

W. 12TH/EDGEWOOD LOGISTICS CENTER

250,800 ± SF CLASS A WAREHOUSE SPACE AVAILABLE



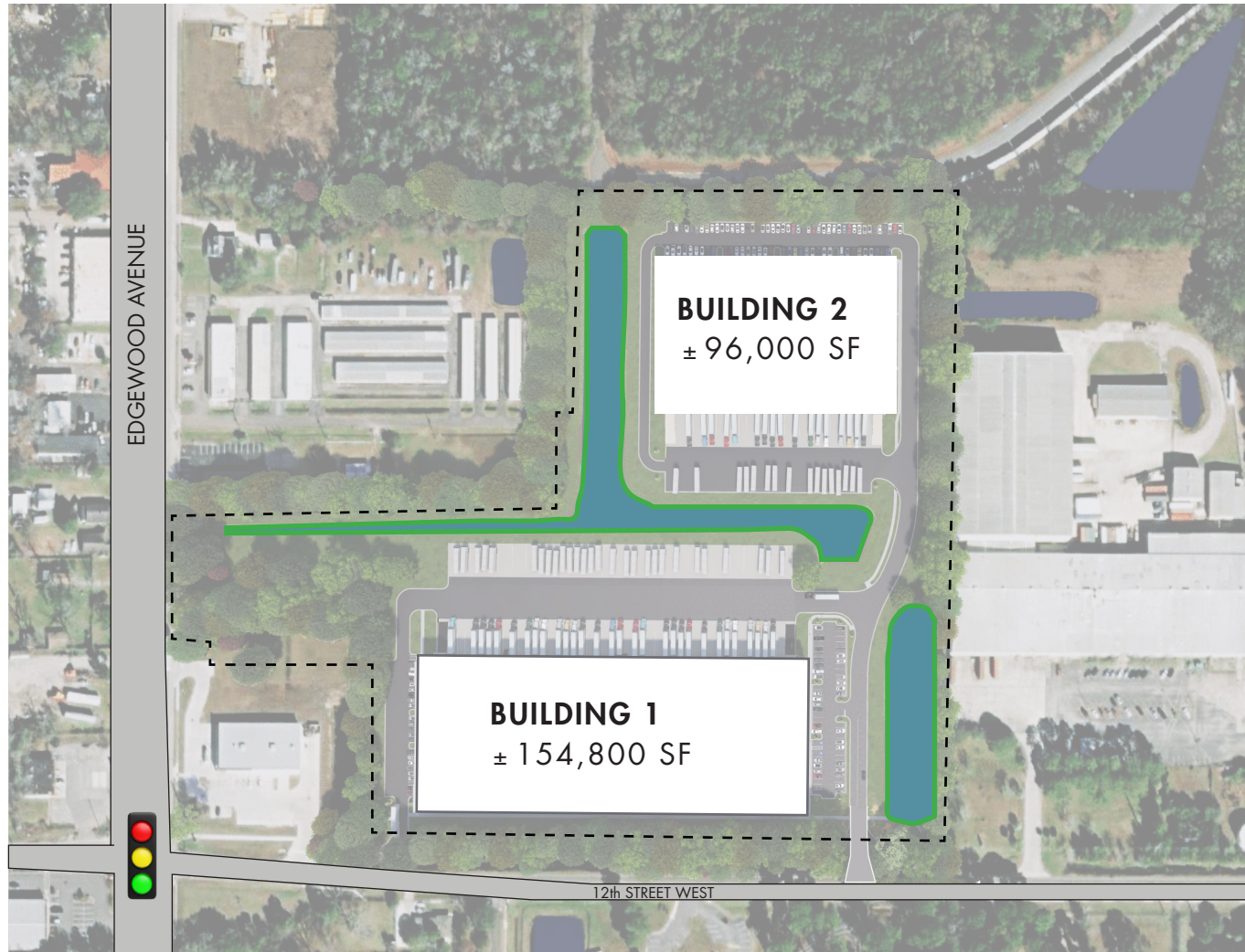
PROPERTY HIGHLIGHTS

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

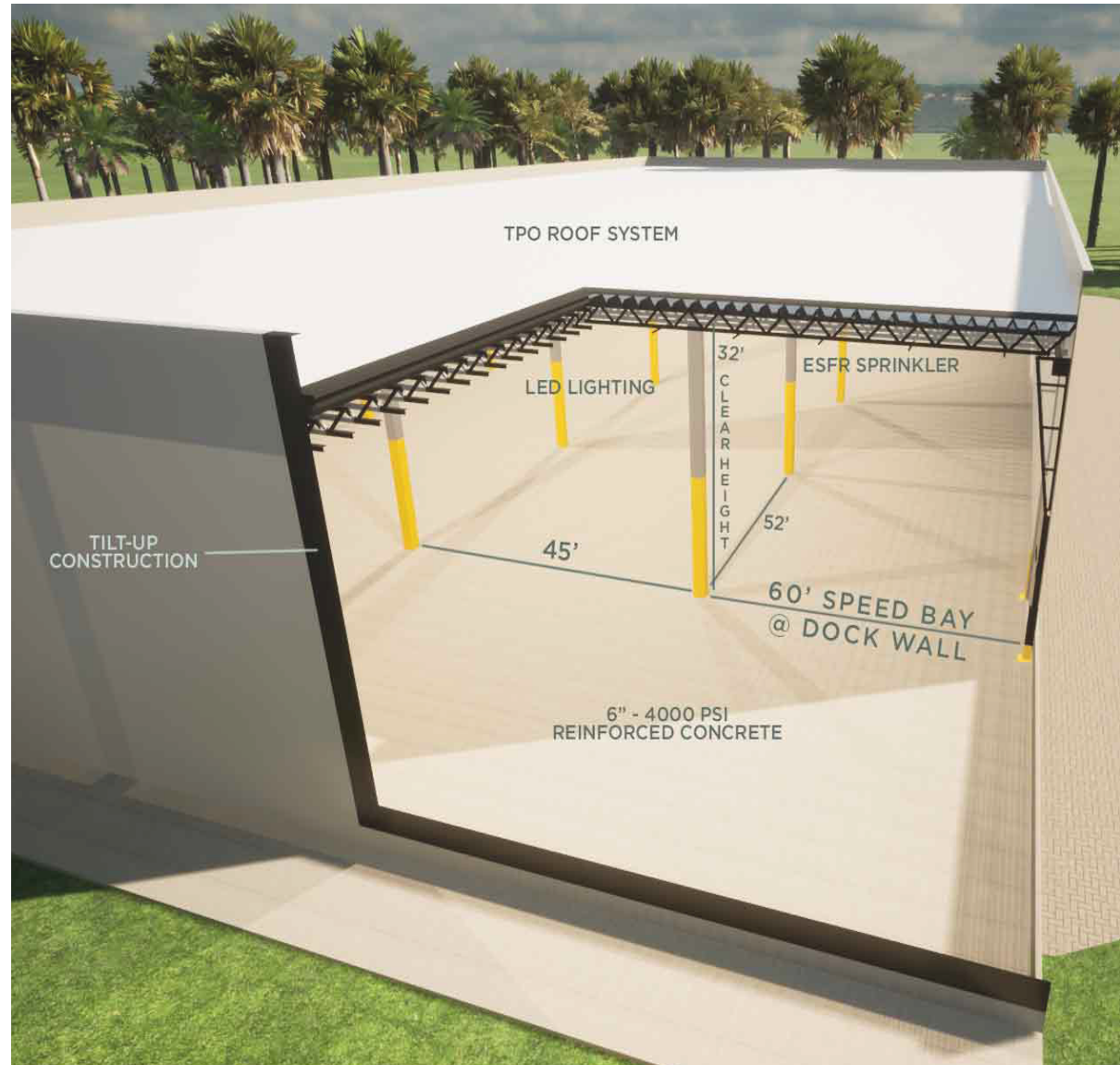
W. 12TH/EDGEWOOD

BUILDING 1

TOTAL AVAILABLE SF	154,800 SF
DELIVERY	Spring 2024
BUILDING DEPTH	240'
LOADING	REAR LOADING
CLEAR HEIGHT	32'
BAY SPACING	52'X 45' WITH 60' SPEED BAY
DOCK DOORS	41
RAMPS	2
TRUCK COURT	185'
FIRE PROTECTION	ESFR

