

Alta Lakes Commerce Center

Cabot Commerce Drive / Cabot Commerce Circle | Jacksonville, FL | 32226



Industrial Space Located In North Jacksonville Near JAXPORT

As exclusive agents, we are pleased to offer the following property for lease:



- ◆ Industrial space available: ±36,000 SF - ±130,000 SF
- ◆ Excellent access to I-95, I-295, I-10 and US-1
- ◆ Minutes from Mitsui OSK, JAXPORT Blount Island Marine Terminals and the Jacksonville International Airport
- ◆ Class A construction with additional trailer spots available for container storage
- ◆ 4 new buildings
- ◆ 28' minimum clear height
- ◆ Concrete truck courts
- ◆ Phase 2 - up to ±150,000 SF on ±11 acres
- ◆ Paved and secured trailer lot for up to 89 positions

For further information, please contact our exclusive agents:

John Richardson, SIOR President / Principal jrichardson@phoenixrealty.net

Bryan Bartlett, SIOR Senior Vice President / Principal bbartlett@phoenixrealty.net

Newmark Grubb Phoenix Realty Group, Inc.

904.399.5222

10739 Deerwood Park Blvd., #310

Jacksonville, FL 32256

Newmark Grubb
Phoenix Realty Group

| DRA · ADVISORS LLC

Individual
Memberships
SIOR

www.phoenixrealty.net/AltaLakes

www.phoenixrealty.net

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Overview - Property Features

Cabot Commerce Drive / Cabot Commerce Circle | Jacksonville, FL | 32226



Overview: The Jacksonville market continues to benefit from the growth of the area's seaport which is quickly gaining container volumes from Asia through both the Panama and Suez canals. JAXPORT was recently named one of the nation's top ten fastest growing export ports and continually ranks among the top auto ports in the U.S. by volume. The port offers worldwide cargo service from more than 40 ocean carriers, including direct service with Europe, Africa, South America, the Caribbean and other key markets. JAXPORT's Foreign Trade Zone No. 64 is the 3rd largest of Florida's 20 FTZs (based on import/export trade values). Recently, JAXPORT has invested \$600 million in infrastructure improvements and a newly authorized project to deepen the federal shipping channel to meet the needs of larger cargo ships transiting goods today.

Companies that have a large presence or headquarters operation in Jacksonville include:

- ◆ CSX
- ◆ CEVA Logistics
- ◆ Samsonite
- ◆ Bridgestone
- ◆ Sears
- ◆ Toyota
- ◆ Publix
- ◆ Michaels Stores
- ◆ Winn Dixie
- ◆ GE
- ◆ Georgia Pacific
- ◆ BJ's Wholesale Club

Size:

Total Size of Bldgs: ±810,000 SF (including Phase 2)
 Total Site Size: ±65 AC
 Total Available: ±36,000 SF - ±130,000 SF
 Location: Alta Lakes Commerce Center

Features:

Construction: Concrete tilt wall
 120 MPH design
 Clerestory windows
 Painted interior walls and columns

Clear Height: 28' minimum

Parking: Surplus trailer / container positions

Visibility: I-295

Roof: 45 mil single ply TPO

Floor: 6" reinforced slab with Lapidolith sealer, FFEL 35 / 25

Fire Protection: ESFR

Doors: 9' x 10' dock high loading doors

Utilities: Water and sewer supplied by JEA

Zoning: (IH) Industrial Heavy

Phase 2: Up to ±150,000 SF. Owner can provide build-to-suit with possible CSX rail spur

Features

	<u>Building 1</u>	<u>Building 2</u>	<u>Building 3</u>	<u>Building 4</u>
Address	2562	2550	11070	11084
	Cabot Commerce Dr	Cabot Commerce Dr	Cabot Commerce Cir	Cabot Commerce Cir
Total Building Size	±129,665 SF	±192,248 SF	±132,165 SF	±115,665 SF
Total Available	±129,665 SF	±84,000 SF	±0 SF	±0 SF
Minimum Size Available	±65,000 SF	±36,000 SF	±0 SF	±0 SF
Dimensions	185' x 700'	240' x 800'	220' x 600'	210' x 550'
Column Spacing	45' x 50'	45' x 50'	50 x 53'-4'	50' x 50'
Total Doors / Bay	42 / 3	48 / 3	36 / 3	37 / 3
Trailer/Container Storage	Yes	Yes (W. end)	Yes	Yes
Truck Court Depth	180'	125'	125' & 180'	185'
Electrical	(2) 800 Amp	(2) 1,200 Amp	(2) 800 Amp	(2) 800 Amp

