

# MASTER PLANNED INDUSTRIAL PARK

2619, 2737, 2845 & 2895 Ignition Drive | JACKSONVILLE, FLORIDA 32218



**PARK 295 - The Ideal Location**





# JACKSONVILLE INDUSTRIAL MARKET HIGHLIGHTS

## Impressive Industrial Market Fundamentals

- ◆ Approximately 130 Million SF of industrial product
- ◆ 3.4% vacancy as of Q1-23
- ◆ 4.2 Million SF leased-2022
- ◆ Spec development continues with 5.5M SF under construction
- ◆ 5% of the Leasing Activity continues to occur in the North & Westside Industrial markets

## The Ideal Location, Location, Location

- ◆ Strategically positioned in Jacksonville's Northside immediately adjacent to the interchange at I-295 and Duval Road
- ◆ Superb regional distribution and warehousing location with excellent market fundamentals recognized in best of class locations
- ◆ Direct access to major transportation demand drivers including road, air and marine
- ◆ Jacksonville provides an excellent source of labor that compliments a pro-business environment
- ◆ Excellent interstate network that connects the southeast to Jacksonville via I-295, I-95, I-10
- ◆ Close proximity to:
  - Jacksonville International Airport ±2.5 miles
  - CSX Terminal ±10 miles
  - Norfolk Southern Terminal ±12 miles
  - Florida East Coast Rail Terminal ±24 miles
  - JAXPORT Dames Point / Trapac Terminal ±9 miles
  - JAXPORT Blount Island Terminal ±10 miles
  - JAXPORT Talleyrand Terminal ±14 miles

## Jacksonville Port Authority (JAXPORT)

- ◆ JAXPORT is Florida's No. 1 container port complex
- ◆ 10 Million tons of cargo handled in fiscal 2022 with over 1.3 million containers
- ◆ #1 vehicle exporter in the US (560,000 in fiscal 2022)
- ◆ Port deepening: The federal project to deepen the Jacksonville shipping channel to 47 feet is now complete.
- ◆ Additionally, \$100 million in berth enhancements will be completed by Q2-2023
- ◆ SSA Atlantic and JAXPORT broke ground on a state-of-the-art international container terminal at Jaxport's Blount Island terminal.



