

Port Jax Trade Center, Bldg 700

2628 PORT INDUSTRIAL DR, JACKSONVILLE, FL 32226

BUILD-TO-SUIT & LEASING OPPORTUNITIES

Nominated
2014 NAIOP Developer of the Year!



JAXGREEN
INDUSTRIAL
DESIGN • BUILD • MANAGE

- › Bldg. 700 – Up to 15,592 Sf of contiguous first generation space available for lease in increments of 3,600± SF bays.”
- › Total Building Size: 23,448 SF
- › One 12' x 12' grade level load door per bay
- › Designated Foreign Trade Zone #64
- › Zoned Industrial Heavy (IH)
- › Energy efficient building (LEED Conforming)
- › Quick access to I-295 and I-95 (multiple exits)

Additional Port Jax Trade Center Availabilities

- › Currently available for lease in Bldg. 300- 11,844± SF of first generation space with 5 dock high loading doors.
- › Stabilized and secured 3-acre parcel with utility connection available for lease \$1,800/acre/month
- › Currently available for lease in Bldg. 400-5,922± SF consisting of 1,377± SF of office and 4,545± SF warehouse with 2 dock high loading doors.
- › Build-to-suit up to 81,000± SF (pad ready)

Just over 1 mile from
Jacksonville Port Authority at
Dames Point/Blount Island

- › Estimated pass through expenses \$1.40/SF
- › Building 700 Rental Rate: **\$5.95/SF (NNN)**
- › Lease rate quoted on 2 bay min. with 10% office build out.



Developed by Jax Green Industrial

BART HINSON
+1 904 358 1206 | EXT 1113
JACKSONVILLE, FL
3896 bart.hinson@colliers.com

ROBERT SELTON, III
+1 904 358 1206 | EXT 1111
JACKSONVILLE, FL
robert.selton@colliers.com

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
50 N. Laura Street, Suite 1725
Jacksonville, FL
www.colliers.com/jacksonville

