

# ≡95

## BUTLER 95 LOGISTICS CENTER

**SOUTH JACKSONVILLE'S NEWEST  
INFILL DISTRIBUTION CENTER**

DELIVERING Q2 2024  
76,131 SF AVAILABLE

# PROPERTY HIGHLIGHTS

## BUTLER 95 LOGISTICS CENTER



### ABOUT

Butler 95 Logistics Center is an institutional quality rear load warehouse delivering Q2 2024. Designed with today's logistics users in mind, the park is located in the Butler Corridor on Jacksonville's Southside. Dock high doors, intermediary ramps, and spec offices are all delivered with shell for fast tenant occupancy options.

- ✓ **INTERMEDIARY RAMPS**
- ✓ **SPEC OFFICES WITH SHELL**
- ✓ **DOCK HEIGHT LOADING**

### BUILDING SPECIFICATIONS

TOTAL AVAILABLE SF	76,131 SF
SPEC OFFICE	2,560 SF
DELIVERY	Q2 2024
BUILDING DEPTH	212' / 187'
LOADING	REAR
CLEAR HEIGHT	32'
BAY SPACING	50'X50' WITH 60' SPEED BAY
DOCK DOORS	59
RAMPS	4 RAMPS AT 12' X 16' EACH
TRUCK COURT	130'
FIRE PROTECTION	ESFR
VEHICULAR PARKING	1/2,000 SF
ELECTRICAL	2,000 AMPS

