Slab at Each Front Building Corner
Dock Doors	18 Built   20 Future   38 Total
Drive-In Doors	2
Roofing	45 Mil White TPO with R-25 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	3000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit



# BUILDING SPECS

## AIRPORT COMMERCE CENTER



±2,820,556 SF



Easy Access To  
I-295 And I-95



Master planned  
business park



Zoned  
PUD - LI

### Building 5 (Phase II)

Building Square Footage	521,640 SF
Nominal Building Dimensions	420' x 1,242'
Clear Height	36' clear
Column Spacing	54'-0" x 50'-0" 54'-0" x 60'-0" speed bay
Auto Parking	204 spaces
Trailer Parking	185 spaces
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	10 x 10 Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced   4,000 PSI
Vapor Barrier	2 bays of 15 Mil Vapor Barrier Under the Slab at Each Front Building Corner
Dock Doors	52 Built   100 Future   152 Total
Drive-In Doors	4
Roofing	45 Mil White TPO with R-25 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	3000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit

### Building 6 (Phase II)

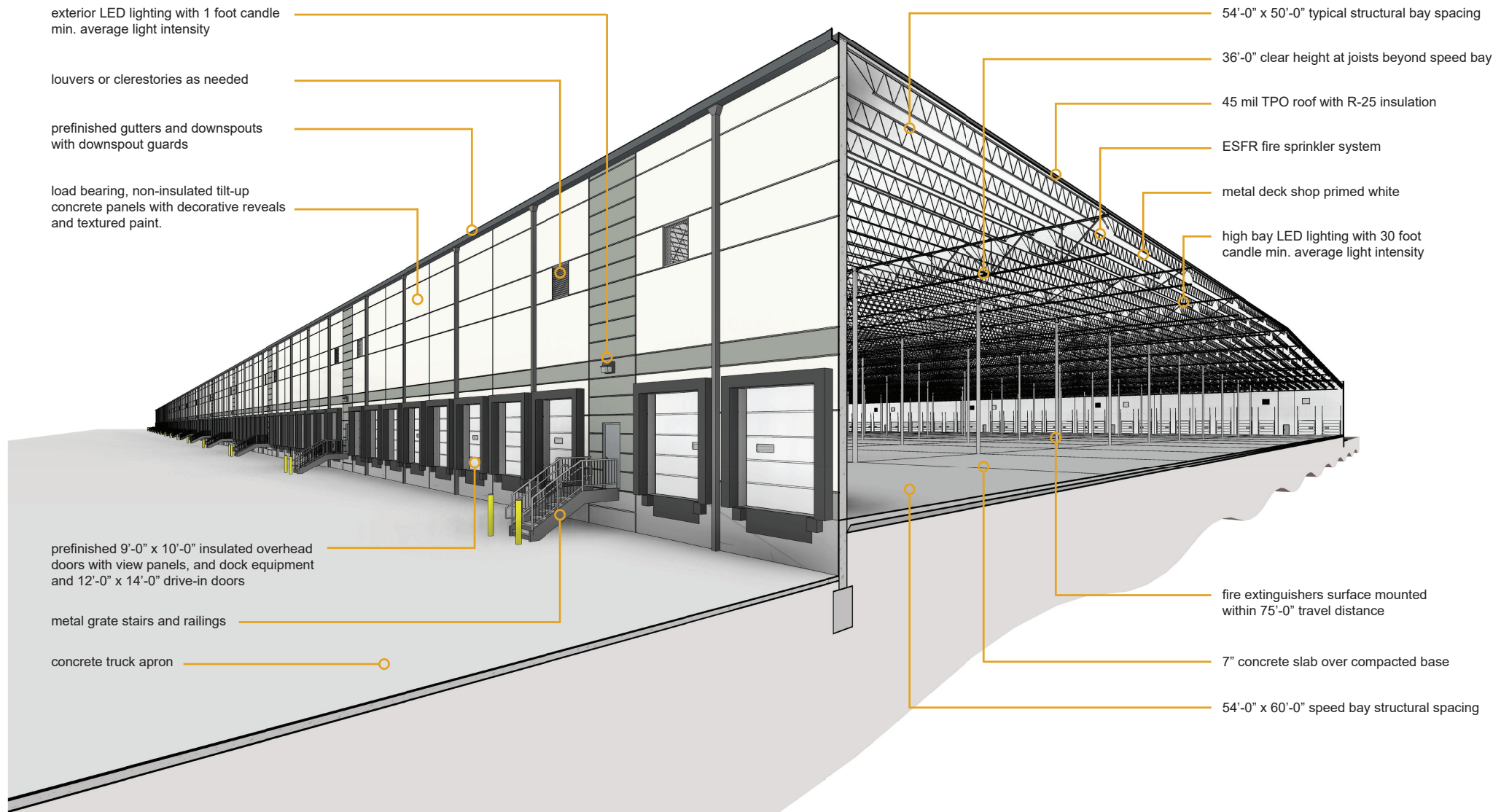
Building Square Footage	224,640 SF
Nominal Building Dimensions	260' x 864'
Clear Height	32' clear
Column Spacing	54'-0" x 50'-0" 54'-0" x 60'-0" speed bay
Auto Parking	180 spaces
Trailer Parking	62 spaces
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	10 x 10 Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced   4,000 PSI
Vapor Barrier	2 bays of 15 Mil Vapor Barrier Under the Slab at Each Front Building Corner
Dock Doors	23 Built   33 Future   56 Total
Drive-In Doors	2
Roofing	45 Mil White TPO with R-25 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	3000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit

