

Imeson Park

3,000,000 s.f. Master planned business park



For Lease or BTS

- Class A, 156 acre master planned industrial business park
- Superior multi-modal location to service SE U.S.
- Centrally located between JIA and JAXPort
- Less than two miles to I-95 and four miles to I-95/I-295 Interchange
- Multiple points of ingress & egress
- Over 61 million consumers located within an 8 hour drive
- FTZ # 64 available
- No state or local personal income tax
- No inventory tax
- 5th lowest tax climate in the U.S.
- 3rd largest military population in U.S.
- Pro-growth consolidated local government
- Various target industry incentives available via City and State

Speculative Building

Building B - 552,720 s.f.

**10501 Cold Storage Road
Jacksonville, FL 32218**

Luke Pope, SIOR

Executive Vice President

+1 904 356 4550

luke.pope@am.jll.com

Ross Crabtree

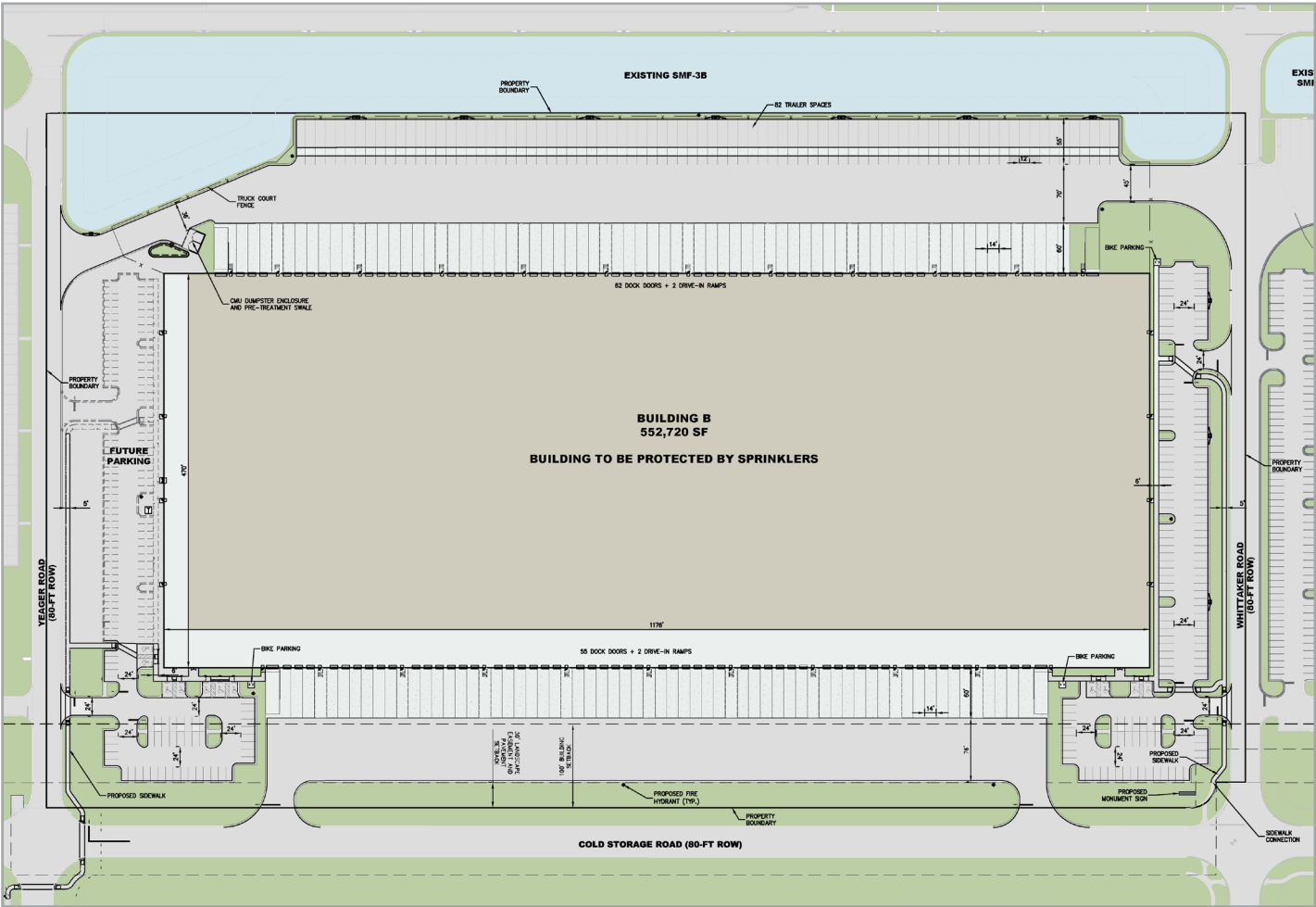
Associate

+1 904 559 3915

ross.crabtree@am.jll.com



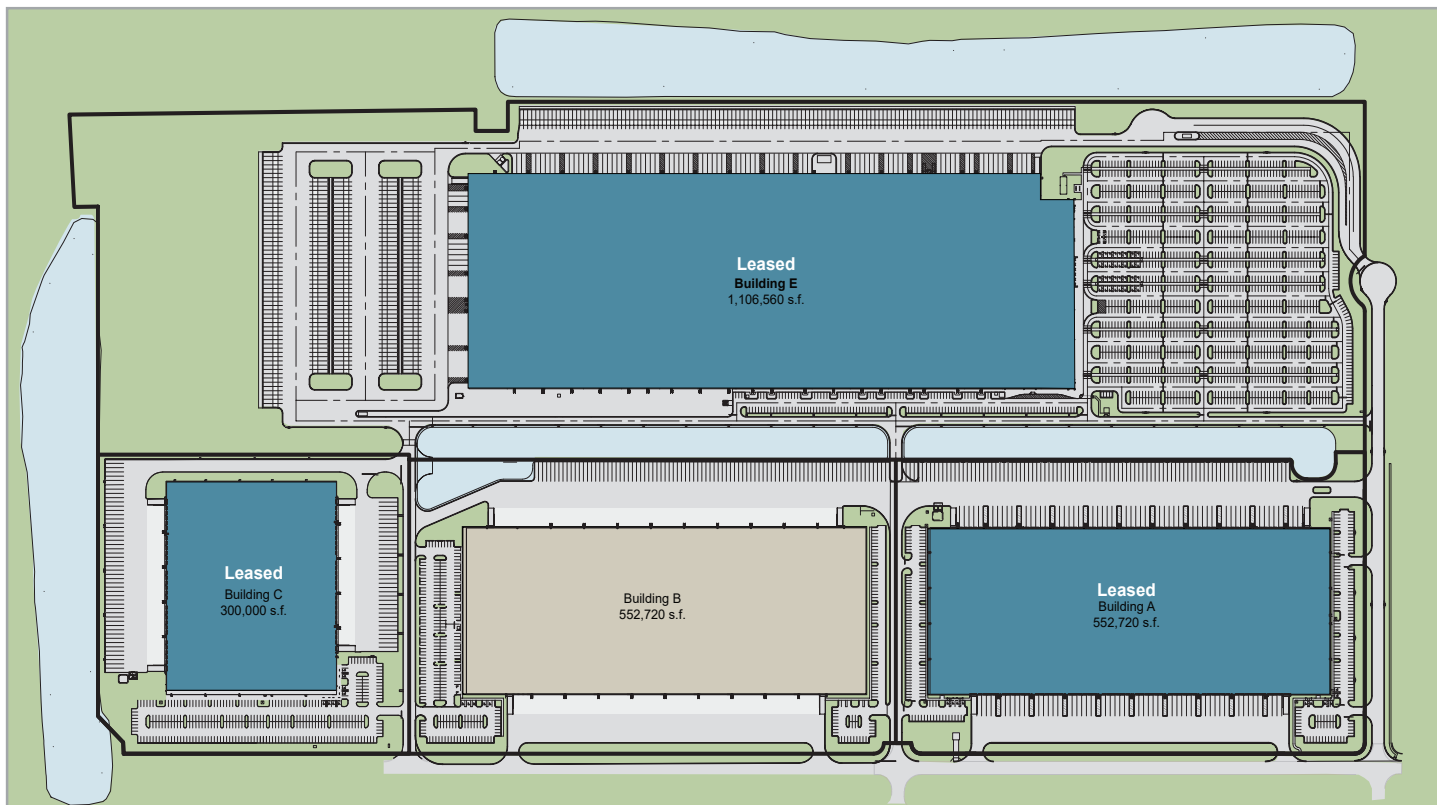
Building B



Building Specs

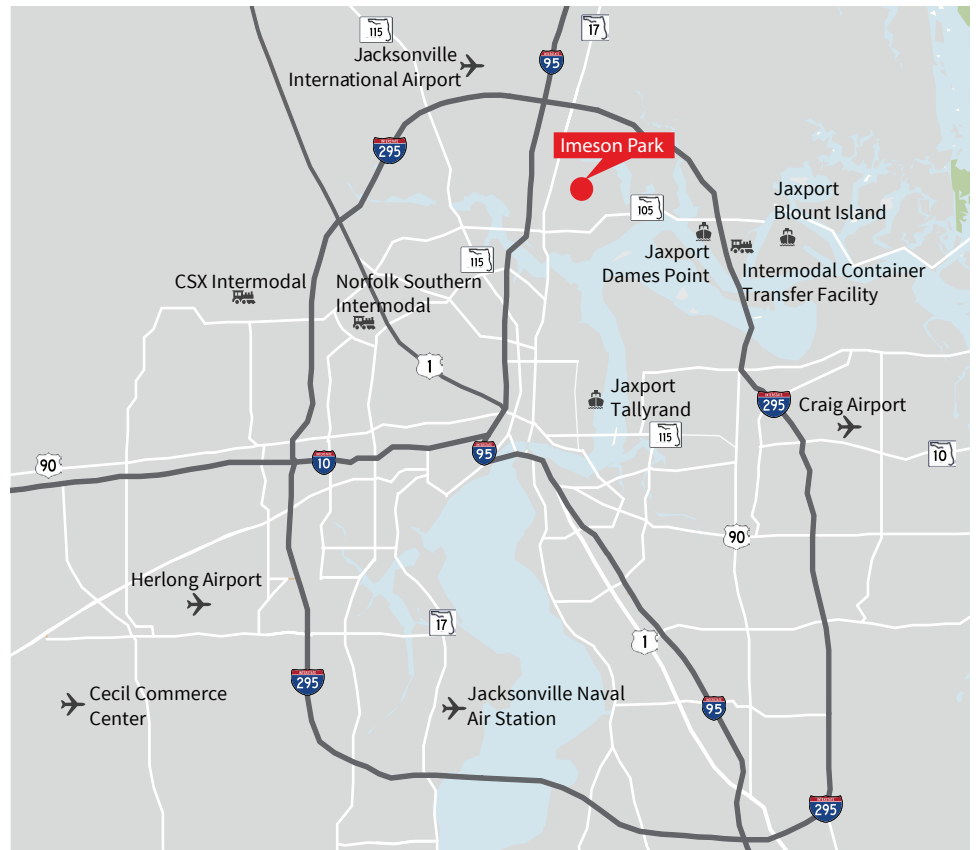
Building size:	552,720 s.f.	Truck court:	185'/130' with 60' concrete apron 135' with 60' concrete apron
Building dimensions:	1,176' x 470'	Fire protection:	ESFR
Column spacing:	50' x 56' typical bay 60' x 56' speed bay	Roof:	60 mil, white, single ply TPO over minimum R-20 insulation (20 year NDL)
Clear height:	36'	Skylights:	80 (4' x 8')
Dock doors:	117 (9' x 10')	Electrical:	8,000 amps 480/227 V, 3 Phase
Drive-in doors:	4 (14' x 16')	Slab:	7" 4,000 PSI (reinforced)
Trailer parks:	82	Utilities:	JEA (water, sewer, electric)
Auto parks	201 (expandable)	Zoning:	IH/IL

Siteplan/ Aerial



Strategically located

I-95	1 mile
I-295	2.7 miles
Dames Point	4.5 miles
Downtown Jacksonville	5 miles
Jacksonville International Airport	5.5 miles
Blount Island	5.75 miles
Savannah, GA	142 miles
Orlando, FL	153 miles
Tampa, FL	195 miles
Charleston, SC	241 miles
Atlanta, GA	342 miles
Miami, FL	359 miles
Montgomery, AL	363 miles
Charlotte, NC	386 miles
Baltimore, MD	747 miles



For more information, please contact:

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