Space Summary

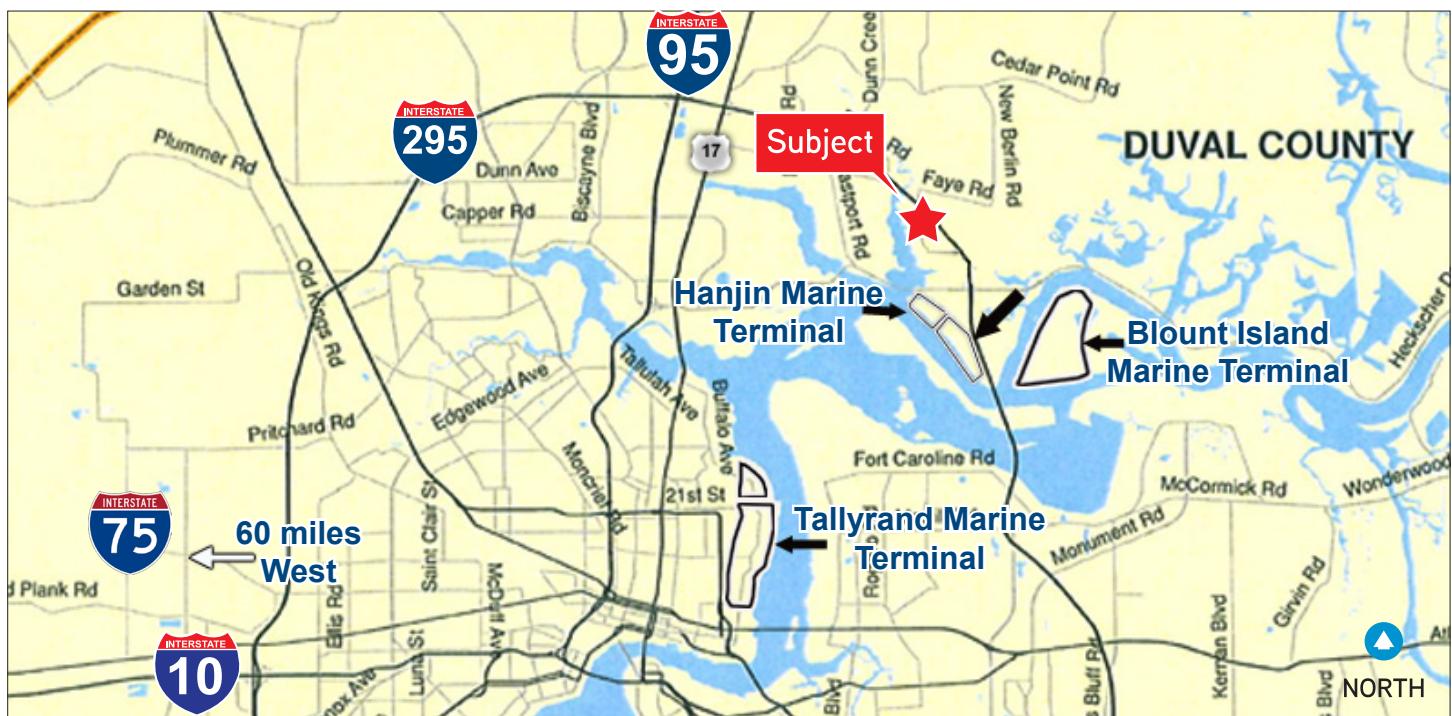
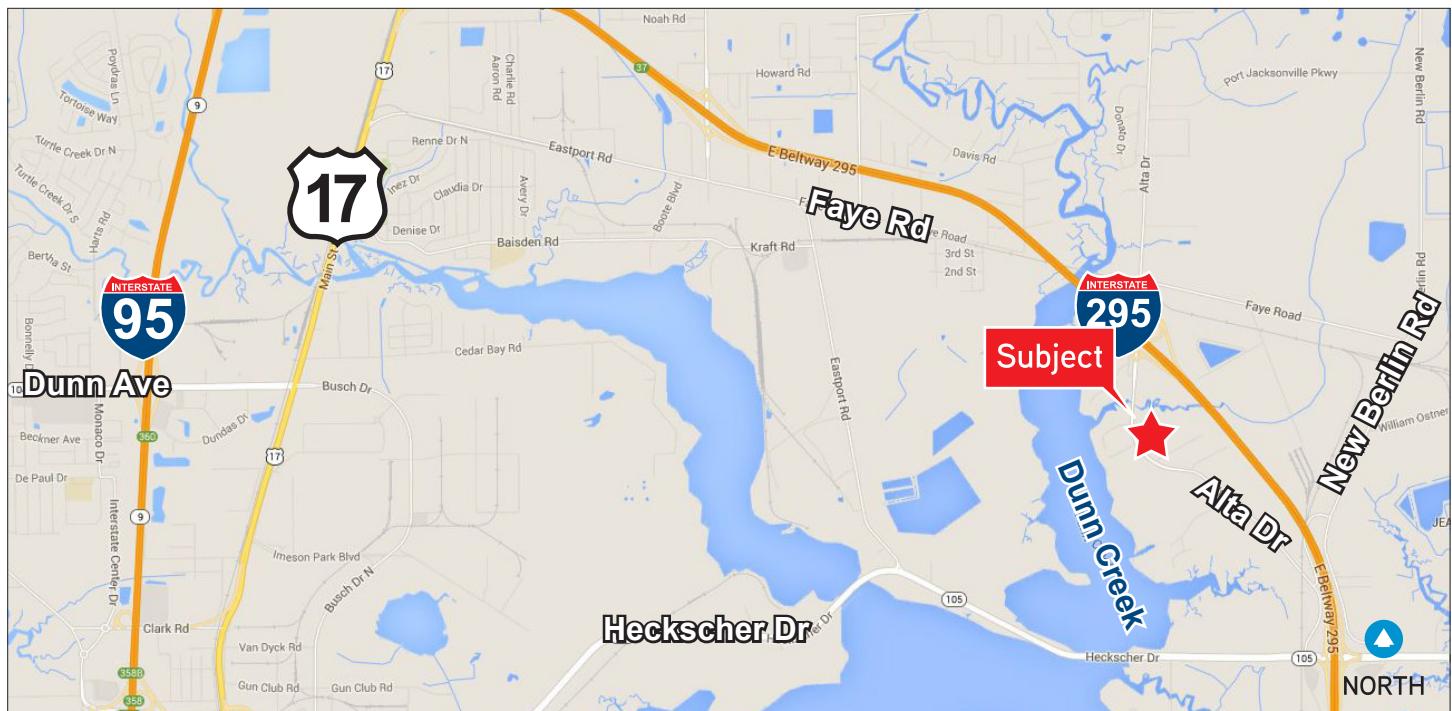
2628 PORT INDUSTRIAL DR, BLDG 700, JACKSONVILLE, FL 32226

