



IGP/95
LOGISTICS
PARK

@ WORLD COMMERCE CENTER

ST. JOHNS COUNTY'S PREMIER LOGISTICS PARK
509,900 SF LEASING NOW
COMING Q3 2024



FOUNDRY
COMMERCIAL

BARINGS

LEASING INQUIRIES: 904.699.3518 | IGP-95LOGISTICSPARK.COM

PROPERTY HIGHLIGHTS DELIVERING Q3/2024

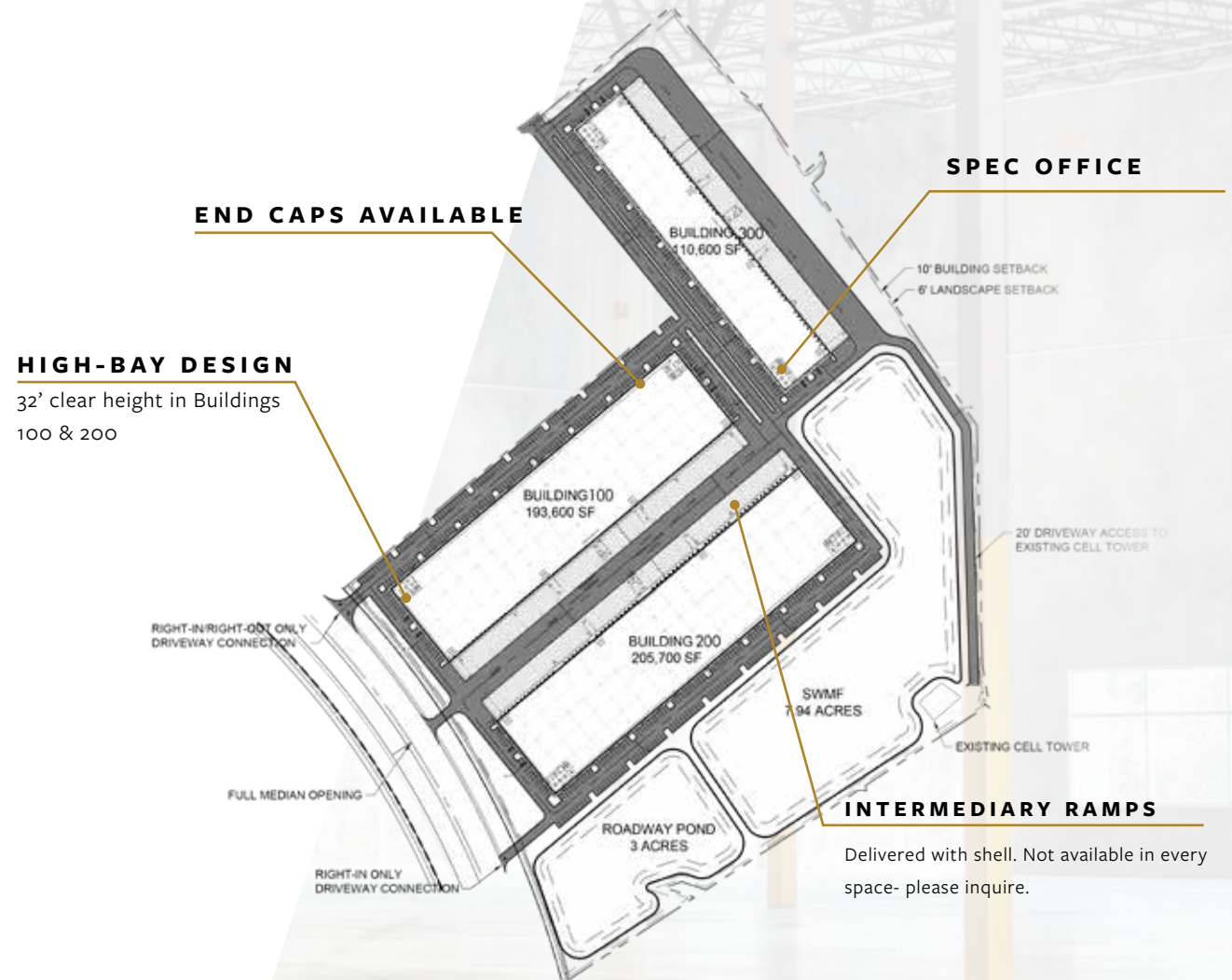


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ABOUT

IGP-95 Logistics Park at World Commerce Center, located in the heart of St. Johns County, is a three-building institutional quality warehouse development. Designed with today's logistics users in mind, the park is located within World Commerce Center, at I-95 and International Golf Parkway. World Commerce Center is the premier business park in the South Jacksonville submarket.

