



1 IMESON PARK BLVD
JACKSONVILLE, FL 32218

UP TO
±602,055 SF
INDUSTRIAL SPACE AVAILABLE
FOR LEASE



ONE IMESON Built in 1974, is a unique 1.7 million square foot two-story warehouse, located within Imeson Industrial Park, which is the most centrally located industrial park in Jacksonville. It is recognized for its great transportation access via rail, sea, and road to Jacksonville's deep-water container port, JAXPORT, benefiting tenants of this park by allowing for short transport times of their deliveries. Imeson Industrial Park also has immediate access to I-95, making it convenient and more desirable for the local labor pool than other parks in the submarket.

PROPERTY DETAILS



TOTAL SF
±1,706,459 SF



FIRE SUPPRESSION
Wet Pipe



CONSTRUCTION
Pre-cast Concrete Panels



TRUCK COURTS
180' & 120'



PARKING
1,900 surface spaces



ACREAGE
±73.49



TRAILER STORAGE
±12.34 Acres



FOUNDATION
6" thick slab on grade with
4,000 PSI concrete



INGRESS / EGRESS
Three points to the north &
south of the building

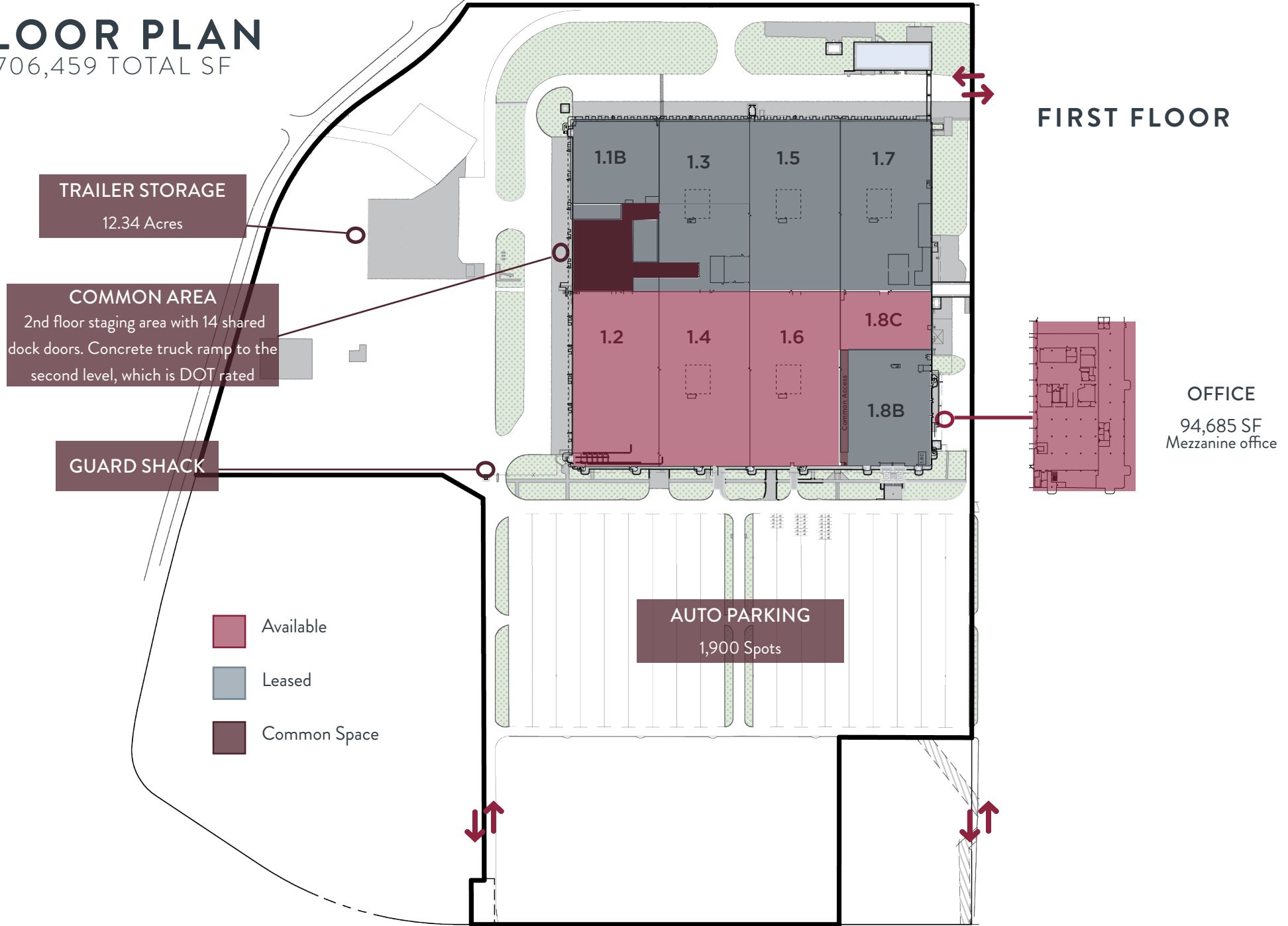


BUS SERVICE:
JTA bus service to
front of building

FLOOR PLAN

±1,706,459 TOTAL SF

FIRST FLOOR



FLOOR PLAN

±1,706,459 TOTAL SF

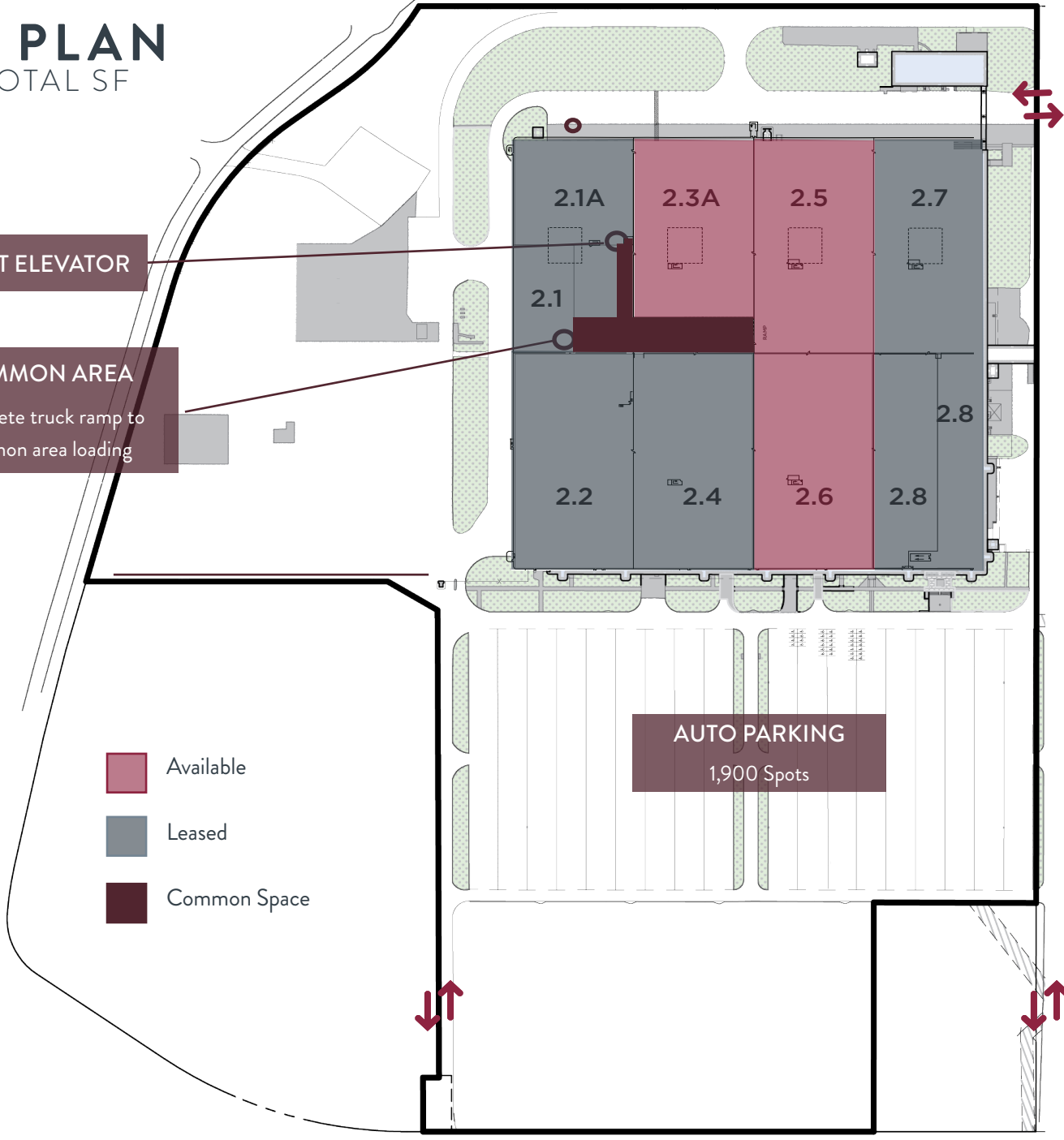
SECOND FLOOR

FREIGHT ELEVATOR

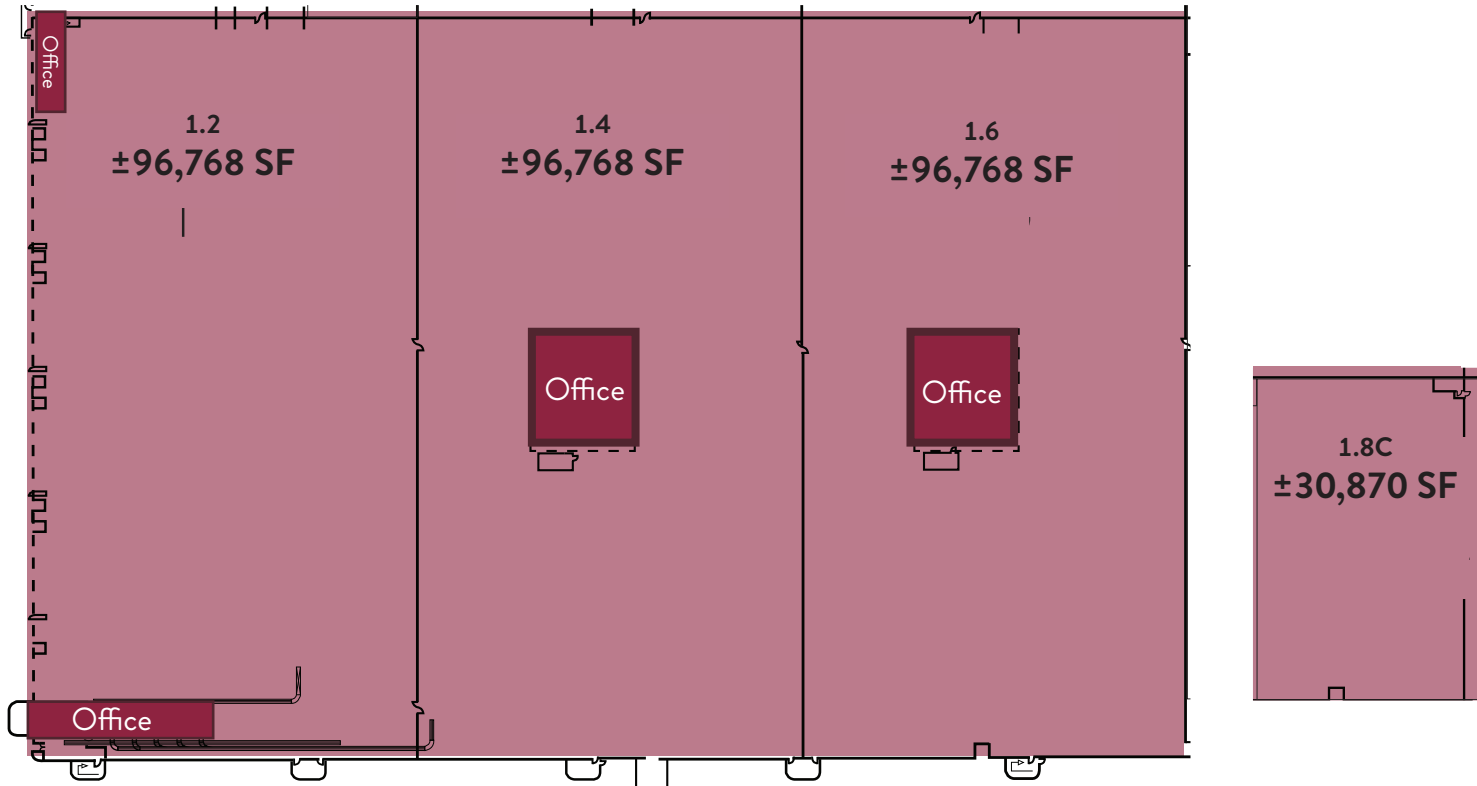
COMMON AREA
Concrete truck ramp to
common area loading

