

W. 12TH/EDGEWOOD LOGISTICS CENTER

250,800 ± SF CLASS A WAREHOUSE SPACE AVAILABLE



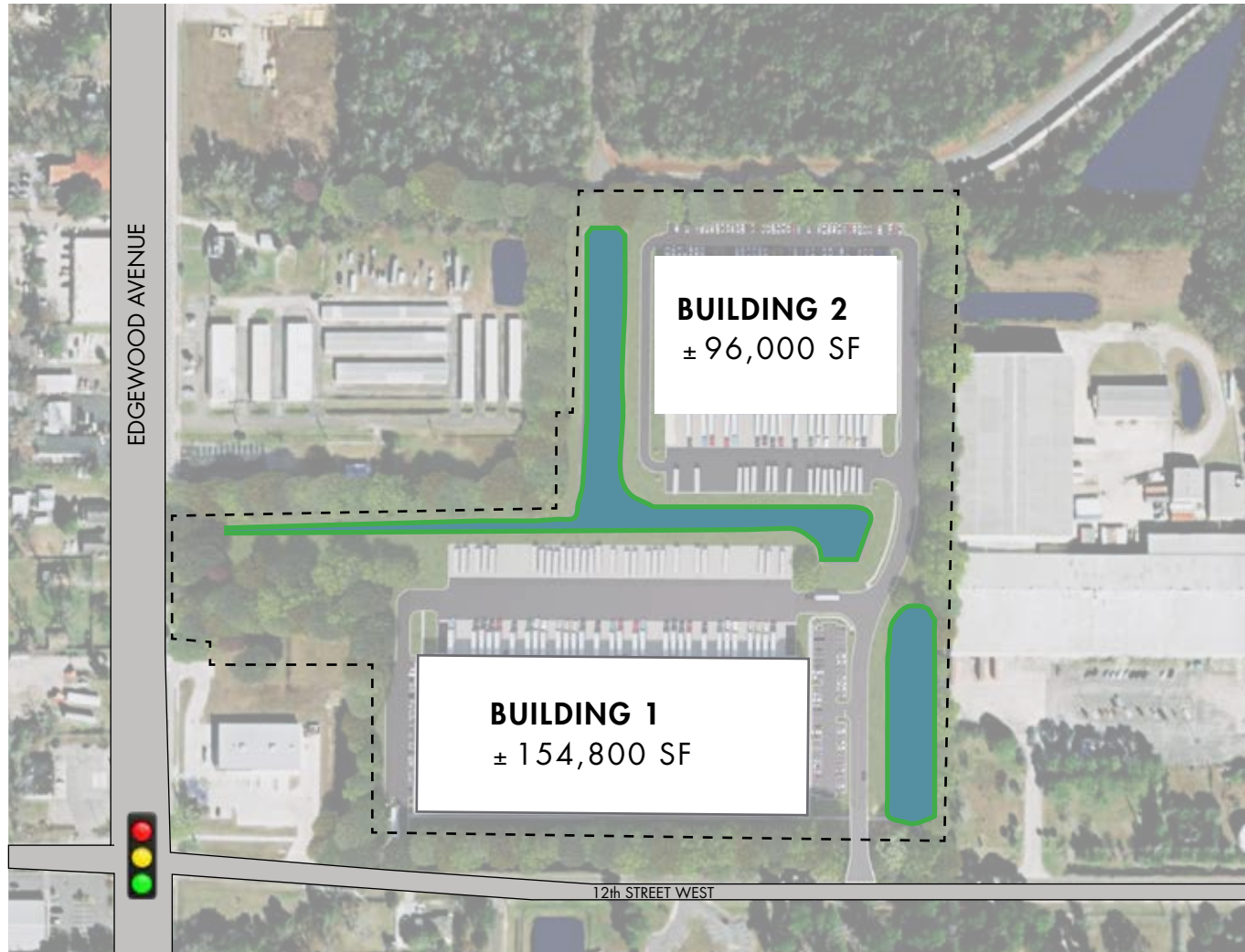
# PROPERTY HIGHLIGHTS

W. 12TH/EDGEWOOD

## ABOUT

W. 12th / Edgewood Logistics Center, located in the heart of Jacksonville's Westside submarket, is a two building institutional quality warehouse development. Designed with today's logistics users in mind, the park is located at the intersection of W. 12th street and Edgewood Avenue.

