



# PORT COMMERCE CENTER

Alta Drive, Jacksonville, Florida

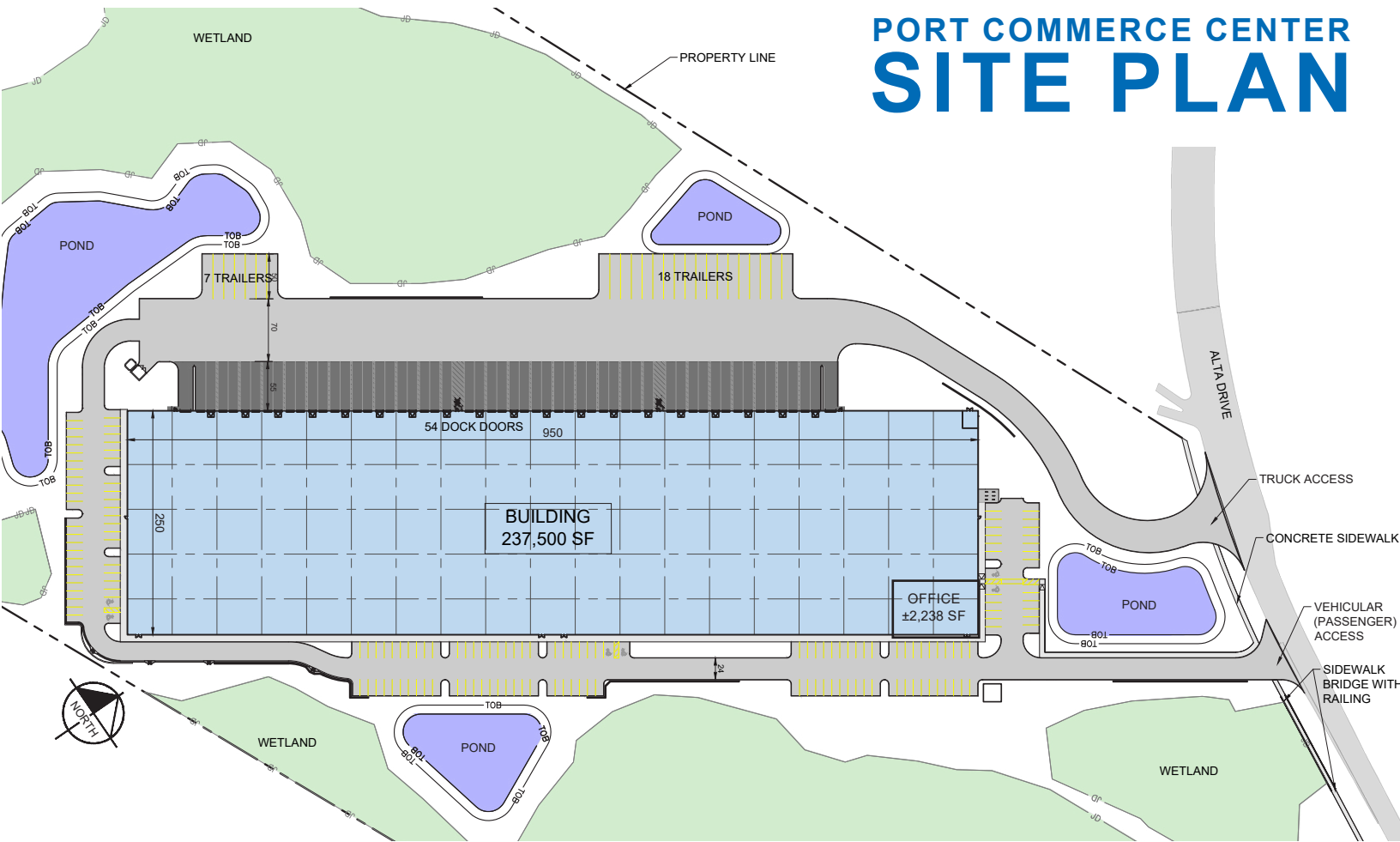
## *Property Highlights*

- $\pm 100,000$  - 237,500 SF For Lease
- $\pm 2,238$  SF Office
- Located in Northside Industrial Submarket
- Excellent Access to Jaxport's Blount Island and Dames Point Marine Terminals
- Immediate Access to I-295 and I-95
- Rear Load with Ample Trailer Parking
- $\pm 38$  Acres