BUILDING 2

TOTAL AVAILABLE SF	96,000 SF
DELIVERY	Spring 2024
BUILDING DEPTH	240'
LOADING	FRONT LOADING
CLEAR HEIGHT	32'
BAY SPACING	52'X 45' WITH 60' SPEED BAY
DOCK DOORS	23
RAMPS	2
TRUCK COURT	130'
FIRE PROTECTION	ESFR



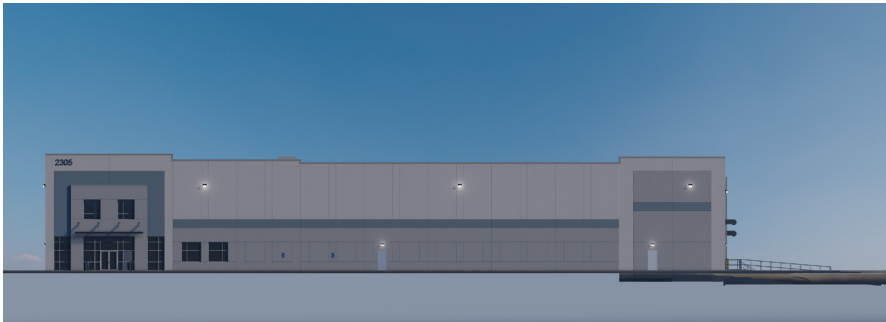
LEASING INQUIRIES: **904.699.3518** | FOUNDRYCOMMERCIAL.COM

BUILDING ELEVATIONS

W. 12TH/EDGEWOOD



SIDE VIEW



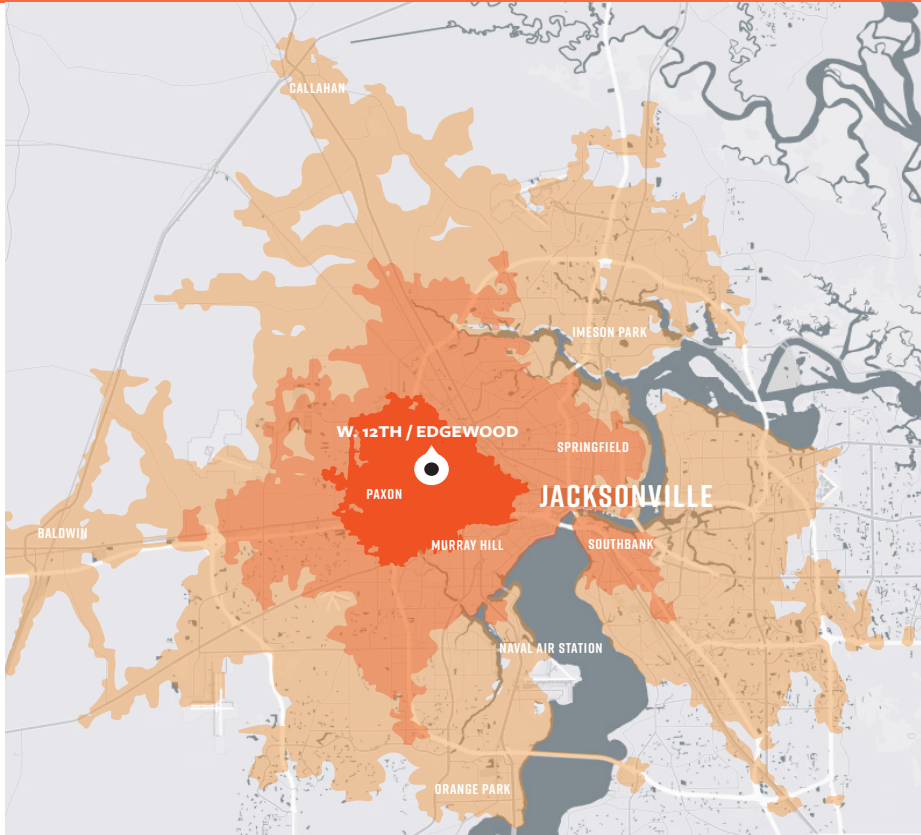
SIDE ENTRY



FRONT VIEW

LOCATION & ACCESS

W. 12TH/EDGEWOOD



DRIVE TIME MAP

10 Minutes

20 Minutes

30 Minutes



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



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



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

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