

**New Class A
Construction!**



For Lease

185,640 s.f. under construction

- Located in Perimeter West Industrial Park at the intersection of I-295 and Pritchard Road
- Convenient access to I-10, I-95, US-1 and US-17
- 12 miles to Jacksonville International Airport
- 15 miles to Port of Jacksonville
- Situated between the CSX and Norfolk Southern Intermodal yards
- Surrounding neighbors include, Volkswagen, Cardinal Health, UniFirst, Home Depot and Grainger

Perimeter West Bldg. 3
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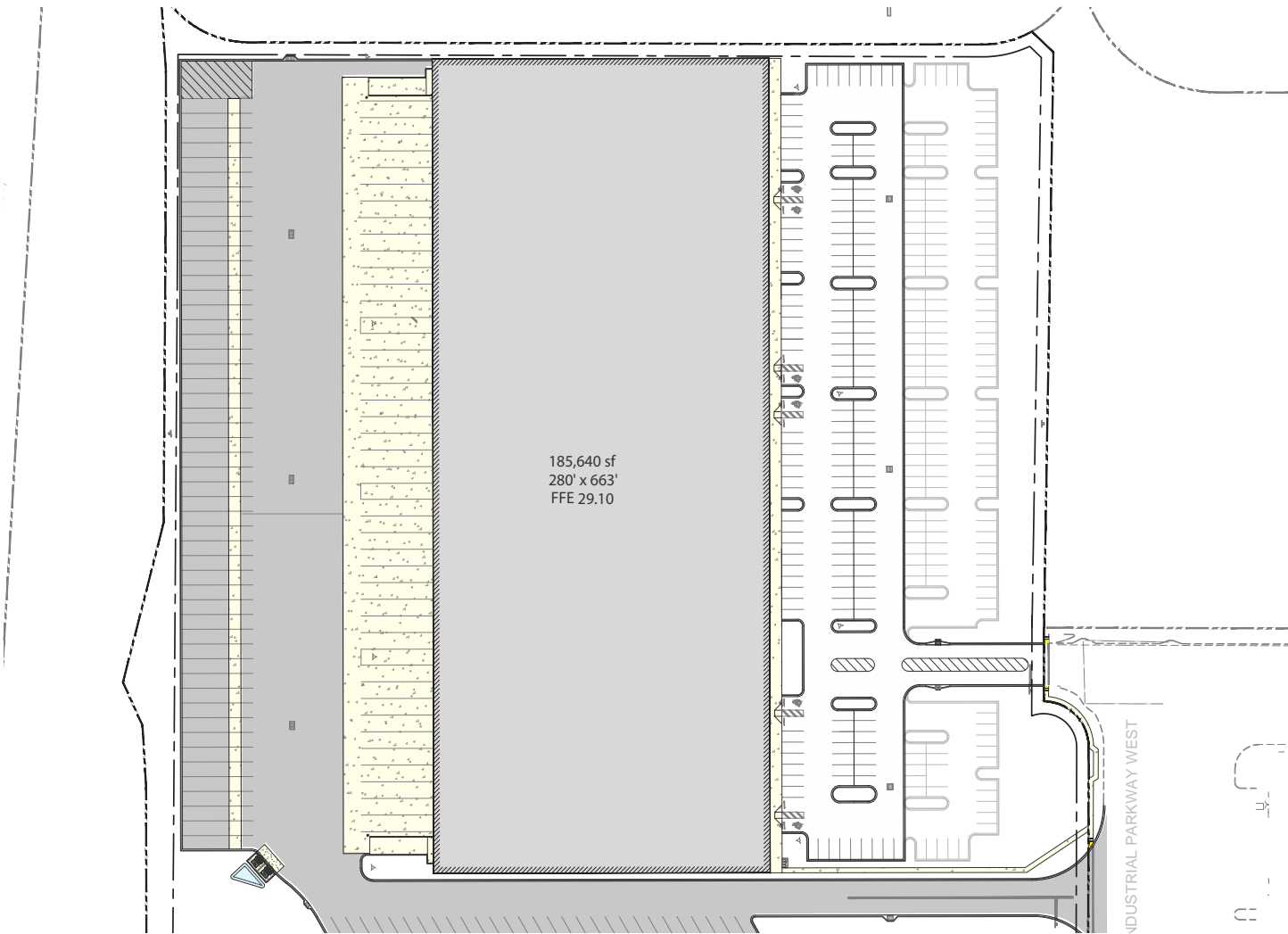
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Building Three site plan