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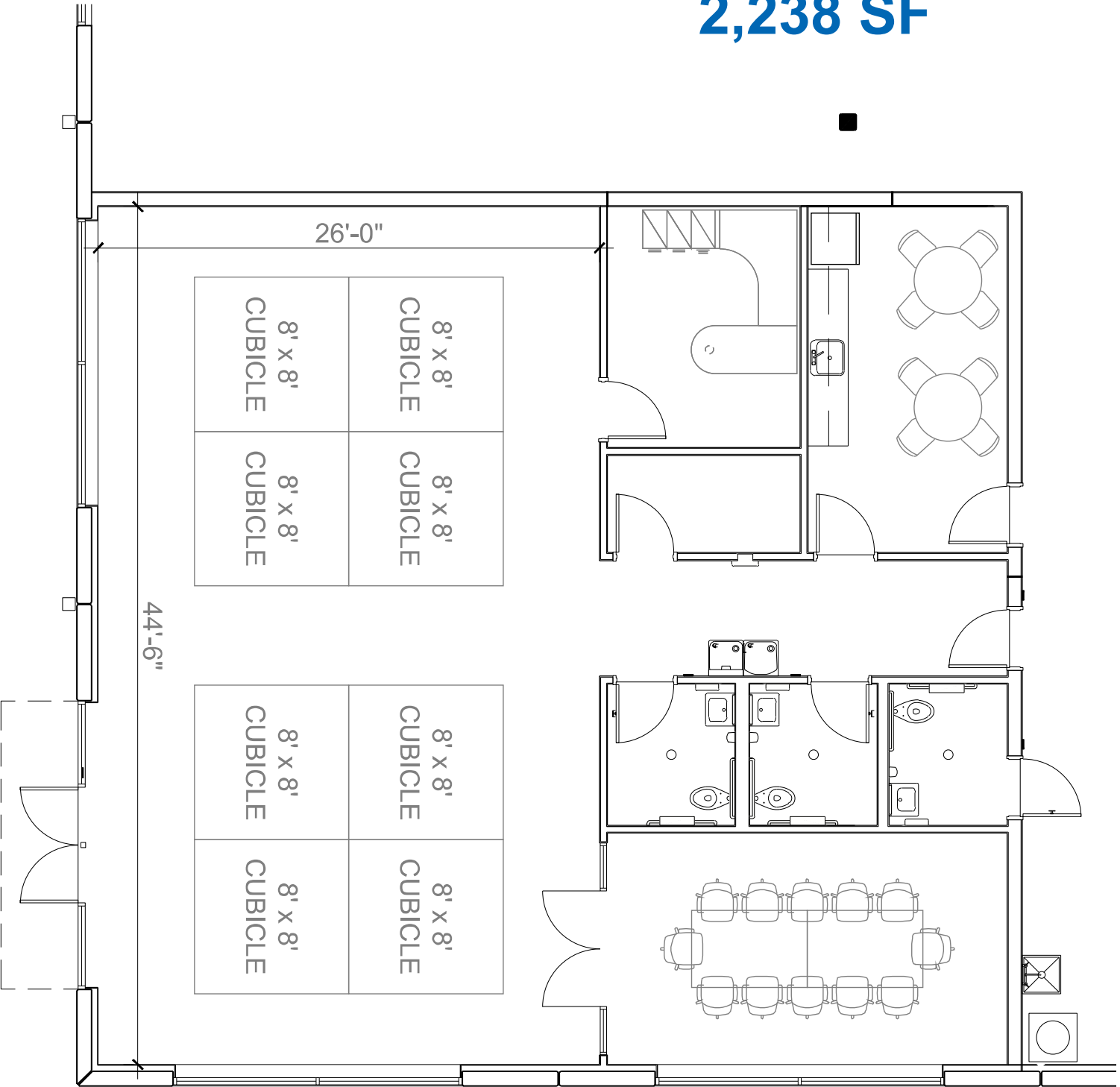
# PORT COMMERCE CENTER SITE PLAN