| | |
|---|--|
| Building Size: | 23,448± SF |
| Total Available Size: | 15,592± SF (1st Generation space) |
| Max Available Contingent Space Size: | 15,592± SF (195' x80') |
| Min Available Space Size: | 3,600± SF (45' x 80') |
| Office Space Size: | Build to Suit |
| Parking: | Ample |
| Year Built: | 2017 (under construction) |
| Zoning: | Industrial Heavy (IH) |
| Clear Height: | 16' - 18' |
| Typical Bay Dimensions: | 45'w x 80'd |
| Typical Column Spacing: | 45'w x 40'd |
| Doors: | One 12' x 12' grade level door per bay |
| Building Construction: | Tilt wall |
| Roof: | Metal standing seam |
| Floor Type: | Concrete |
| Utilities: | City water and city sewer via JEA |



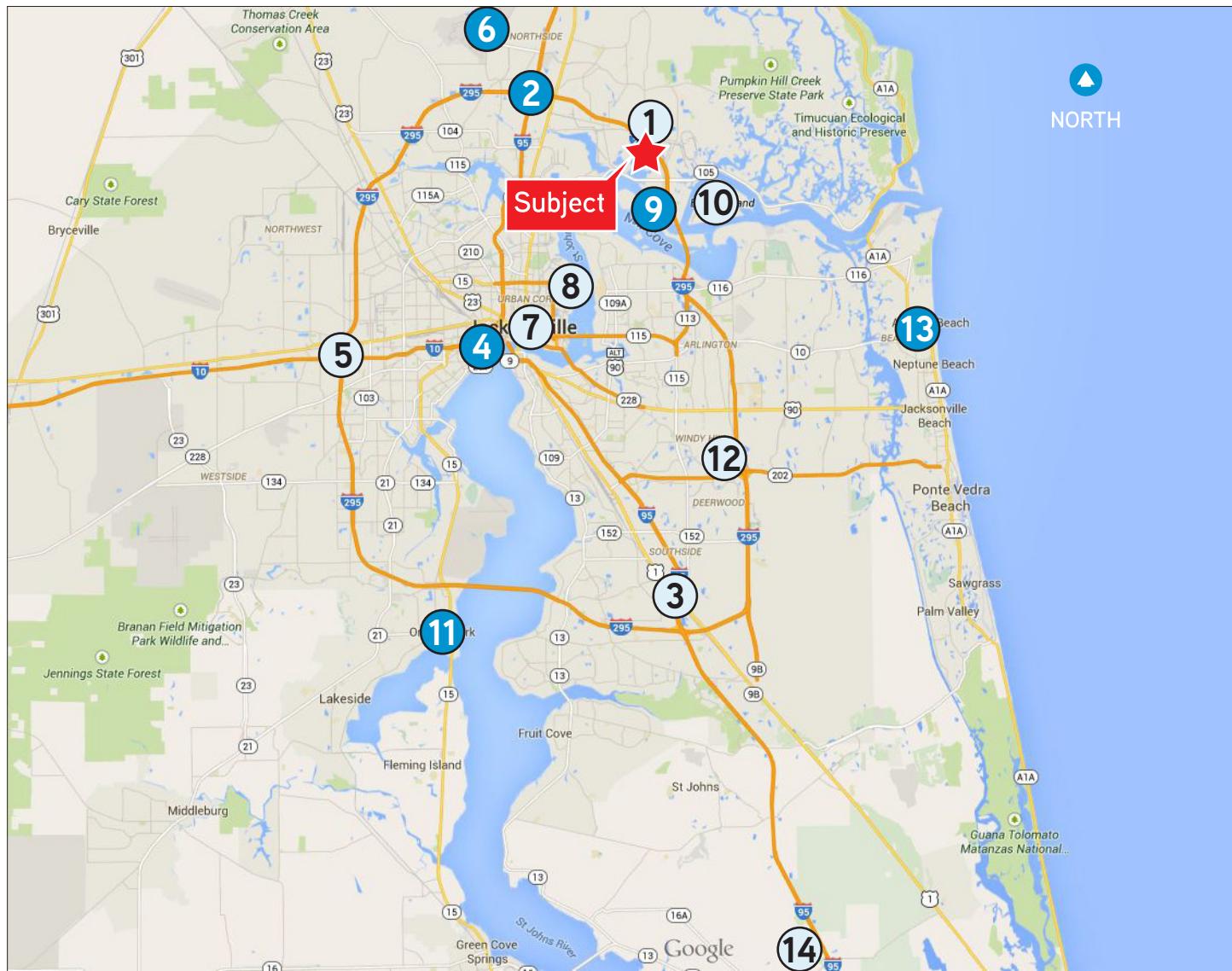
Location Maps

2628 PORT INDUSTRIAL DR, BLDG 700, JACKSONVILLE, FL 32226



Transportation Times

2628 PORT INDUSTRIAL DR, BLDG 700, JACKSONVILLE, FL 32226



DISTANCE TO & DRIVE TIMES (no traffic):

| | | | | | | | |
|---|----------------------------|---------|--------|----|----------------------------------|---------|--------|
| 1 | I-295 | 0.6 mi | 1 min | 8 | JAXPORT - Talleyrand Terminal | 16.3 mi | 17 min |
| 2 | I-95 | 5.7 mi | 6 min | 9 | JAXPORT - Dames Point Terminal | 3.0 mi | 5 min |
| 3 | I-95 @ US 1 | 22.6 mi | 22 min | 10 | JAXPORT - Blount Island Terminal | 4.0 mi | 6 min |
| 4 | I-10 @ I-95 | 16.1 mi | 15 min | 11 | Orange Park | 32.9 mi | 31 min |
| 5 | I-10 @ I-295 | 20.0 mi | 18 min | 12 | Town Center | 14.1 mi | 15 min |
| 6 | Jacksonville Int'l Airport | 8.5 mi | 10 min | 13 | Beaches | 17.0 mi | 22 min |
| 7 | Downtown Jacksonville | 14.6 mi | 18 min | 14 | World Golf Village | 36.6 mi | 33 min |

