



MASTER PLANNED INDUSTRIAL PARK

2619, 2737, 2845 & 2895 Ignition Drive | JACKSONVILLE, FLORIDA 32218

LEASE | BUILD-TO-SUIT OPPORTUNITIES



Full Interchange



Full Interchange

Full Interchange



Lem Turner Rd



Duval Road



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PARK 295 - The Ideal Location

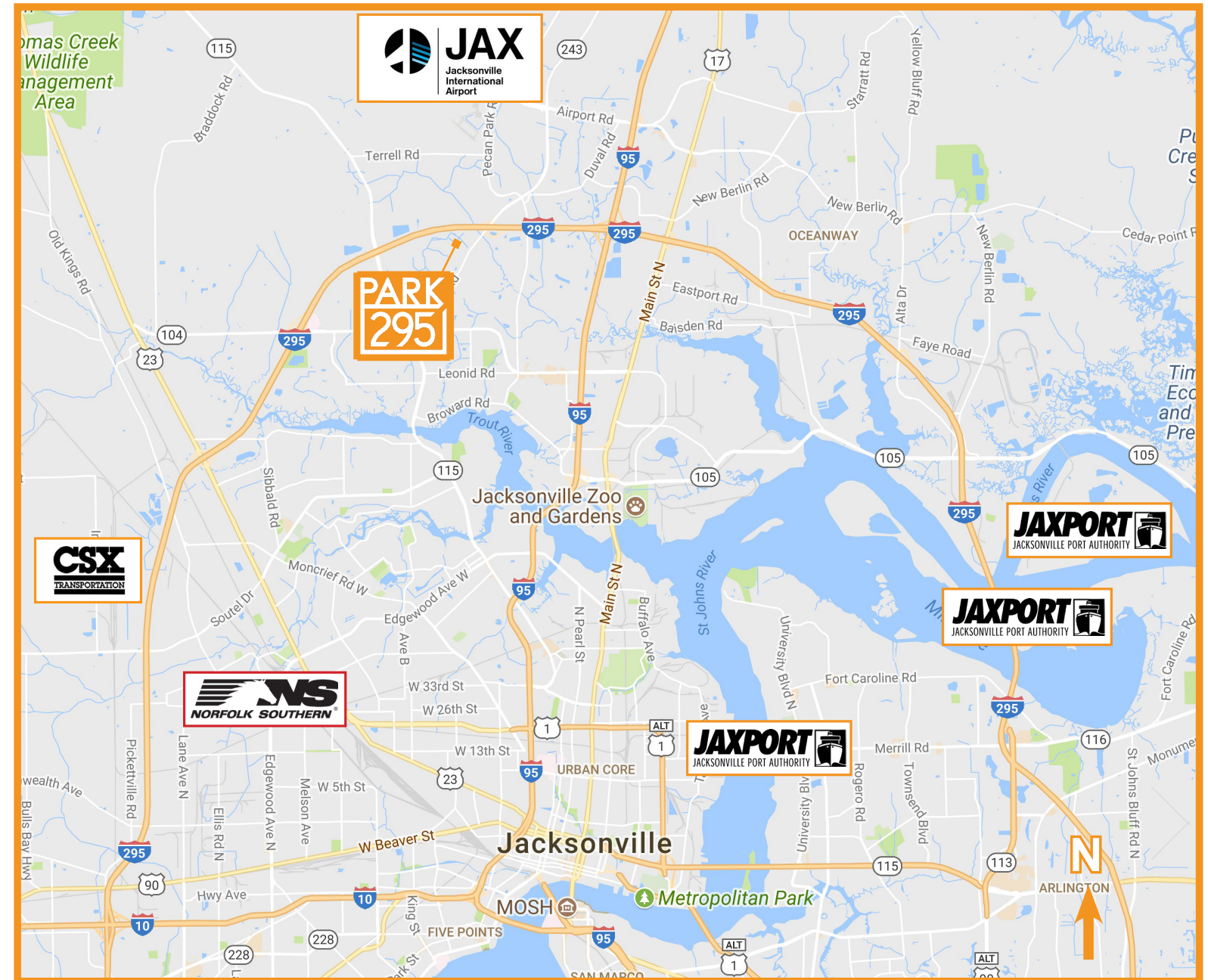


Newmark Phoenix Realty Group, as exclusive marketing agent, is pleased to offer the availability of PARK 295 Industrial Park for lease and build-to-suit opportunities. Park 295 totals ±139 gross acres fully-entitled for up to 1.7M square feet of industrial product. Located in Jacksonville’s Northside Industrial submarket, Park 295 provides one of the most strategic warehouse and distribution locations in the Jacksonville market with direct access to I-295, I-95 and I-10.

PARK 295 is developed and managed by NorthPoint Development which provides best of class industrial product and infrastructure required by warehouse and distribution users while providing a professional atmosphere expected in a Class A Industrial Park. NorthPoint specializes in a factory-to-front door model which places an emphasis on strong engineering and technical focus to deliver a Class A experience.

NorthPoint’s extensive industrial development experience enables them to create long term value to their clients through smart real estate decisions.

- Logistics Expertise
- Site Planning Expertise
- Labor Location & Analytics
- Property Management
- Construction & Facility Design Oversight
- Architectural Design
- Incentives & Entitlements Negotiations



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OWNED AND DEVELOPED BY:



To learn more about NorthPoint Development Please Visit:

BeyondTheContract.com

JACKSONVILLE INDUSTRIAL MARKET HIGHLIGHTS

Impressive Industrial Market Fundamentals

- ◆ Approximately 130 Million SF of industrial product
- ◆ 3.4% vacancy as of Q1-23
- ◆ 4.2 Million SF leased-2022
- ◆ Spec development continues with 5.5M SF under construction
- ◆ 5% of the Leasing Activity continues to occur in the North & Westside Industrial markets

The Ideal Location, Location, Location

- ◆ Strategically positioned in Jacksonville's Northside immediately adjacent to the interchange at I-295 and Duval Road
- ◆ Superb regional distribution and warehousing location with excellent market fundamentals recognized in best of class locations
- ◆ Direct access to major transportation demand drivers including road, air and marine
- ◆ Jacksonville provides an excellent source of labor that compliments a pro-business environment
- ◆ Excellent interstate network that connects the southeast to Jacksonville via I-295, I-95, I-10
- ◆ Close proximity to:
 - Jacksonville International Airport ±2.5 miles
 - CSX Terminal ±10 miles
 - Norfolk Southern Terminal ±12 miles
 - Florida East Coast Rail Terminal ±24 miles
 - JAXPORT Dames Point / Trapac Terminal ±9 miles
 - JAXPORT Blount Island Terminal ±10 miles
 - JAXPORT Talleyrand Terminal ±14 miles

Jacksonville Port Authority (JAXPORT)

- ◆ JAXPORT is Florida's No. 1 container port complex
- ◆ 10 Million tons of cargo handled in fiscal 2022 with over 1.3 million containers
- ◆ #1 vehicle exporter in the US (560,000 in fiscal 2022)
- ◆ Port deepening: The federal project to deepen the Jacksonville shipping channel to 47 feet is now complete.
- ◆ Additionally, \$100 million in berth enhancements will be completed by Q2-2023
- ◆ SSA Atlantic and JAXPORT broke ground on a state-of-the-art international container terminal at Jaxport's Blount Island terminal.