	<b>BUILDING SIZE</b>	<b>±237,500 SF</b>
	<b>BUILDING DIMENSIONS</b>	<b>250' x 950'</b>
	<b>COLUMN SPACING</b>	<b>47.6' x 54'</b>
	<b>CLEAR HEIGHT</b>	<b>32'</b>
	<b>OFFICE</b>	<b>± 2,238 SF</b>
	<b>DOCK DOORS</b>	<b>54 (9' x 10' w/ vision panel)</b>
	<b>DRIVE IN DOORS</b>	<b>2 (12' x 14' w/ vision panel)</b>
	<b>AUTO PARKING</b>	<b>182 (176 standard + 6 ADA)</b>
	<b>TRAILER PARKING</b>	<b>25 additional trailer positions</b>
	<b>TRUCK COURT</b>	<b>125'</b>
	<b>FIRE PROTECTION</b>	<b>ESFR</b>
	<b>ROOF</b>	<b>TPO - 45 mil membrane</b>
	<b>UTILITIES</b>	<b>JEA</b>
	<b>ZONING</b>	<b>PUD (IH land use)</b>
	<b>ELECTRICAL</b>	<b>3,000 AMP, 480 volt, 3-phase power</b>
	<b>CONSTRUCTION</b>	<b>Concrete tilt w/conventional steel wall</b>
	<b>SLAB</b>	<b>6" thick reinforced, 4,000 PSI concrete slab</b>
	<b>LIGHTING</b>	<b>To Suit</b>
	<b>BAY SIZE</b>	<b>12,500 SF: 50' x 250'</b>