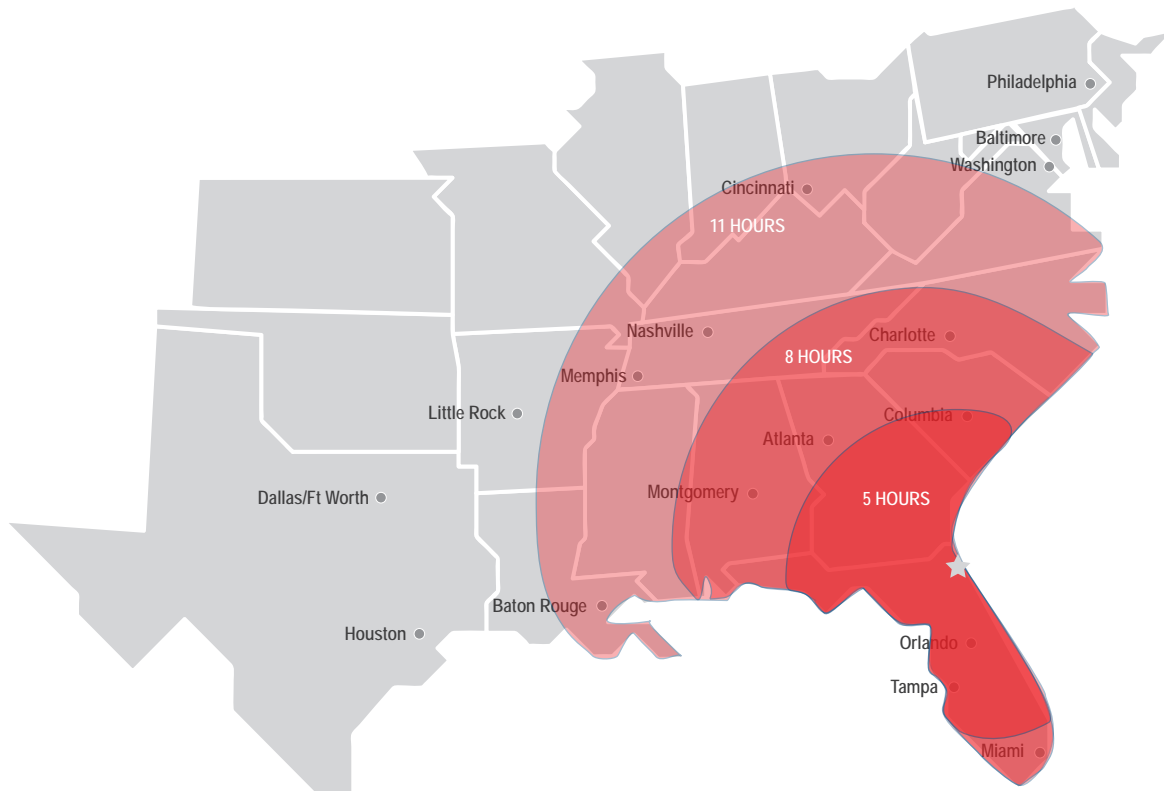
Perimeter West Industrial Park - Building Three

Land area :	±13.08 ac.	Office:	2,500 s.f.
Ceiling height:	32'	Dock doors:	34 (9' x 10')
Fire protection:	ESFR	Drive-in doors:	2 (12' x 14")
Electrical:	1,800 Amp 480 Volt, 3-phase, 4-wire electrical	Lighting:	LED
Truck parks:	50	Auto parks:	157
Truck court:	185' with 70' concrete apron	Zoning:	PUD/Industrial Business Park
Column spacing:	52' x 50' - typical bay 60' speed bays	Slab:	6" non reinforced, 4000 PSI
Building depth:	280'	Water/Sewer/ Electric:	JEA

Neighboring tenants



Strategically located for regional distribution



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.