- Available
- Leased
- Common Space

AUTO PARKING
1,900 Spots



FIRST FLOOR AVAILABILITIES
TOTAL AVAILABLE ±321,174 SF



Note: Spaces can be leased individually or together.

SPACE 1.2

Available SF: ±96,768 SF
Office SF: TBD
Loading: 25 Dock/
1 Drive-In
Clear Height: 23'

SPACE 1.4

Available SF: ±96,768 SF
Office SF: ±4,608 SF
Loading: 2 Docks
Clear Height: 23'

SPACE 1.6

Available SF: ±96,768 SF
Office SF: ±4,608 SF
Loading: 3 Docks
Clear Height: 23'

SPACE 1.8C

Available SF: ±30,870 SF
Loading: 2 Docks
Clear Height: 10'



SECOND FLOOR AVAILABILITIES
TOTAL AVAILABLE ±280,881 SF

SPACE 2.3

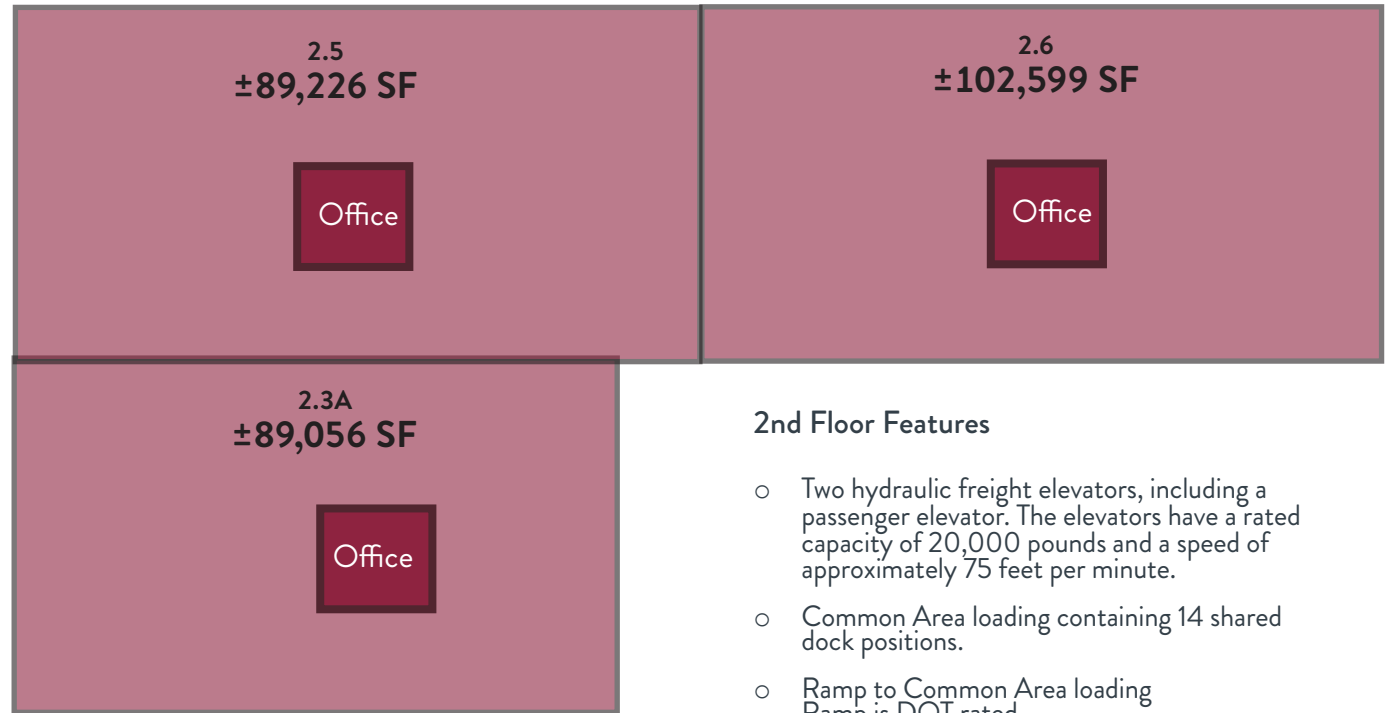
Available SF: ±89,056 SF
Office SF: ±4,608 SF
Clear Height : 23'

