



±1,700,000 SF MASTER PLANNED INDUSTRIAL PARK

2895 Ignition Drive, Jacksonville, FL | 32218

Build-To-Suit | For Lease | Site Available | Building A



Park 295 Industrial Park is a Class “A” business park consisting of ±175 acres. Located on I-295 just minutes west of the I-295 and I-95 junction makes this a highly accessible and premier warehouse, distribution and manufacturing location in the Jacksonville, FL market.

PARK 295 | Area Amenities

- ◆ First Class, master planned business park
- ◆ Various State and City of Jacksonville incentives available
- ◆ Low Jacksonville city and county taxes
- ◆ Excellent frontage visibility along I-295 with traffic counts exceeding 55,000 vehicles per day
- ◆ Jacksonville provides an excellent source of labor that complements a pro-business environment; superb workforce demographics
- ◆ Key transportation and logistics hub with strong intermodal connectivity
- ◆ Pro-Growth local government

For further information, please contact our exclusive agents:

Richard Antczak Senior Vice President rantczak@phoenixrealty.net
John Richardson, SIOR President/Principal jrichardson@phoenixrealty.net
Ladson Montgomery Senior VP/Principal lmontgomery@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
10739 Deerwood Park Blvd. #310 Jacksonville, FL 32256
904.399.5222

 **DRONE VIDEO
AVAILABLE**
WWW.PARK295.COM

NEWMARK
PHOENIX REALTY GROUP



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PARK 295

The Ideal Location

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Park 295 | The Ideal Location



DISTANCE TO JIA AIRPORT
3 miles



**DISTANCE TO CSX INTERMODAL FACILITY
NORFOLK SOUTHERN FACILITY**
10 & 12 Miles



DISTANCE TO FLORIDA EAST COAST RAIL
24 Miles



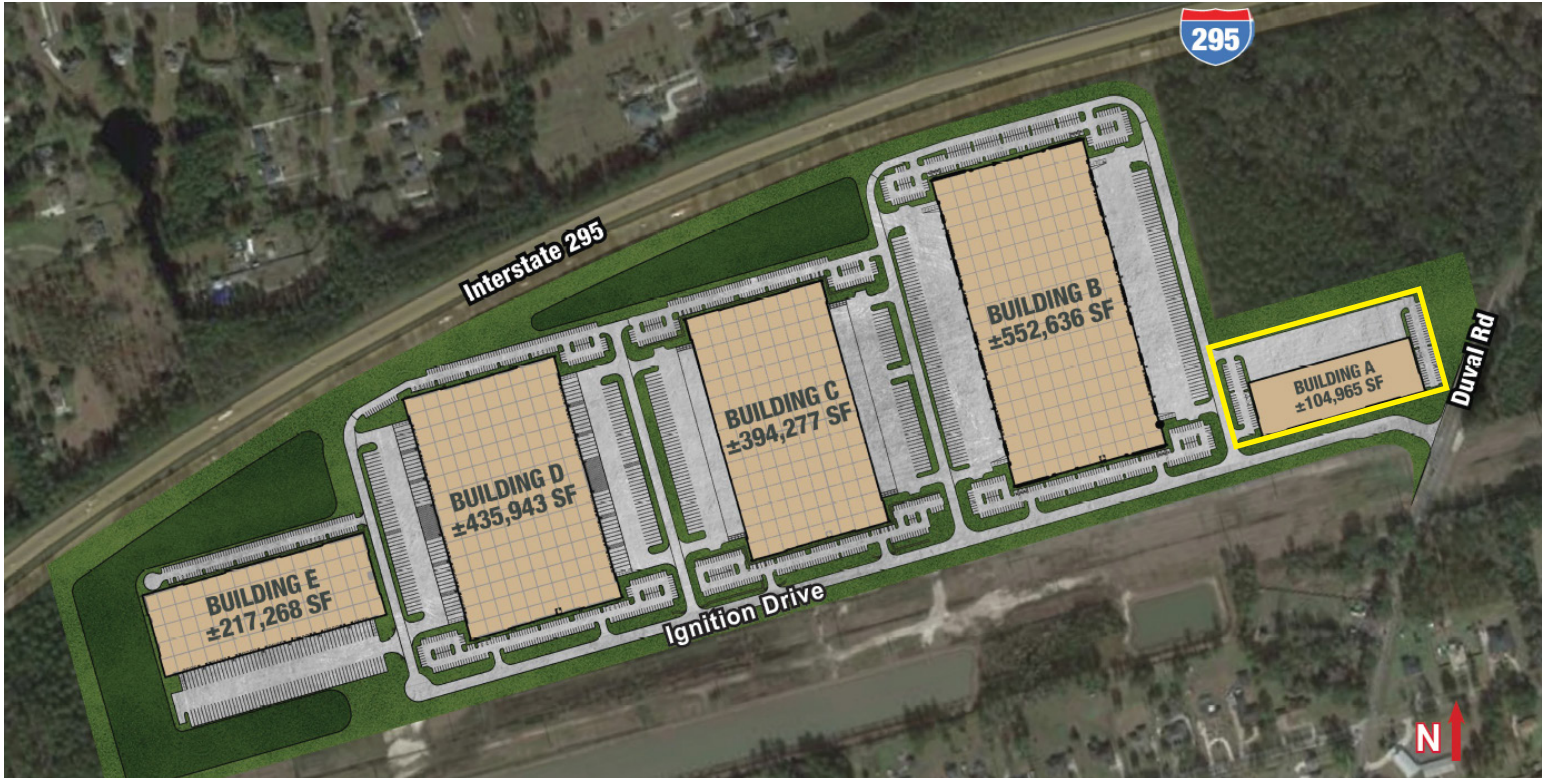
DISTANCE TO JAXPORT
10 miles to Blount Island
14 miles to Talleyrand