Strategic Location

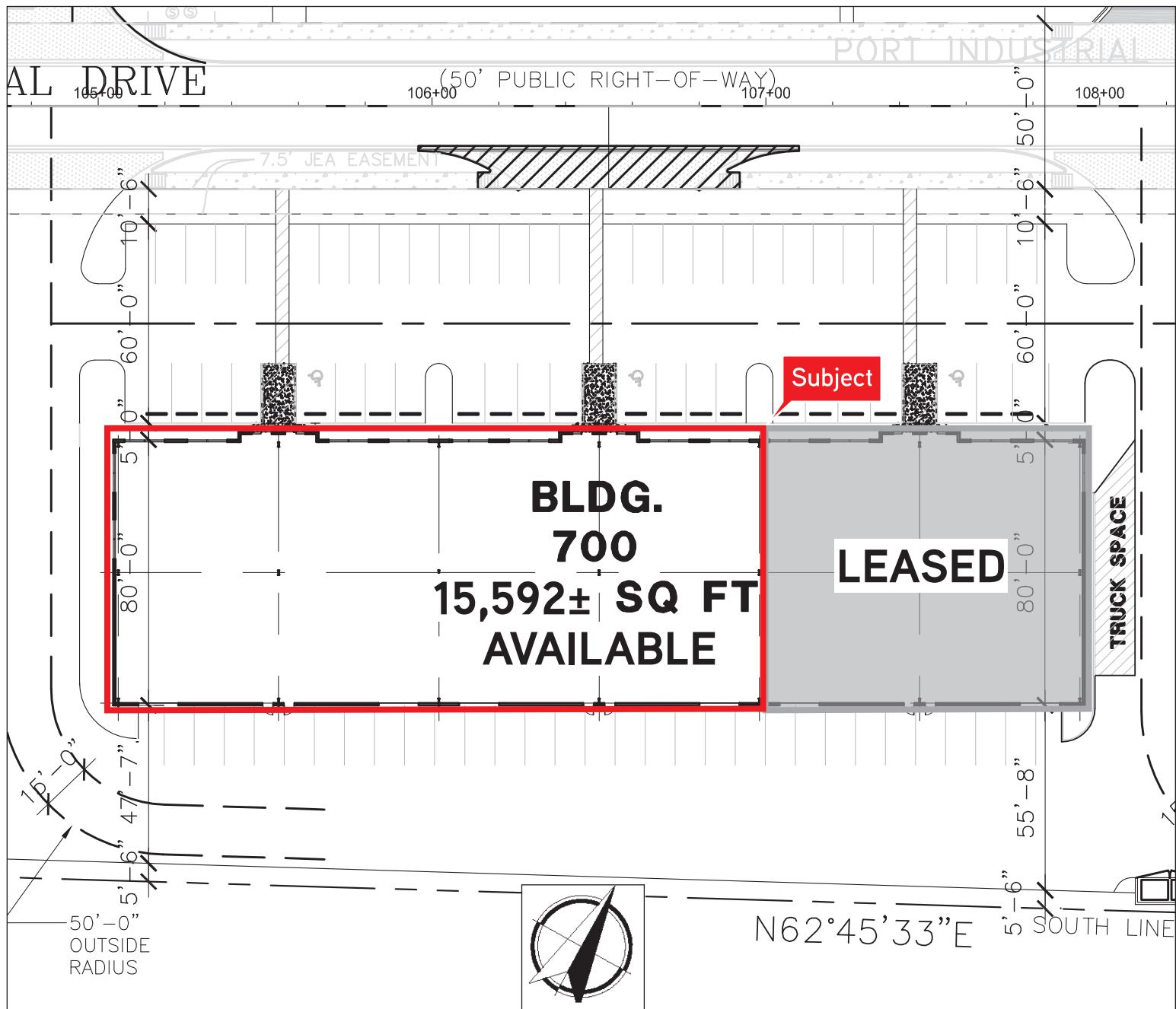
2628 PORT INDUSTRIAL DR, BLDG 700, JACKSONVILLE, FL 32226