### SITE PLAN



# BUILDING PLAN

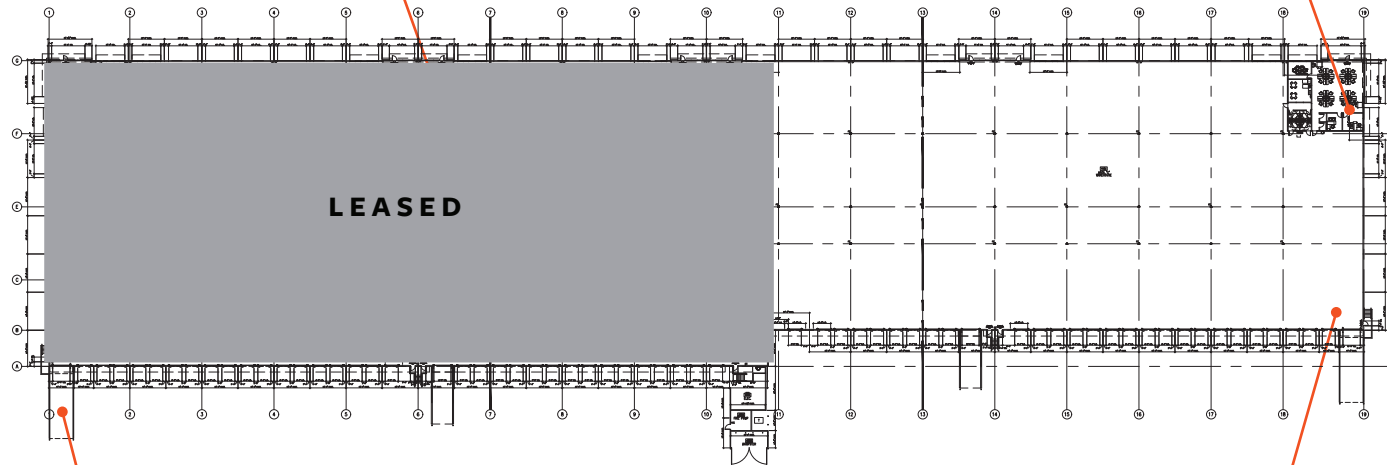
## BUTLER 95 LOGISTICS CENTER



### HIGH-BAY DESIGN

32' clear height

### SPEC OFFICE



LEASED

### END CAPS AVAILABLE

Minimum divisible: 19,822 SF

### INTERMEDIARY RAMPS

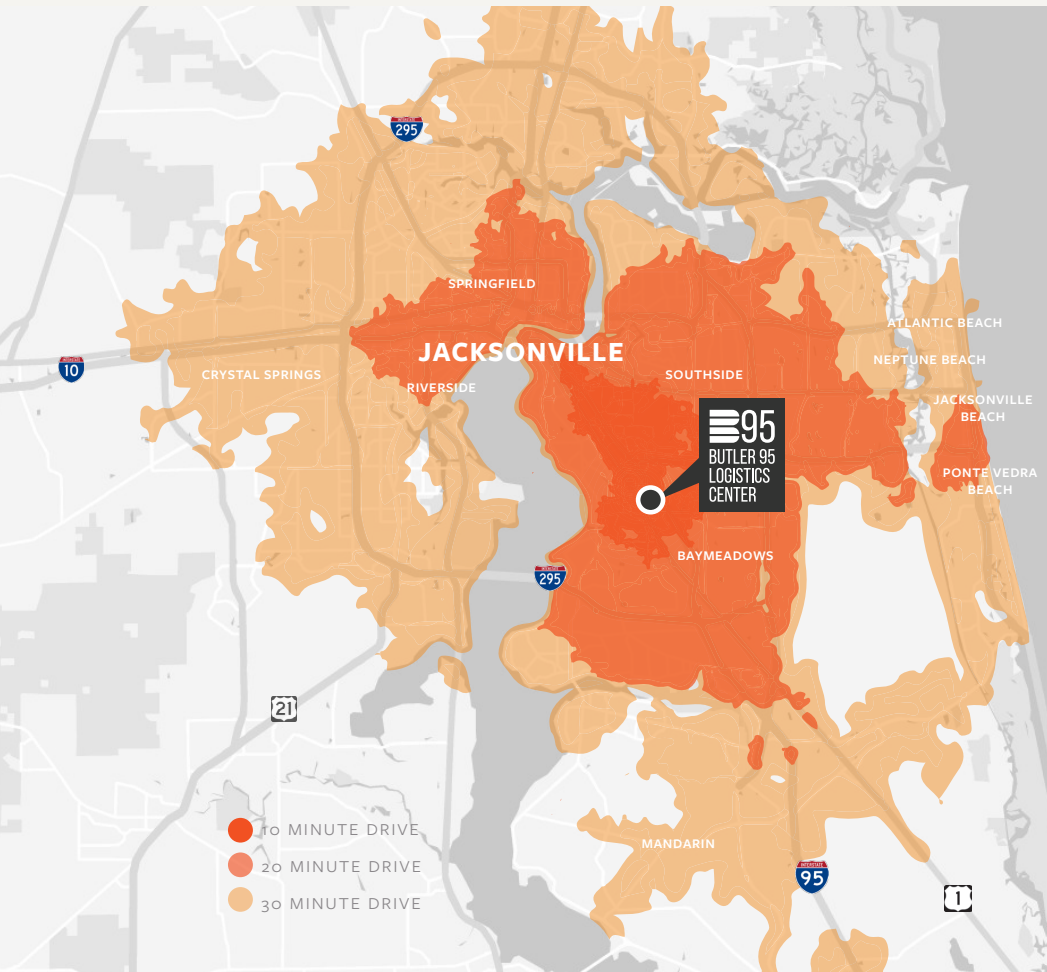
Delivered with shell. Not available in every space- please inquire.

# LOCATION & ACCESS

## BUTLER 95 LOGISTICS CENTER

### LAST MILE LOGISTICS

Butler 95 offers quick and easy access to Jacksonville's primary roadways in a true infill, last mile logistics location. Only minutes from the Beaches, Downtown, all parts of Southside and Mandarin, Butler 95 is the ideal location to serve the Jacksonville market.



LEASING INQUIRIES: **904.699.3518** | [BUTLER95LOGISTICSCENTER.COM](http://BUTLER95LOGISTICSCENTER.COM)

# AMENITIES MAP

## BUTLER 95 LOGISTICS CENTER



### RESTAURANTS

1. Tex-Mex Cantina
2. McDonald's
3. Wendy's
4. Zaxby's
5. Sonic
6. Chick-fil-A
7. Starbucks
8. Jimmy Johns
9. Whataburger
10. Dunkin Donuts
11. Chicken Salad Chick
12. Newks Eatery
13. Smoothie King
14. Kazu Sushi Burrito
15. Arby's
16. Waffle House
17. Applebee's
18. Cracker Barrel
19. Dave & Busters

### ACCOMMODATIONS

20. WoodSpring Suites
21. Baymont by Wyndham
22. Hometown Inn & Suites
23. La Quinta Inn & Suits
24. Extended Stay
25. Courtyard by Marriot
26. Hampton Inn
27. Fairfield Inn & Suites
28. Red Roof Inn
29. Extended Stay America
30. TownePlace Suites
31. Marriot Jacksonville
32. Wyndham Garden
33. Best Western
34. Courtyard Inn & Suites
35. Holiday Inn

## LEASING CONTACTS

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FOR MORE INFORMATION:

### **MARK SCOTT, SIOR**

Leasing | 904.699.3518

Mark.Scott@foundrycommercial.com

### **JOHN COLE**

Leasing | 904.327.1772

John.Cole@foundrycommercial.com

A DEVELOPMENT BY:

**FOUNDRY**  
COMMERCIAL

**BARINGS**

FOUNDRY COMMERCIAL  
6440 Southpoint Parkway  
Suite 100 Jacksonville, FL 32216  
FOUNDRYCOMMERCIAL.COM

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