### Building 7 (Phase III)

Building Square Footage	1,019,520 SF
Nominal Building Dimensions	590' x 1,728'
Clear Height	40' clear
Column Spacing	54'-0" x 50'-0" 54'-0" x 70'-0" speed bay
Auto Parking	510 spaces
Trailer Parking	244 spaces
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	10 x 10 Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced   4,000 PSI
Vapor Barrier	2 bays of 15 Mil Vapor Barrier Under the Slab at Each Front Building Corner
Dock Doors	102 Built   122 Future   224 Total
Drive-In Doors	4
Roofing	45 Mil White TPO with R-25 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	3000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit

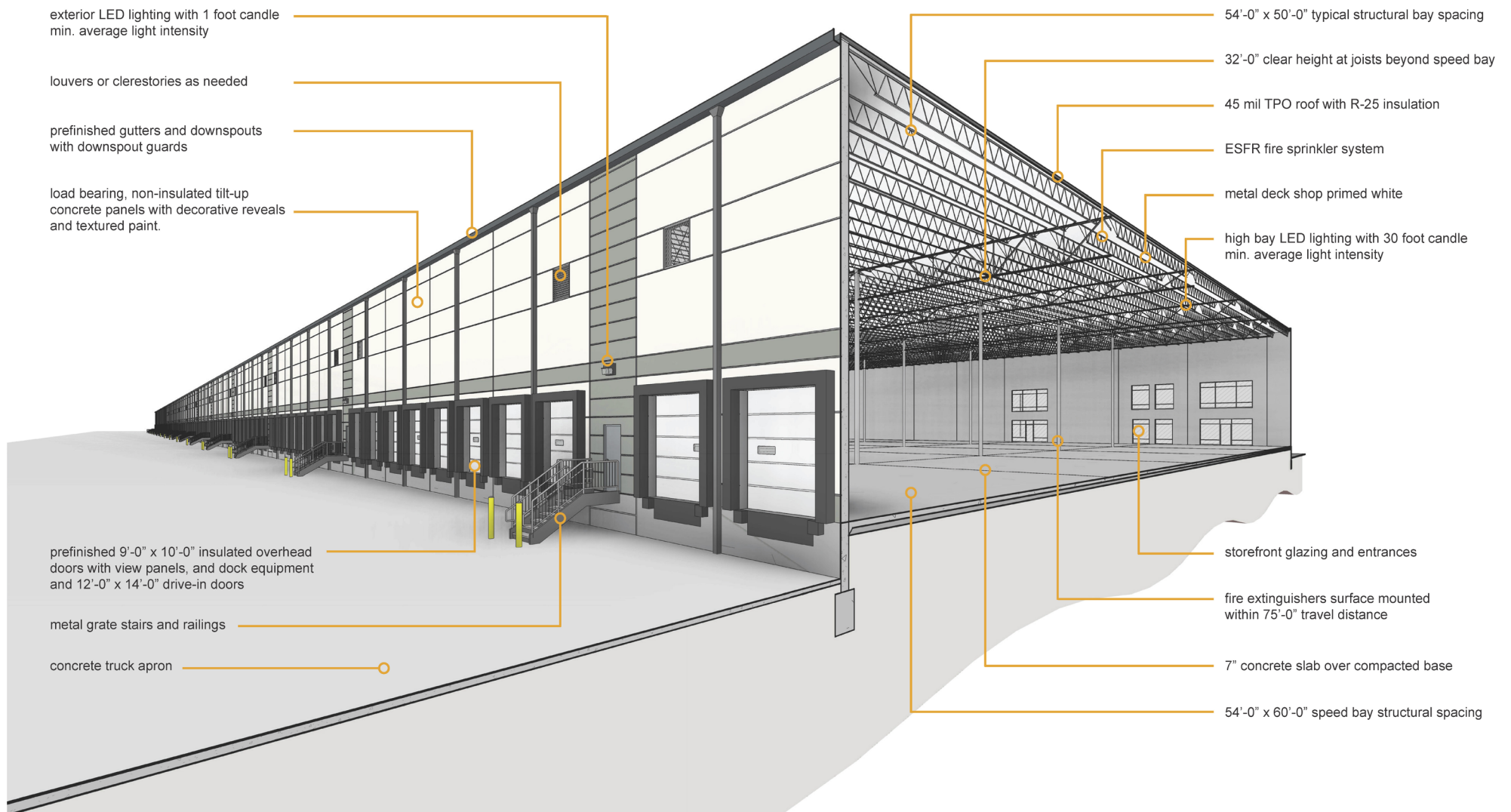


# BUILDING SPECS





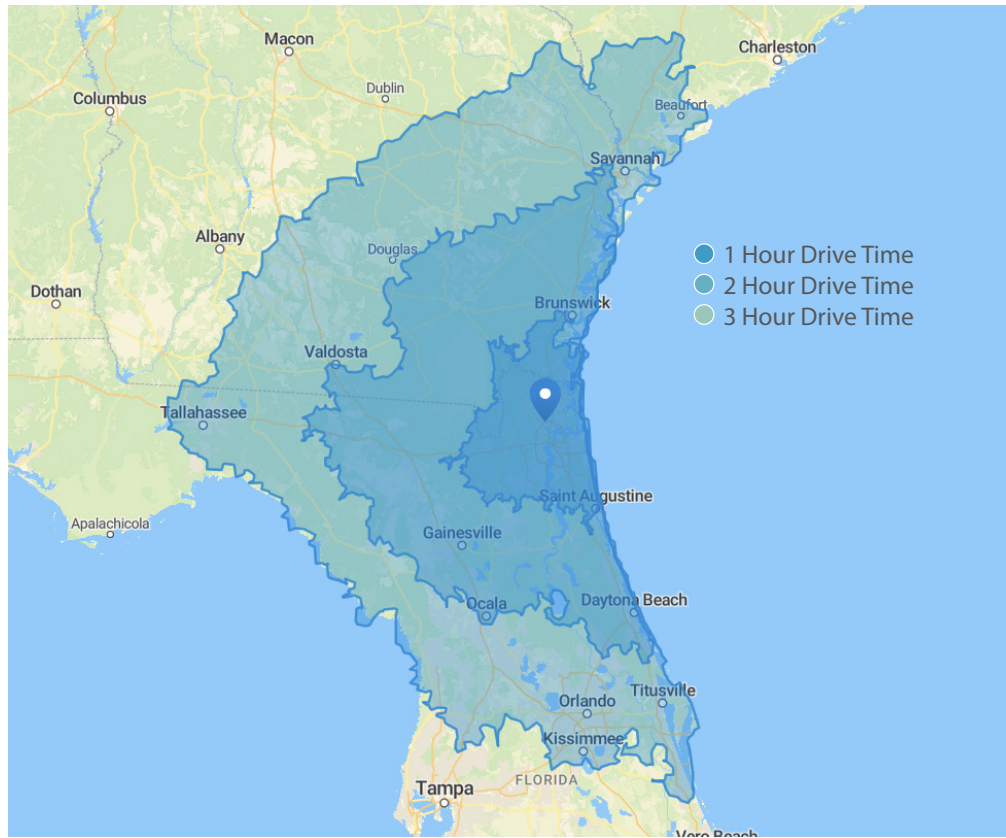
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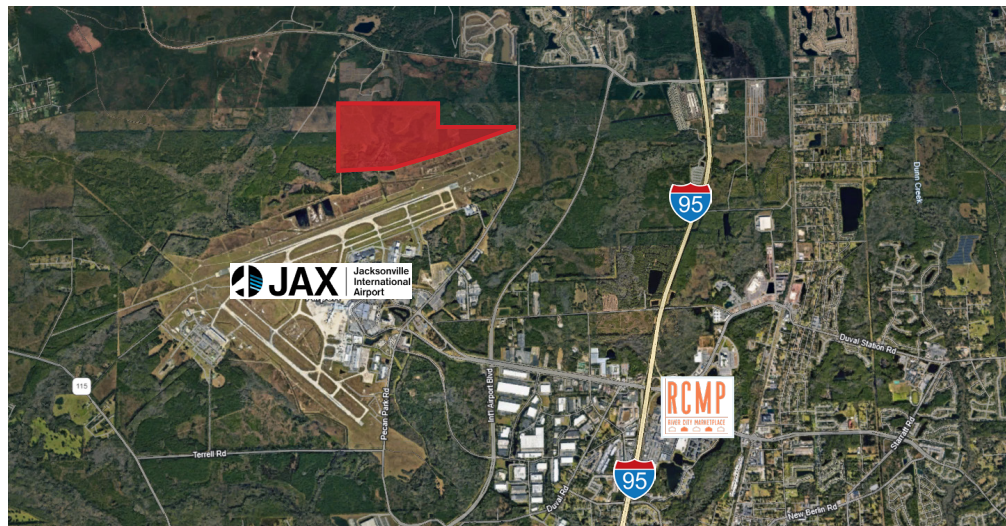


# THE IDEAL LOCATION

## AIRPORT COMMERCE CENTER



	Time	Miles
 <b>Interstate 295</b>	10 min	4.7
 <b>Interstate 95</b>	8 min	3.1
 <b>Interstate 10</b>	19 min	15.4
 <b>CSX Intermodal Facility</b>	21 min	13.5
 <b>Norfolk Southern Intermodal</b>	21 min	13.2
 <b>FEC Intermodal Facility</b>	28 min	21.8
 <b>Jacksonville Int'l Airport</b>	6 min	0.5
 <b>JAXPORT   Talleyrand</b>	23 min	15.4
 <b>JAXPORT   Dames Point</b>	21 min	13.0
 <b>JAXPORT   Blount Island</b>	20 min	12.8
 <b>Port of Savannah</b>	2.07 hr	134
 <b>Port of Charleston</b>	4.55 hr	231
 <b>Port of Tampa</b>	3.36 hr	209





# LOCAL AREA

## AIRPORT COMMERCE CENTER



Airport Commerce Center

- ✓ Premier Jacksonville industrial location for regional and local distribution
- ✓ Strategically located with easy access to Interstates 95 & 295



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