

FOR LEASE > INDUSTRIAL SPACE



Northeast Florida

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!

Designated
Foreign Trade
Zone #64



- > 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
bart.hinson@colliers.com

3896

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

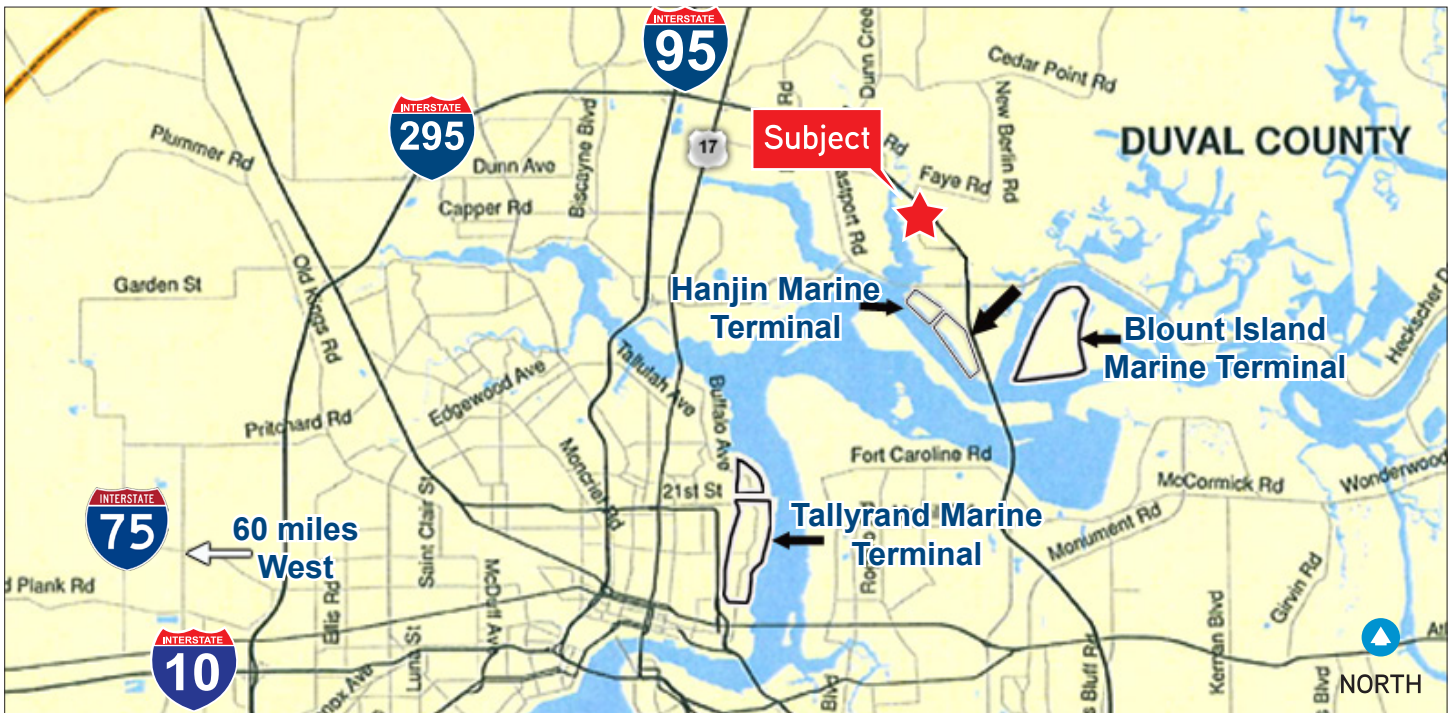
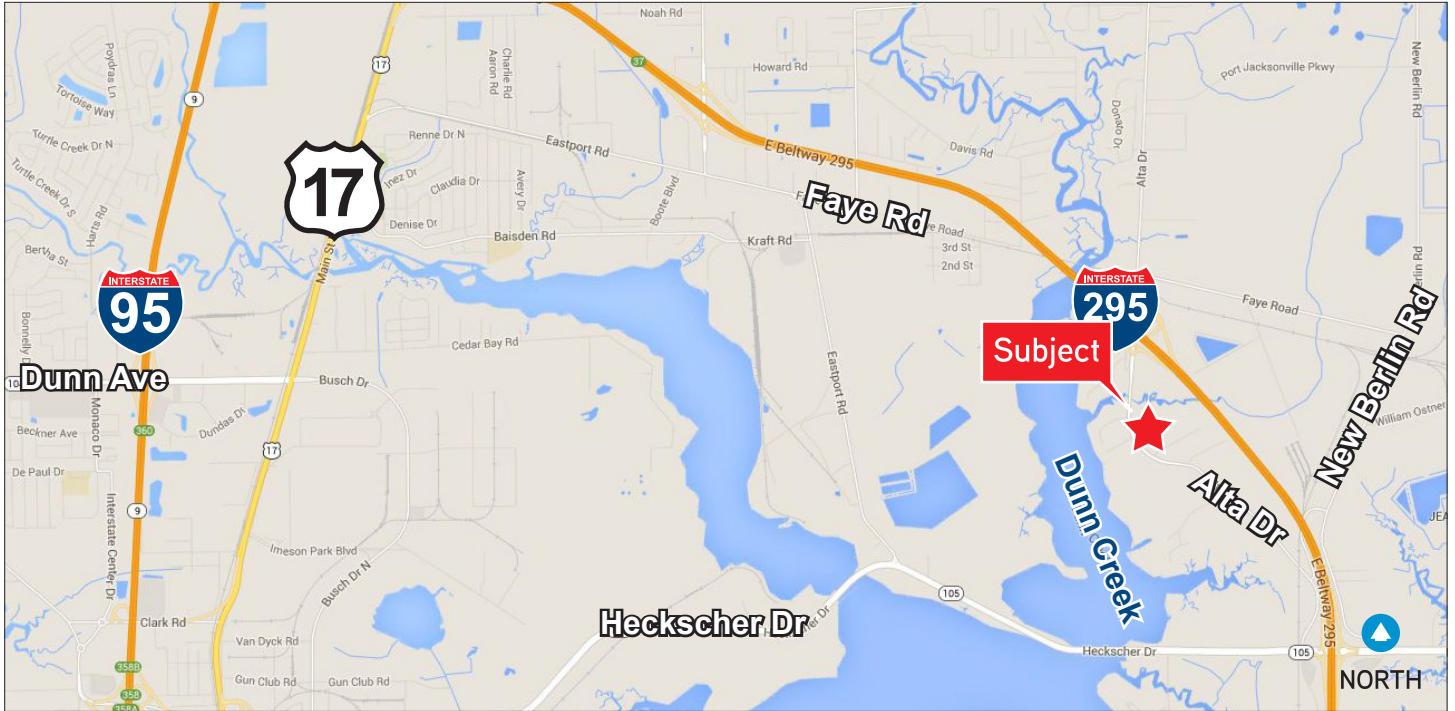
2628 PORT INDUSTRIAL DR, BLDG 700, JACKSONVILLE, FL 32226