# OFFICE PLAN

## 2,238 SF





# PORT COMMERCE CENTER PHOTOS

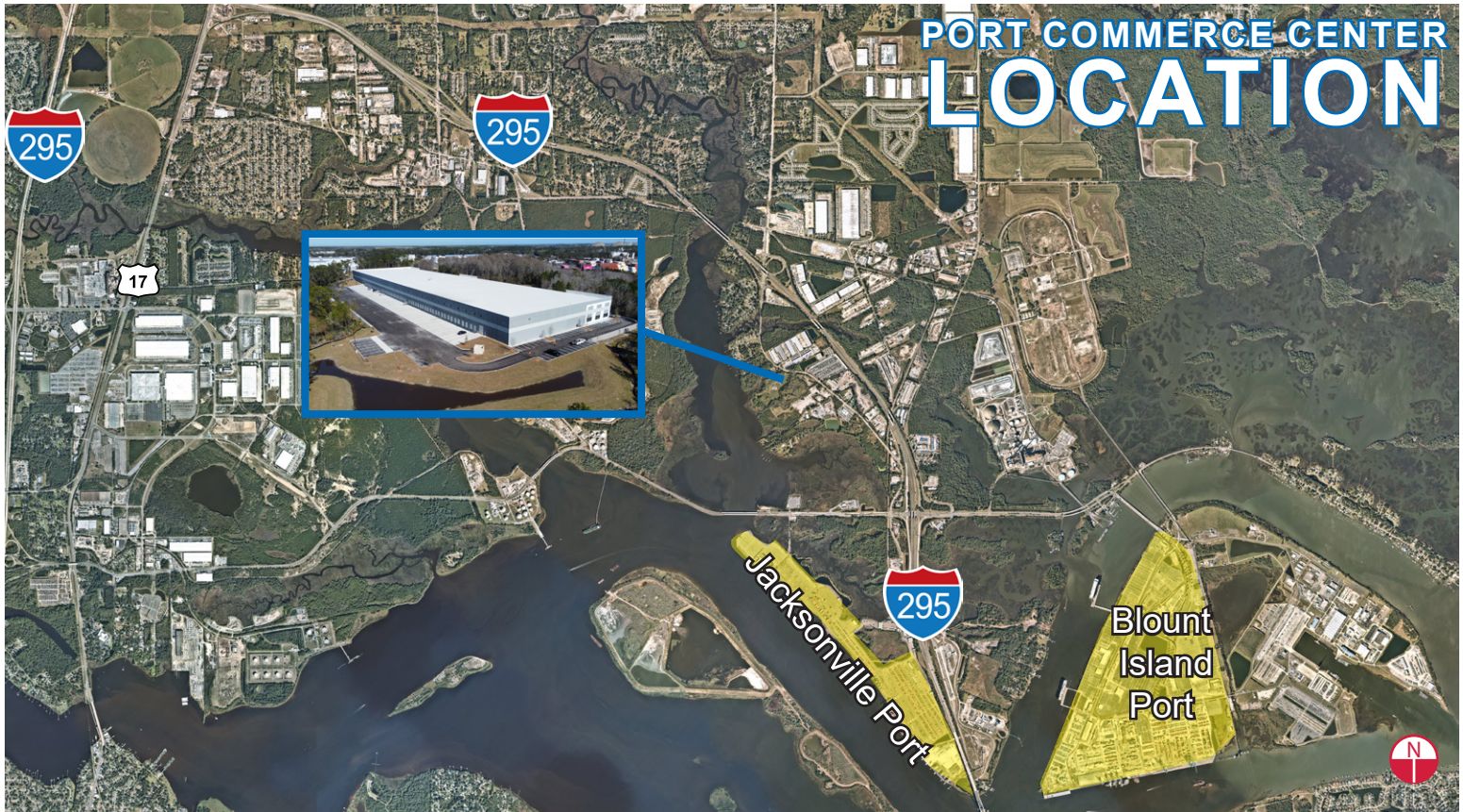


**Dock High Loading With 2 Ramps**



**32' Clear Height**



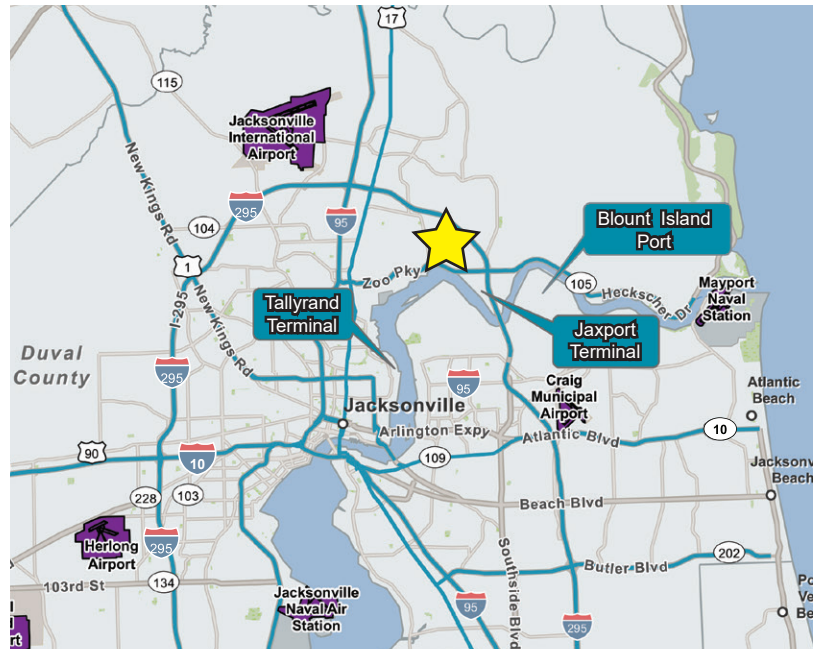
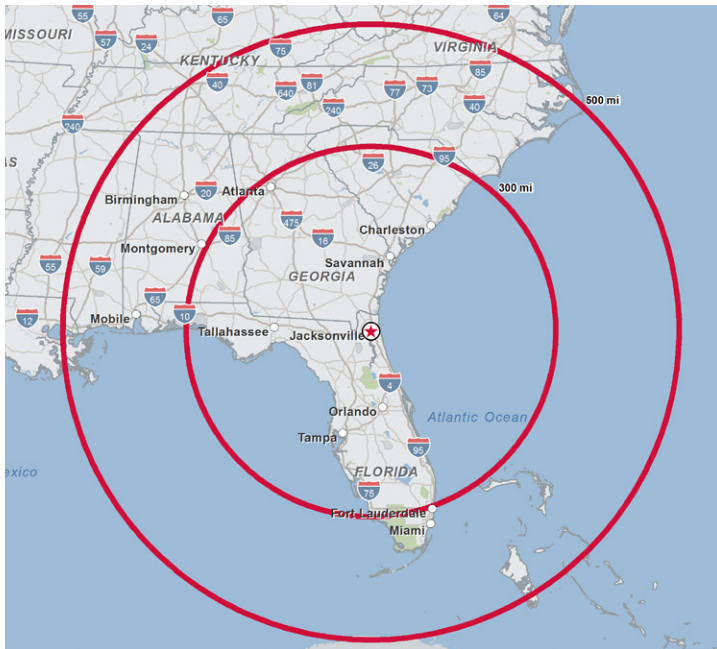


# PORT COMMERCE CENTER LOCATION

**TRUCK TRANSIT TIME:** From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.

**PROXIMITY** from Jacksonville to the following U.S. cities

- ♦ Atlanta: 296 miles
- ♦ Miami: 317 miles
- ♦ Birmingham: 375 miles
- ♦ New Orleans: 507 miles



## INTERSTATE HIGHWAYS

I-95, I-295, I-10, US1, US17, US 301

The future First Coast Expressway (FCE, SR 23) is a multi-lane, limited access toll road that will cross Duval, Clay and St. Johns counties. The FCE will connect I-10 (in NW Jax) to I-95 in St Johns County.