Strategic Location



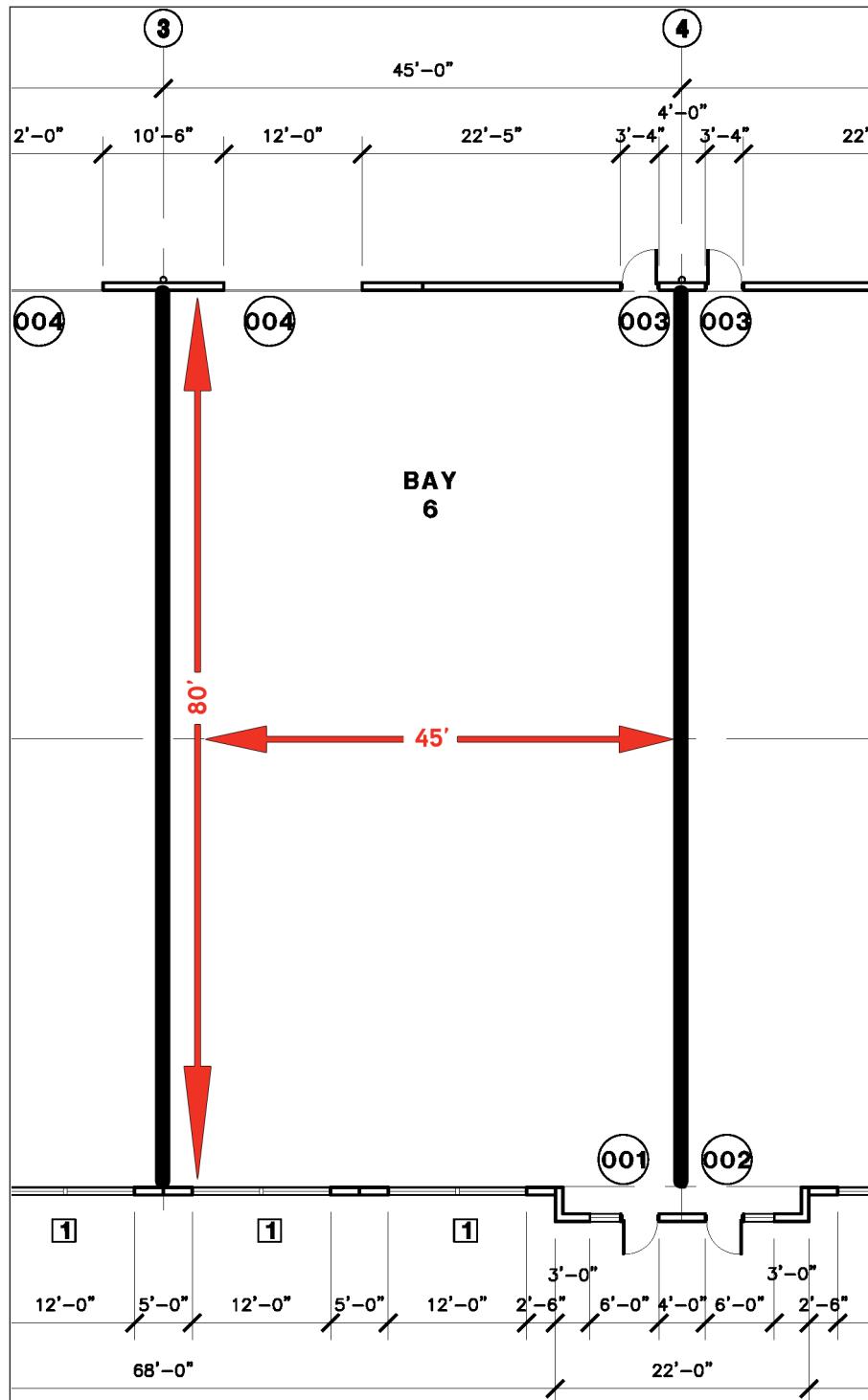
Site Plan - Building 700

2628 PORT INDUSTRIAL DR, BLDG 700, JACKSONVILLE, FL 32226



Typical Bay - Building 700

2628 PORT INDUSTRIAL DR, BLDG 700, JACKSONVILLE, FL 32226



FOR LEASE > INDUSTRIAL SPACE

Aerial of Site

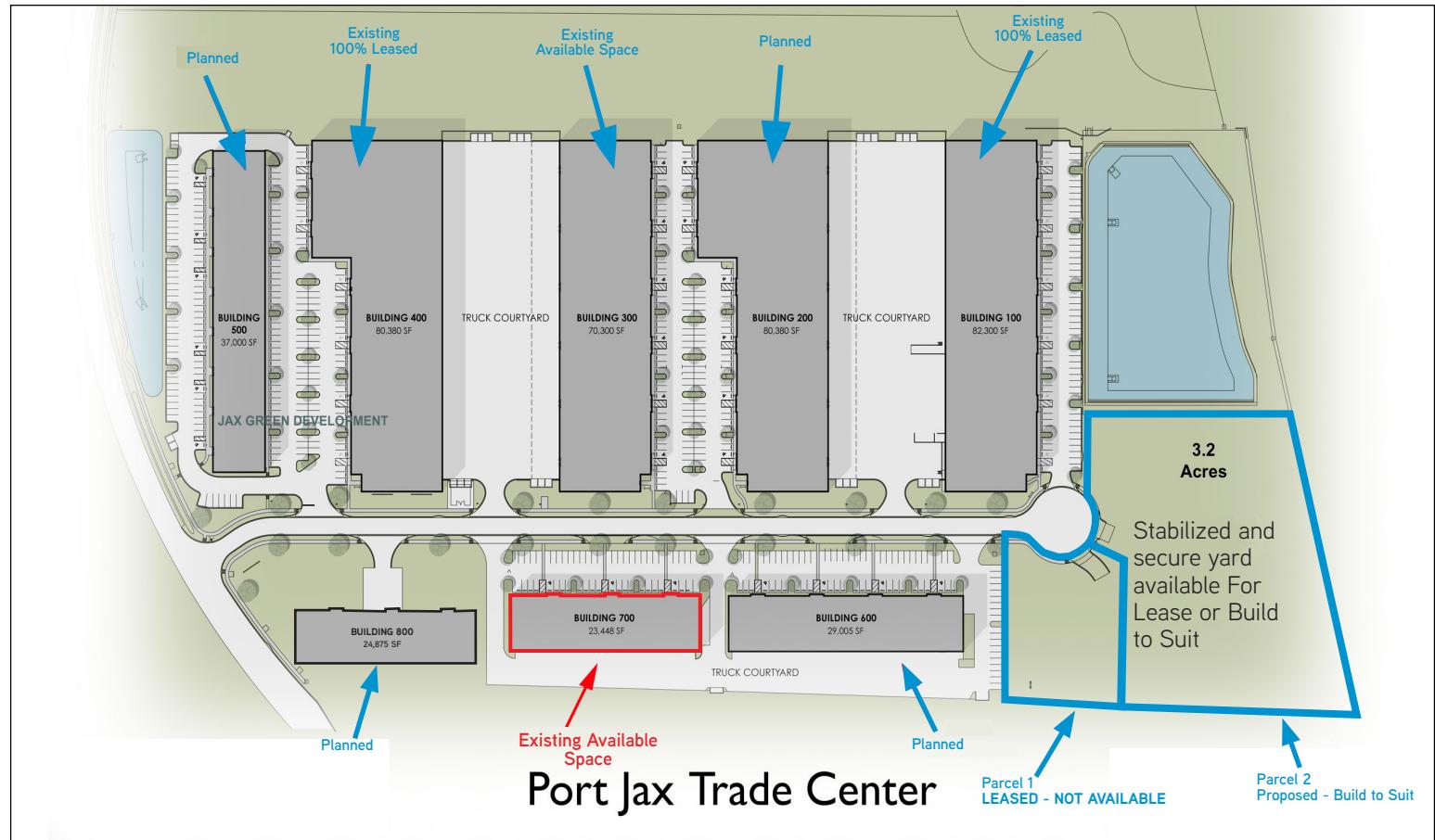
2628 PORT INDUSTRIAL DR, BLDG 700, JACKSONVILLE, FL 32226



Photo taken October 2015

Building Specifications

2628 PORT INDUSTRIAL DR, BLDG 700, JACKSONVILLE, FL 32226



Building 100 (100% leased)

Total Bldg Size: 82,245 SF

Building 200

Total Bldg Size: 80,380 SF

Minimum Bay Size: 5,922 SF

Maximum Contig Size: 80,380 SF

Typical Bay Dimensions: 42' x 140'

Clear Ceiling Height: 28'

Loading Doors Per Bay: 3 Dock

Building 300 (83% leased)

Total Bldg Size: 70,512 SF

Available Size: 11,844 SF

Typical Bay Dimensions: 42' x 140'

Clear Ceiling Height: 28'

Loading Doors: 5 Dock

Building 400 (93% leased)

Total Bldg Size: 80,666 SF

Typical Bay Dimensions: 42' x 140'

Clear Ceiling Height: 28'

Available 5,922 SF

Loading doors: 2 dock

Building 500

Total Bldg Size: 37,000 SF

Minimum Bay Size: 3,200 SF

Typical Bay Dimensions: 40' x 80'

Clear Ceiling Height: 20'