IGP-95 Logistics Park is a light Industrial Park providing modern building features for logistics users. Dock high doors, intermediary ramps, and spec offices are all delivered with shell for fast tenant occupancy.



INTERMEDIARY RAMPS

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

BUILDING 100

193,600 SF

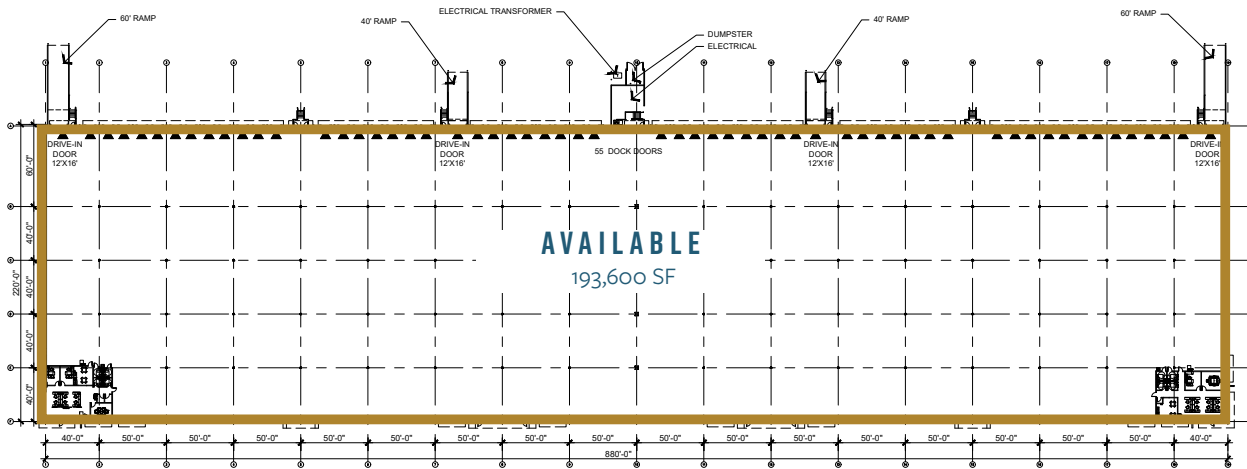
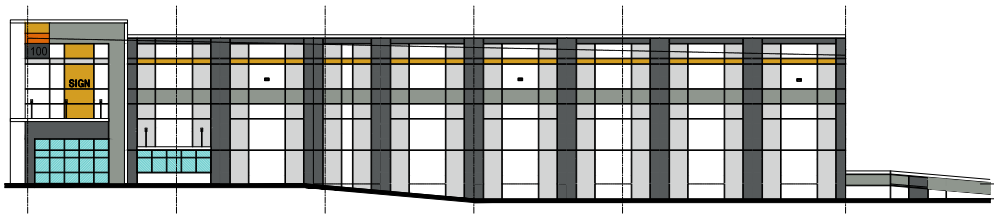


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BUILDING SPECIFICATIONS

BUILDING 100

TOTAL SF	193,600 SF
SPEC OFFICES	2 @ 2,454 SF
DELIVERY	Q3 2024
BUILDING DEPTH	220'
LOADING	REAR
CLEAR HEIGHT	32'
BAY SPACING	50'x50'
DOCK DOORS	55
RAMPS	4 @ 12' x 16'
TRUCK COURT	180' (shared)
FIRE PROTECTION	ESFR
ELECTRICAL	3-800 AMP PANELS