- ✓ **CLASS A NEW CONSTRUCTION**
- ✓ **OUTSTANDING WESTSIDE LOCATION**
- ✓ **DOCK HEIGHT LOADING**
- ✓ **ABUNDANT TRAILER PARKING**
- ✓ **INFILL LOCATION**



# BUILDING SPECIFICATIONS

250,800 ± SF

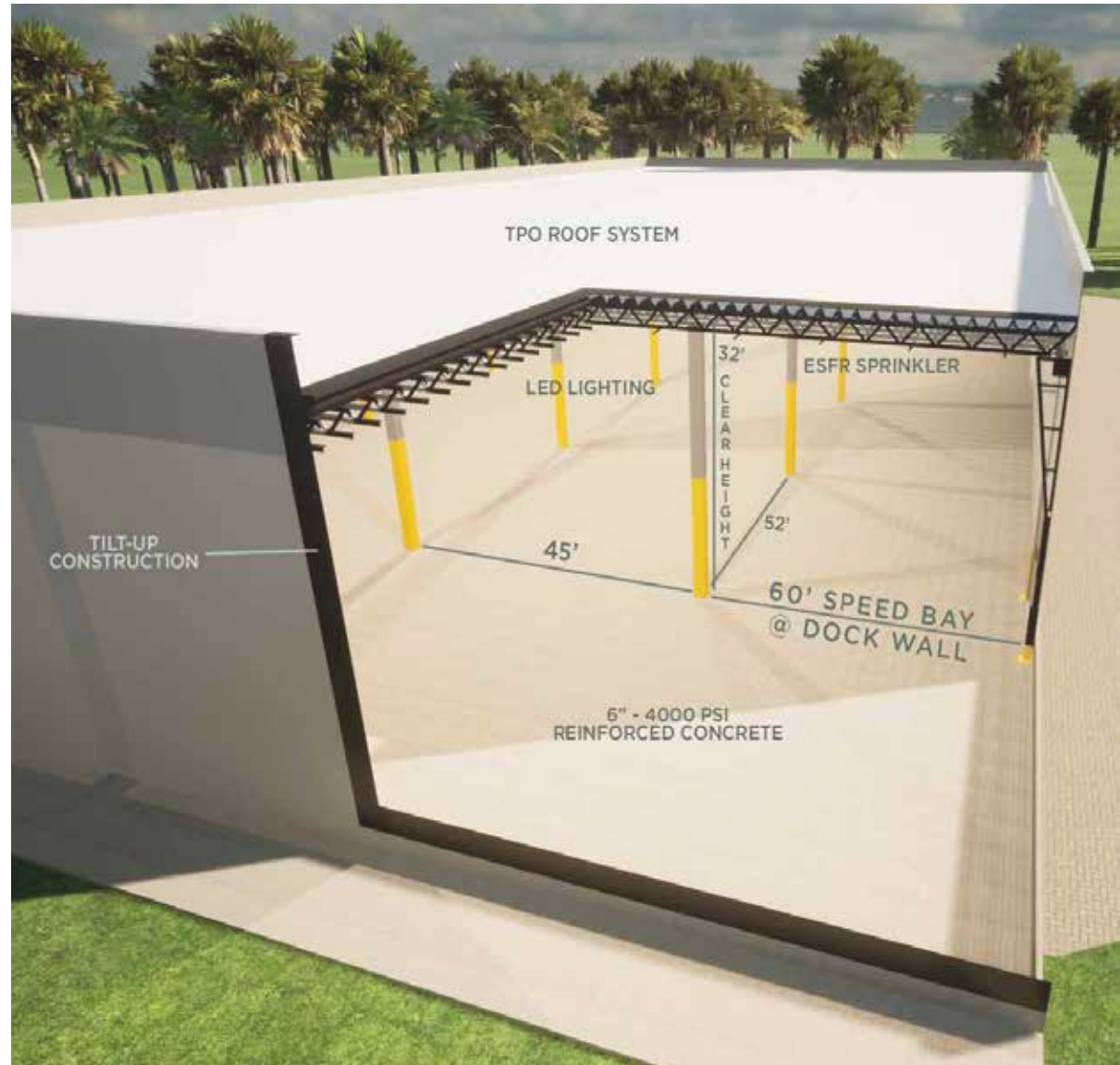
W. 12TH/EDGEWOOD

## BUILDING 1

TOTAL SF	154,800 ± SF
DELIVERY	Spring 2024
BUILDING DEPTH	240'
LOADING	REAR LOADING
CLEAR HEIGHT	32'
BAY SPACING	52' x 45' w/ 60' speed bays at dock walls
TRUCK COURT	185'
FIRE PROTECTION	ESFR

## BUILDING 2

TOTAL SF	96,000 ± SF
DELIVERY	Spring 2024
BUILDING DEPTH	240'
LOADING	FRONT LOADING
CLEAR HEIGHT	32'
BAY SPACING	52' x 45' w/ 60' speed bays at dock walls
TRUCK COURT	130'
FIRE PROTECTION	ESFR