Building Size:	23,448± SF
Total Available Size:	15,592± SF (1st Generation space)
Max Available Contingent Space Size:	15,592± SF (195' x 80')
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



A map of Jacksonville, Florida, with 14 numbered locations marked. A red star and the word "Subject" are placed near location 1. The map includes major highways, parks, and the St. Johns River. A north arrow is in the top right corner.

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

3896

Strategic Location

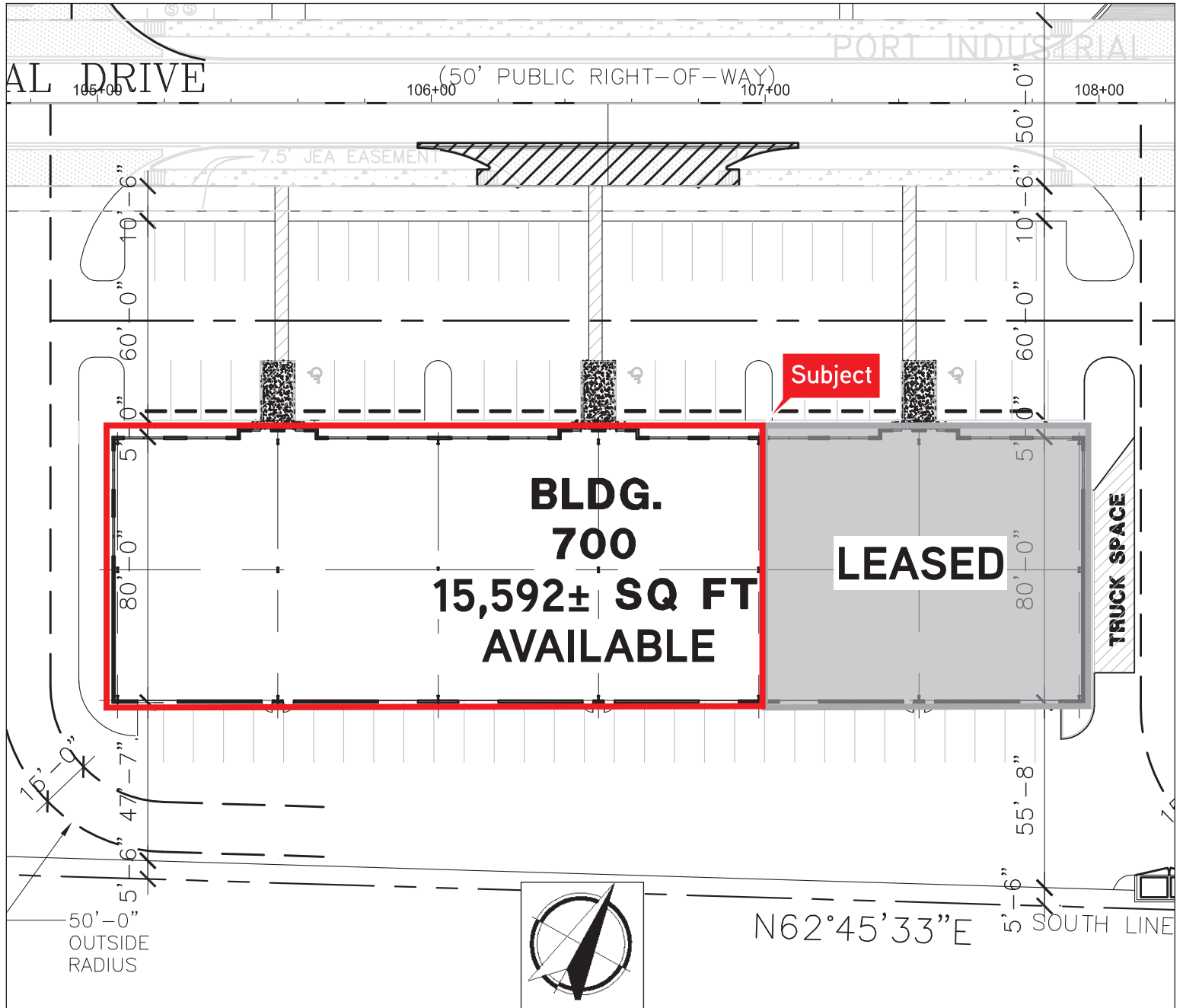
2628 PORT INDUSTRIAL DR, BLDG 700, JACKSONVILLE, FL 32226

Strategic Location



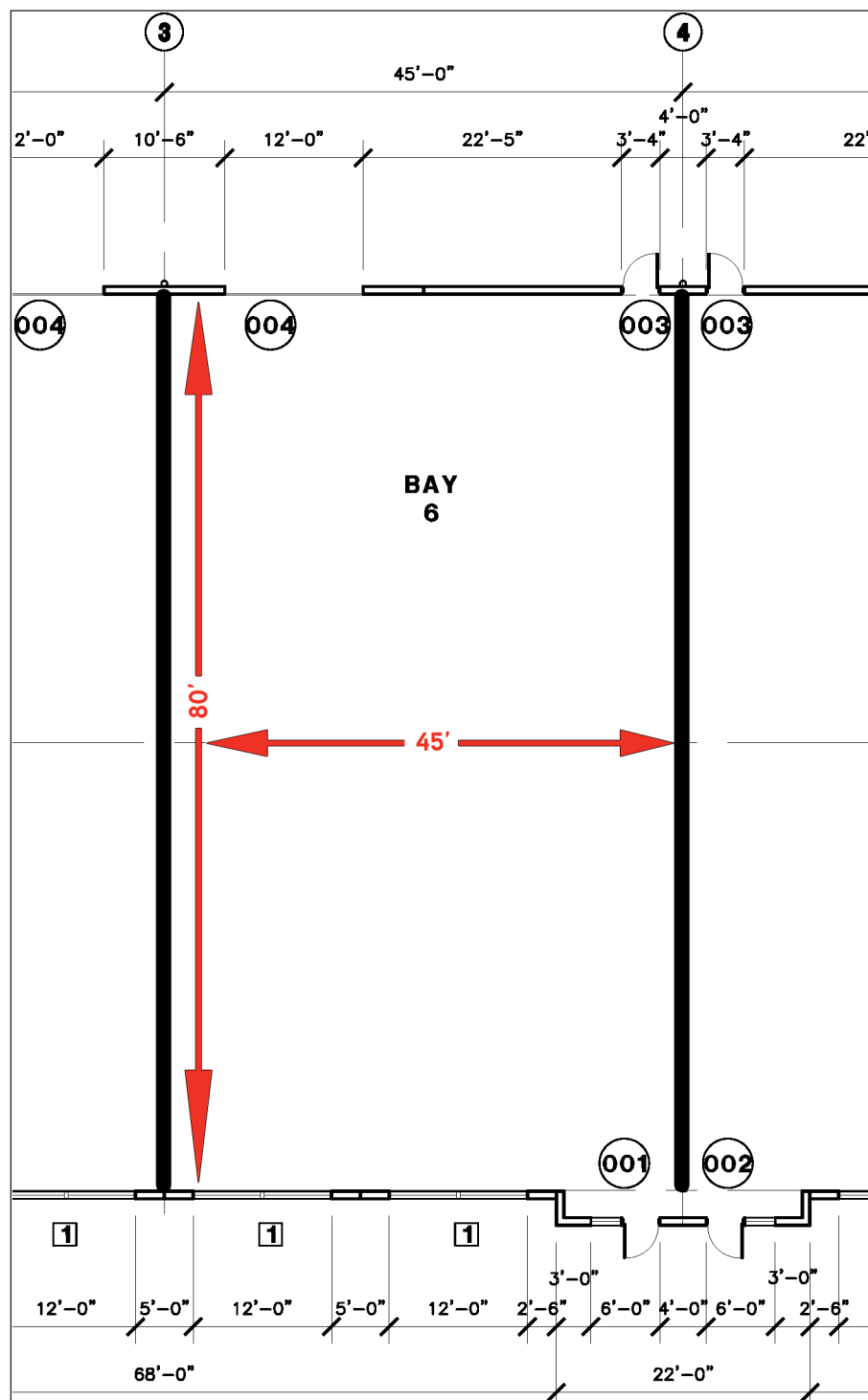
Site Plan - Building 700

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

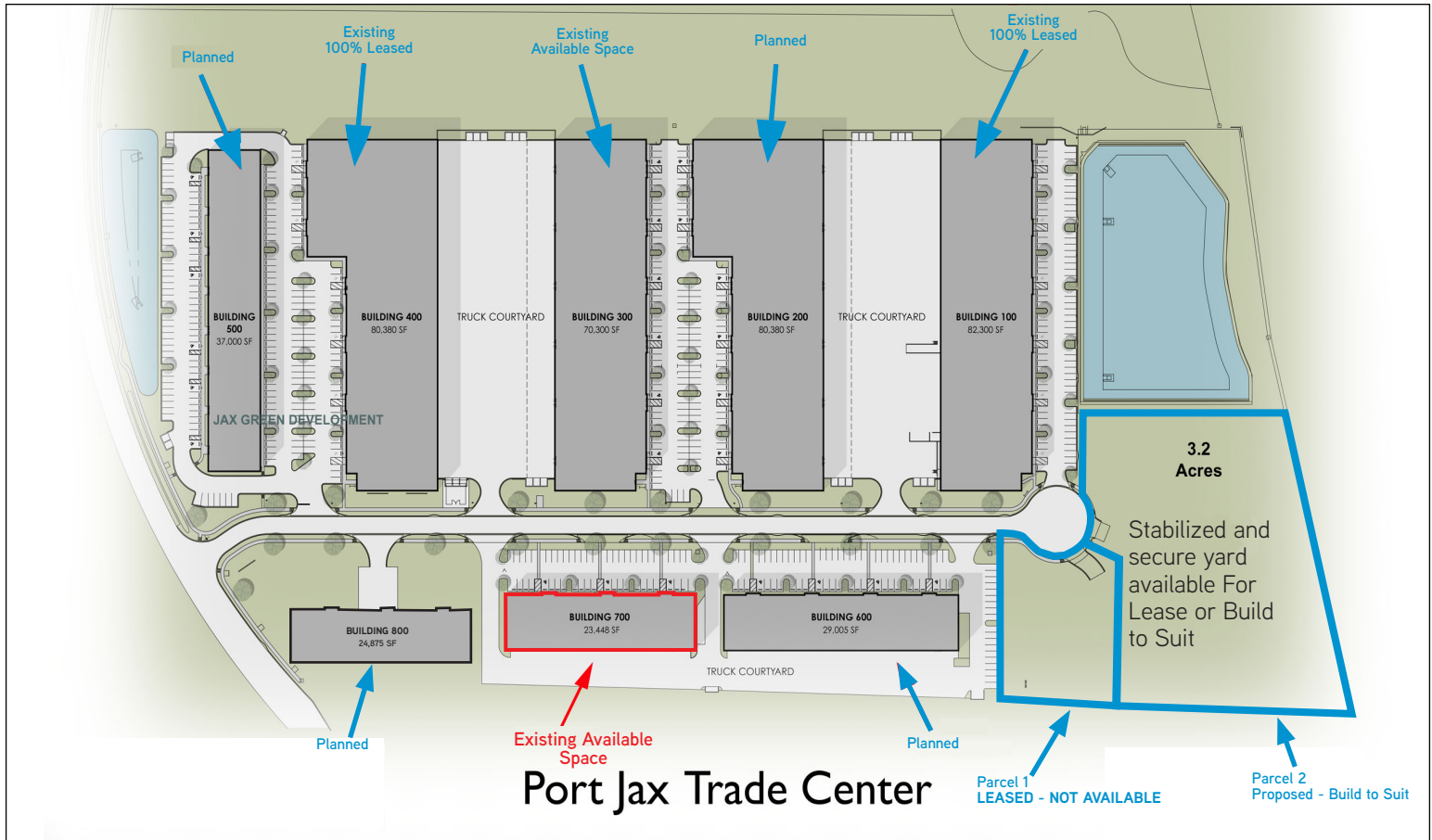


Photo taken October 2015

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

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. Custom's 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



FOR SALE OR LEASE > INDUSTRIAL PROPERTY

LEASING & BUILD-TO-SUIT OPPORTUNITIES

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



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

Please contact us to see this property

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