DISTANCE TO CERES TERMINALS | DAMES POINT
9 Miles



**DRONE VIDEO
AVAILABLE**



BUILDING AREA

- A - ±104,965 SF
(BTS: For Lease)
- B - ±552,636 SF
(Fully Leased)
- C - ±394,277 SF
(Fully Leased)
- D - ±435,943 SF
(Fully Leased)
- E - ±217,268 SF
(Under Construction)
- Total: ±1,705,089

Strategically Located

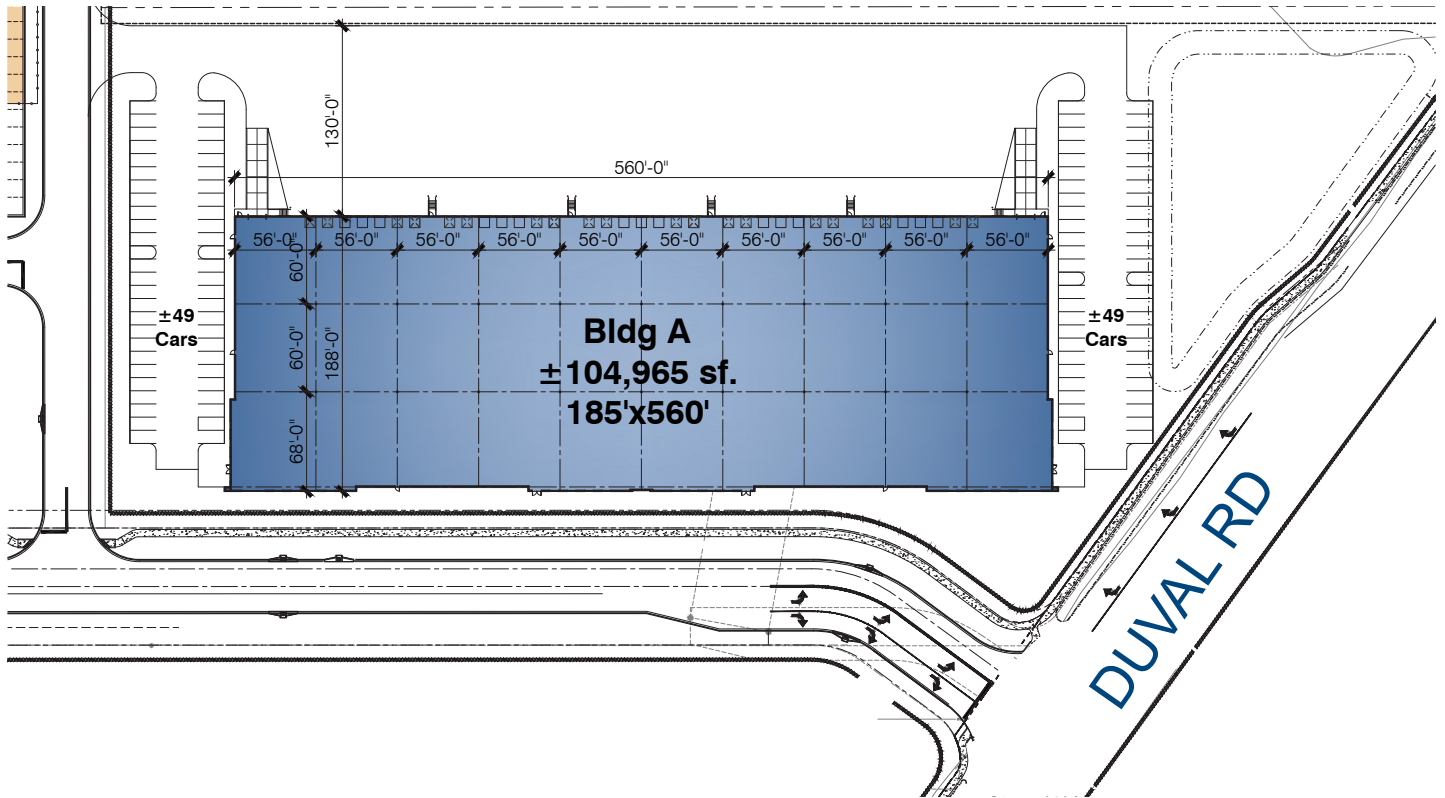
in Jacksonville's Northside immediately adjacent to Interstate 295 and the Duval Road Full Interchange

Ingress & Egress: Via Interstate 295 and Duval Road

Lease and Build-to-Suit Opportunities

Highly experienced Landlord and Developer

NorthPoint Development provides in-house engineering and architectural resources. Founded in 2012, NorthPoint has developed 122.3 MSF for tenants such as Chewy.com, Home Depot, Amazon, GE, Dollar General, Lowes, UPS, Adidas, Ford and General Motors.



Build-To-Suit: Proposed Building Specifications

Total Building Size:	±104,965 SF
Available SF:	±104,965 SF
Office:	To Suit
Building Dimensions:	185' x 560'
Building Configuration:	Single Load
Column Bay Spacing:	56' x 60'
Ceiling Clear Height:	36'
Fire Protection:	ESFR
Dock Doors:	15 - 9' x 10' manual lift doors available (expandable to 35)
Drive-In Doors:	(2) 12' x 14' motor operated

Car Parking:	98 spaces
Exterior Lighting:	Wall and pole mounted LED lamps
Warehouse Lighting:	LED - light fixtures, individual motion detectors, 30 FC measured at 30" above finished door.
Exterior Structure:	Site cast, tilt-up concrete panels
Warehouse Finishes:	Deck painted white
Zoning:	PUD - LI (Light Industrial)
Dock Equipment:	45,000 LB mechanical dock levelers & dock seals with 10" projection
HVAC:	0.5 air changes per hour ventilation & freeze protection heat