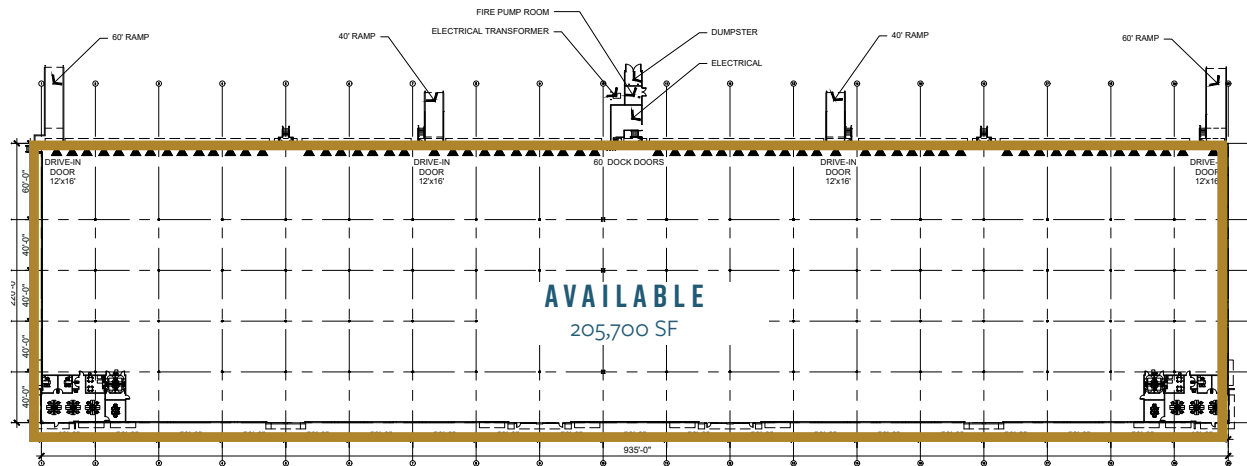
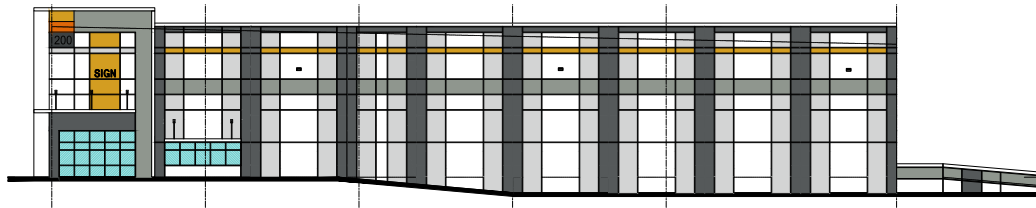
BUILDING 200

205,700 SF



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BUILDING SPECIFICATIONS



BUILDING 200

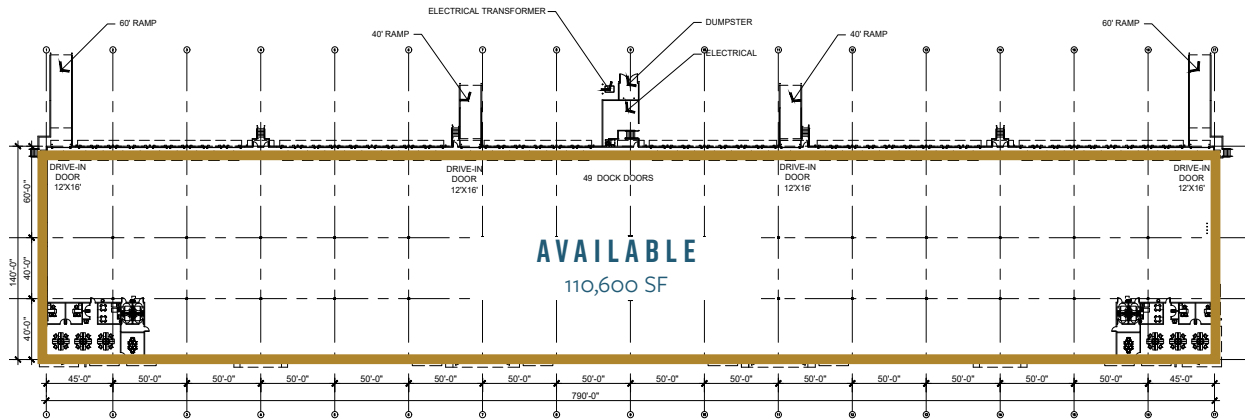
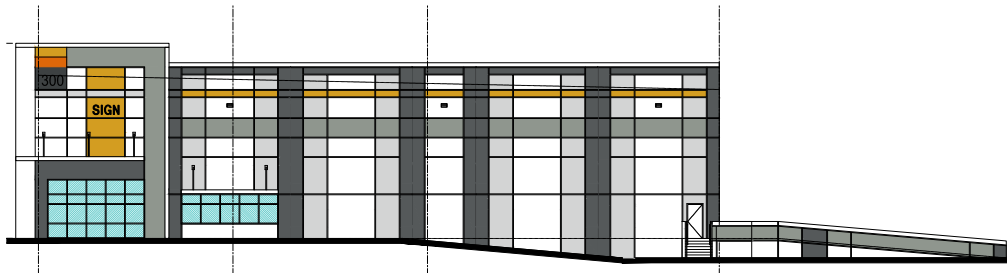
TOTAL SF	205,700 SF
SPEC OFFICES	2 @ 2,454 SF
DELIVERY	Q3 2024
BUILDING DEPTH	220'
LOADING	REAR
CLEAR HEIGHT	32'
BAY SPACING	50'x50'
DOCK DOORS	60
RAMPS	4 @ 12' x 16'
TRUCK COURT	180' (Shared)
FIRE PROTECTION	ESFR
ELECTRICAL	3-800 AMP PANELS