## RAIL

CSX; Norfolk Southern; Florida East Coast; Florida Gulf & Atlantic

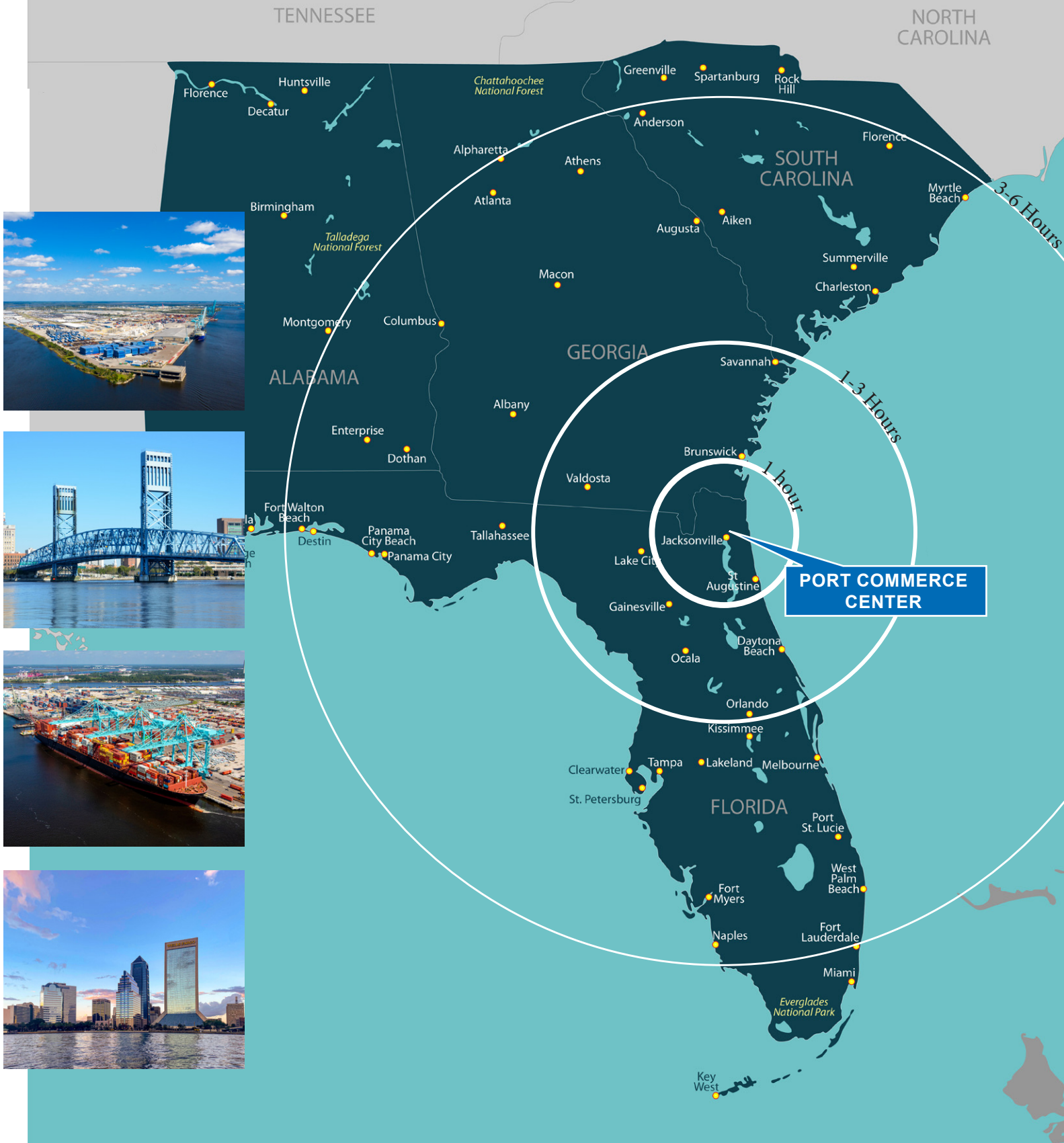
## SEAPORTS

JaxPort Marine Terminal includes 4 modern seaports

## AIRPORTS

Jacksonville Aviation Authority (JAA) includes 4 airports





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