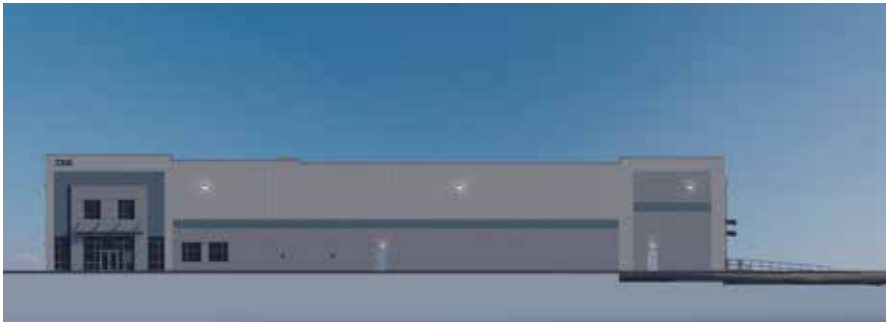


**BUILDING ELEVATIONS**

W. 12TH/EDGEWOOD



**SIDE VIEW**



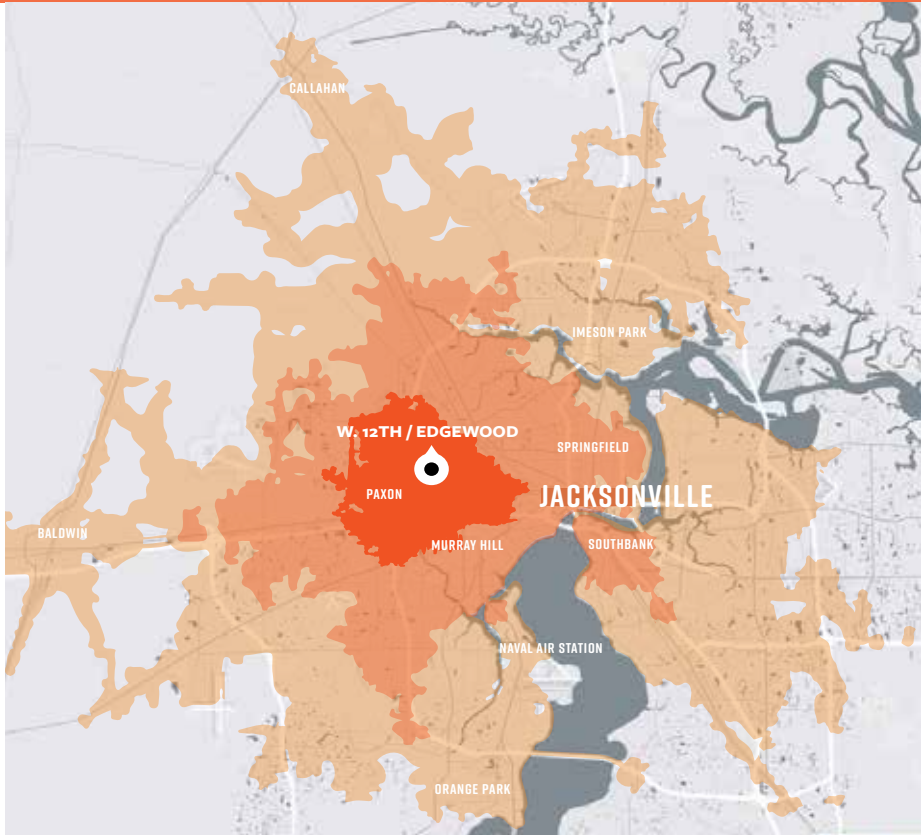
**SIDE ENTRY**



**FRONT VIEW**

## LOCATION & ACCESS

W. 12TH/EDGEWOOD



## STRATEGIC LOCATION

- Outstanding location in Jacksonville's Westside submarket - Easy access to the SE USA via I-10; I-95 & I-295
- Regional distribution reach to over 60 million consumers in an 8-hour drive
- Within minutes of CSX, Norfolk Southern and Florida East Coast rail facilities
- 10 minutes to downtown Jacksonville
- 15 miles to Jacksonville International Airport
- Close proximity to JAXPORT facilities

## DRIVE TIME MAP

10 Minutes

20 Minutes

30 Minutes



- Abundant labor pool nearby
- Quick access to entire Jacksonville market





## BUSINESS FRIENDLY ENVIRONMENT

- Located in Jacksonville's largest industrial submarket
- Abundant labor pool nearby - affordable work place housing
- Pro growth local government
- Located in foreign trade zone #64
- No state or local personal income tax
- No inventory tax

CONTACT  
**FOR MORE INFORMATION**

**MARK SCOTT**

MARK.SCOTT@FOUNDRYCOMMERCIAL.COM

**904.699.3518**

**ANDREW HAWKINS**

ANDREW.HAWKINS@FOUNDRYCOMMERCIAL.COM

**904.345.2022**

**NATE WALLACE**

NATE.WALLACE@FOUNDRYCOMMERCIAL.COM

**201.639.1709**

**FOUNDRY**  
COMMERCIAL

FOUNDRY COMMERCIAL  
6440 Southpoint Parkway  
Suite 100 Jacksonville, FL 32216

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