BUILDING 300

110,600 SF



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BUILDING SPECIFICATIONS

BUILDING 300

TOTAL SF	110,600 SF
SPEC OFFICES	2 @ 2,454 SF
DELIVERY	Q3 2024
BUILDING DEPTH	140'
LOADING	REAR
CLEAR HEIGHT	28'
BAY SPACING	50'x50'
DOCK DOORS	49
RAMPS	4 @ 12' x 16'
TRUCK COURT	120'
FIRE PROTECTION	ESFR
ELECTRICAL	3-800 AMP PANELS

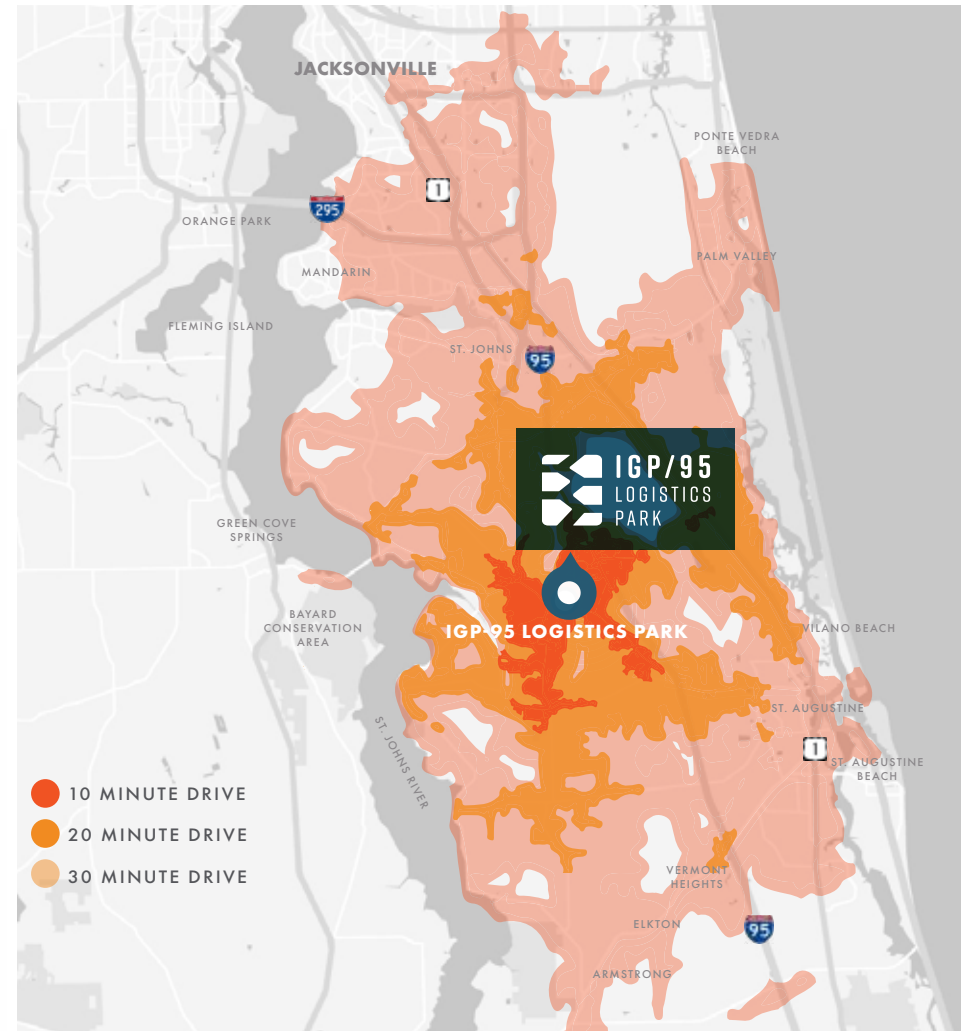
LOCATION & ACCESS

WORLD COMMERCE CENTER CONVENIENCE

Conveniently located at I-95 and International Golf Parkway, IGP-95 Logistics Park at World Commerce Center provides quick and easy access to all of St. Johns County and South Jacksonville.



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AMENITIES MAP DENSE & GROWING RETAIL



IGP/95 LOGISTICS PARK

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DEMOGRAPHICS

Encompassing the South Jacksonville submarket with its diverse economy, abundant labor force and explosive population growth in St. Johns County, IGP/95 Logistics Park at World Commerce Center provides real estate solutions for distribution and light industrial users.

- 290,000 residents – 40% population growth the past 10 years

- The #1 public schools in Florida

- Located in Foreign Trade Zone #64

- Access to nearly 1.5 million consumers within a 30 minute drive

LEASING CONTACTS

FOR MORE INFORMATION:

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A DEVELOPMENT BY:

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BARINGS

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