Loading Doors Per Bay: 2 Grade

Building 600

Total Bldg Size: 29,005 SF

Minimum Bay Size: 3,600 SF

Typical Bay Dimensions: 45' x 80'

Clear Ceiling Height: 18' front & 16' rear

Loading Doors Per Bay: One 12'x12' grade

Building 700 (34% Pre-leased)

Total Bldg Size: 23,448 SF

Minimum Bay Size: 3,600 SF

Maximum Contig Size: 15,592 SF

Typical Bay Dimensions: 45' x 80'

Clear Ceiling Height: 18' front & 16' rear

Loading Doors Per Bay: One 12'x12' grade

Building 800

Total Bldg Size: 24,875 SF

Minimum Bay Size: 3,600 SF

Typical Bay Dimensions: 45' x 80'

Clear Ceiling Height: 18' front & 16' rear

Loading Doors Per Bay: One 12'x12' grade

Parcel 1: (100% leased)

RBA/GLA: 0± SF

SF Avail: 0± SF

Lot Size: 1.0± acres

Parcel 2: For Lease or

Proposed - Build to suit

RBA/GLA: 42,000± SF

SF Avail: 42,000± SF

Lot Size: 3.2± acres

Stabilized and secured yard

Foreign Trade Zone Benefits

2628 PORT INDUSTRIAL DR, BLDG 700, JACKSONVILLE, FL 32226

Businesses can efficiently manage cash flow and save money on international cargo shipments or manufacturing and distribution operations by using Jacksonville's Foreign Trade Zone (FTZ) #64. FDI Magazine recently ranked FTZ #64 the third best port zone in the world.

A Foreign Trade Zone, or FTZ, is a secured site within the United States, but technically considered outside of U.S. Customs' jurisdiction. By streamlining customs clearance, foreign trade zones help importers, exporters and manufacturers operate more efficiently. Locating a production or operating facility within a foreign trade zone can benefit businesses by:

- Exempting tariffs on re-exports;
- Paying U.S. Customs duties only when goods are transferred out of the FTZ and into the United States (no duties on zone-to-zone transfers);
- Managing merchandise subject to quotas; and
- Exempting duties on merchandise that becomes waste, defective or damaged while in the zone.

Foreign Trade Zone #64 comprises several locations in the city, including hundreds of acres of property at JAXPORT's three terminals and cold storage facilities at the Talleyrand Marine Terminal. FTZ #64 also covers several industrial parks and the Jacksonville Airport Authority's Jacksonville International Airport (JIA). For more information about FTZ #64, call the Zone Administrator at (800) 874-8050 or (904) 357-3072.

For More Information:

National Association of Foreign Trade Zones

naftz.org

U.S. Foreign Trade Zone Board

la.ita.doc.gov/ftzpage

U.S. Customs and Boarder Protection

cbp.gov

International trade Administration

trade.gov

* Source: JAXPORT 2011 Directory, P.23

FOR LEASE > INDUSTRIAL SPACE

Architectural Rendering - Building 600 & 700

2628 PORT INDUSTRIAL DR, BLDG 700, JACKSONVILLE, FL 32226



Building 600 & 700

FOR SALE OR LEASE > INDUSTRIAL PROPERTY

LEASING & BUILD-TO-SUIT OPPORTUNITIES

2628 PORT INDUSTRIAL DR, BLDG 700, JACKSONVILLE, FL 32226



Please contact us to see this property

Contact Us

BART HINSON

+1 904 358 1206 | EXT 1113

JACKSONVILLE, FL

bart.hinson@colliers.com

ROBERT SELTON, III

+1 904 358 1206 | EXT 1111

JACKSONVILLE, FL

robert.selton@colliers.com

COLLIERS INTERNATIONAL

NORTHEAST FLORIDA

50 N. Laura Street, Suite 1725

Jacksonville, FL

www.colliers.com/jacksonville

This document has been prepared by COLLIERS INTERNATIONAL | Northeast Florida for advertising and general information only. COLLIERS INTERNATIONAL makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. COLLIERS INTERNATIONAL excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of COLLIERS INTERNATIONAL and /or its licensor(s). © 2013. All rights reserved.