SPACE 2.5

Available SF: ±89,226 SF
Office SF: ±4,608 SF
Clear Height: 23'

SPACE 2.6

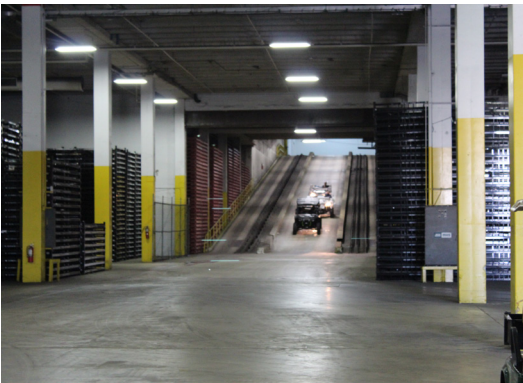
Available SF: ±102,599 SF
Office SF: ±4,608 SF
Clear Height: 23'



2nd Floor Features

- Two hydraulic freight elevators, including a passenger elevator. The elevators have a rated capacity of 20,000 pounds and a speed of approximately 75 feet per minute.
- Common Area loading containing 14 shared dock positions.
- Ramp to Common Area loading Ramp is DOT rated.

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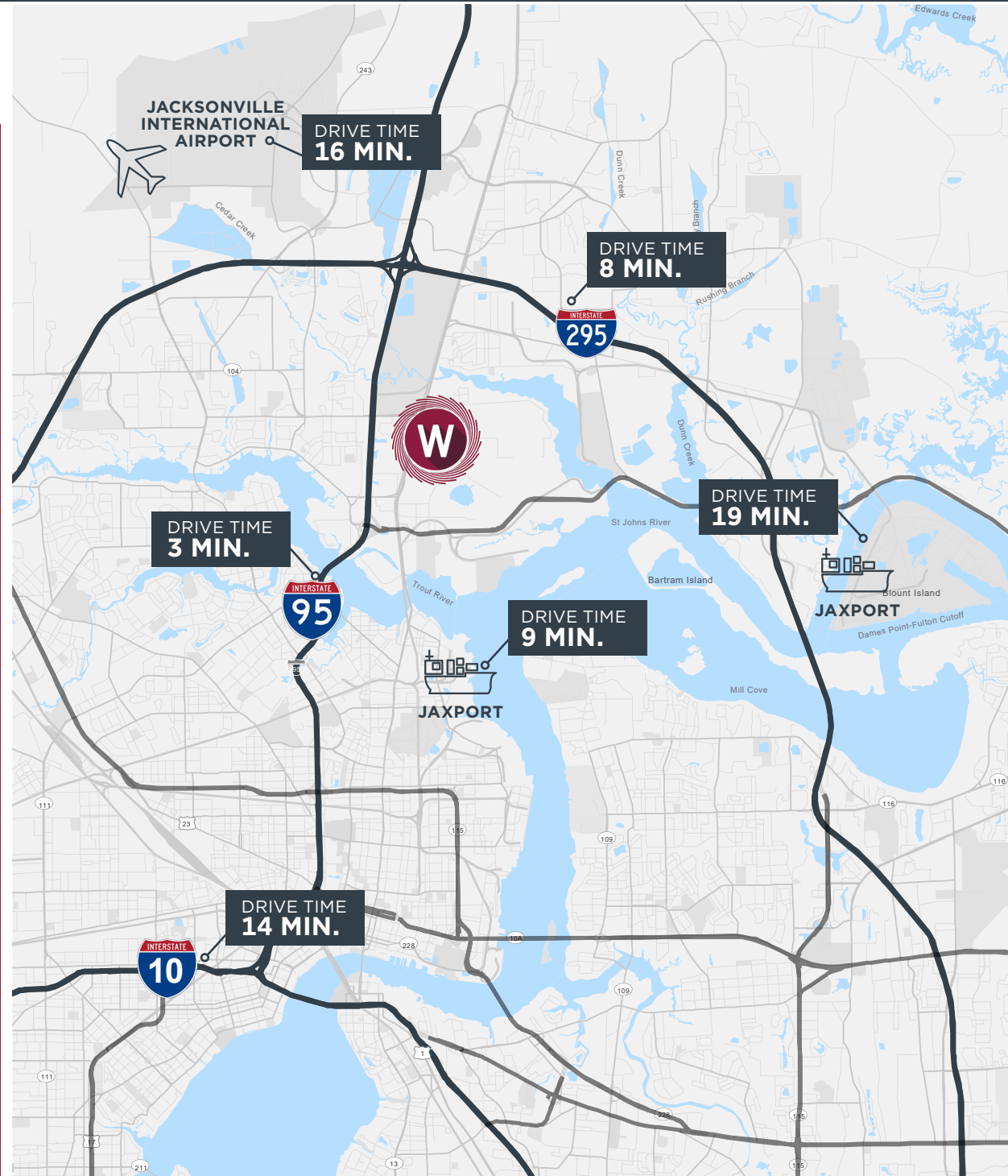
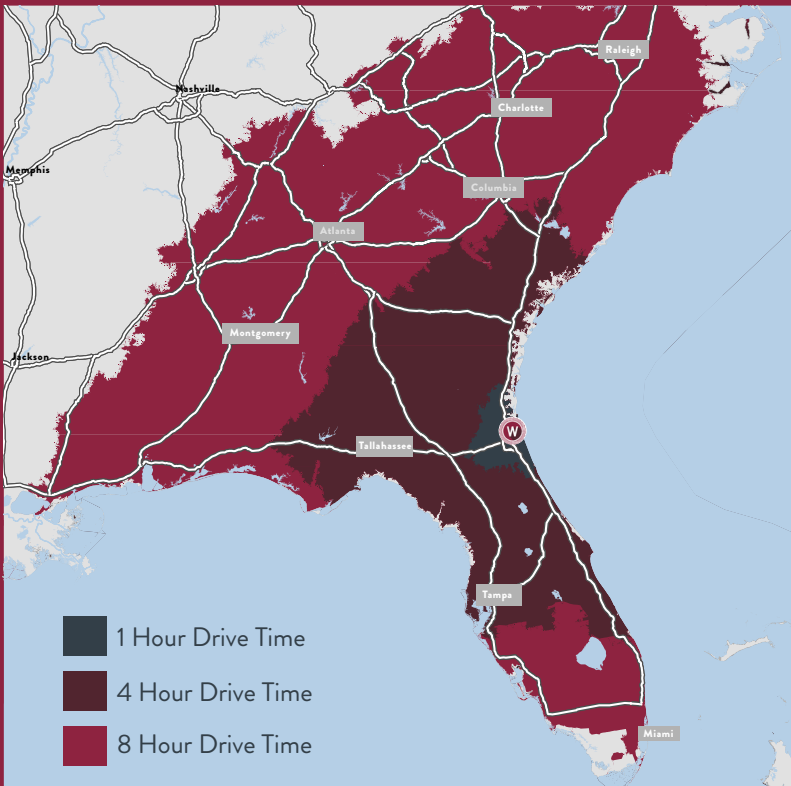


FOR LEASE | ONE IMESON

LOCATED IN CLOSE PROXIMITY TO TRANSPORTATION

DRIVE TIMES

Orlando, FL:	150 Miles
Tampa, FL:	206 Miles
Miami, FL:	357 Miles
Savannah, GA:	133 Miles
Atlanta, GA:	353 Miles
Charlotte, NC:	377 Miles
Montgomery, AL:	379 Miles
Raleigh, NC:	448 Miles



FOR LEASE | ONE IMESON



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