Phase 2

Build-to-suit up to ±150,000 SF on ±11 acres

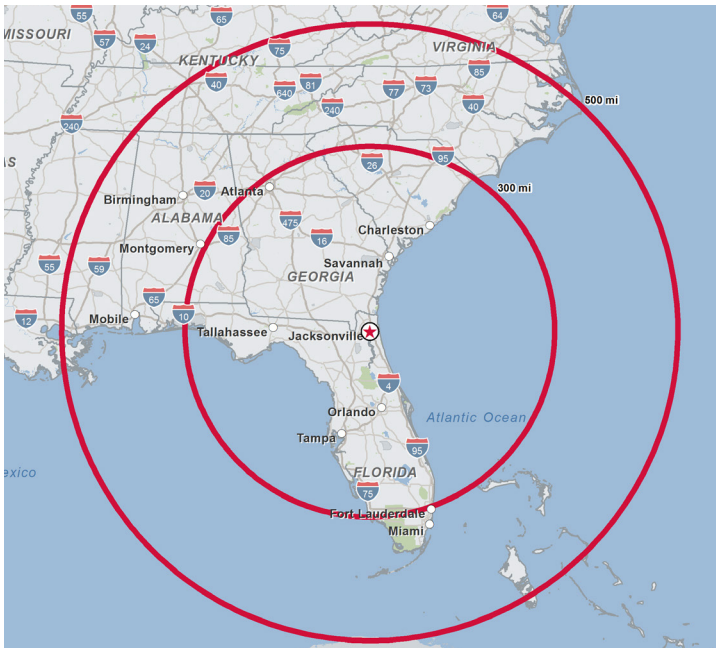
Newmark Grubb
 Phoenix Realty Group

DRA • ADVISORS LLC

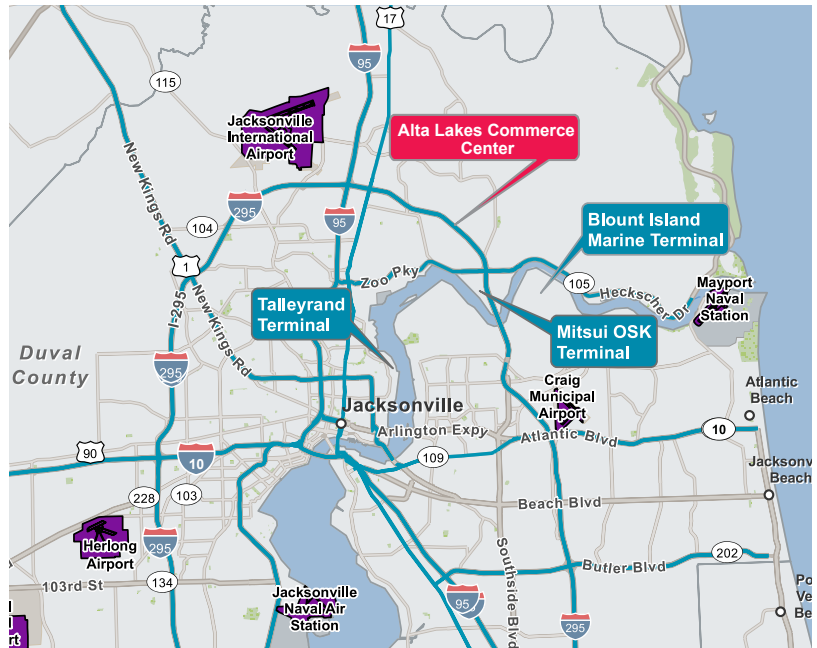
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Aerial - Site Location

Cabot Commerce Drive / Cabot Commerce Circle | Jacksonville, FL | 32226



TRUCK TRANSIT TIME: A key factor to many operators. From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.



PROXIMITY from Jacksonville to the following U.S. cities

- ◆ Atlanta: 296 miles
- ◆ Miami: 317 miles
- ◆ Birmingham: 375 miles
- ◆ New Orleans: 507 miles
- ◆ Charlotte: 350 miles
- ◆ Chattanooga: 397 miles
- ◆ Charleston: 210 miles

Newmark Grubb
Phoenix Realty Group

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

DRA • ADVISORS LLC

Aerial - Availabilities

Cabot Commerce Drive / Cabot Commerce Circle | Jacksonville, FL | 32226



Newmark Grubb
Phoenix Realty Group

DRA • ADVISORS LLC

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.