

Park 295

±1,800,000 SF MASTER PLANNED INDUSTRIAL PARK

2619 Ignition Drive Jacksonville, FL | 32218

New Construction | For Lease | 436,100 SF (Divisible) | Building C

AVAILABLE
Q2 - 2021 Delivery



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

WWW.PARK295.COM

- ◆ 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 Director 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**



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Park 295 - The Ideal Location

2619 Ignition Drive Jacksonville, FL | 32218



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 TRAPAC | DAMES POINT

9 Miles



DRONE VIDEO
AVAILABLE



Park 295 - Master Park Plan

2619 Ignition Drive Jacksonville, FL | 32218



BUILDING AREA

- A - ±104,965 SF
(Future Building)
- B - ±552,634 SF
±203,463 SF (Leased)
±349,171 SF (Available)
- C - ±436,100 SF
(Under Construction)
- D - ±436,100 SF
(Future Building)
- E - ±260,400 SF
(Future Building)
- Total: 1,790,199 SF

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

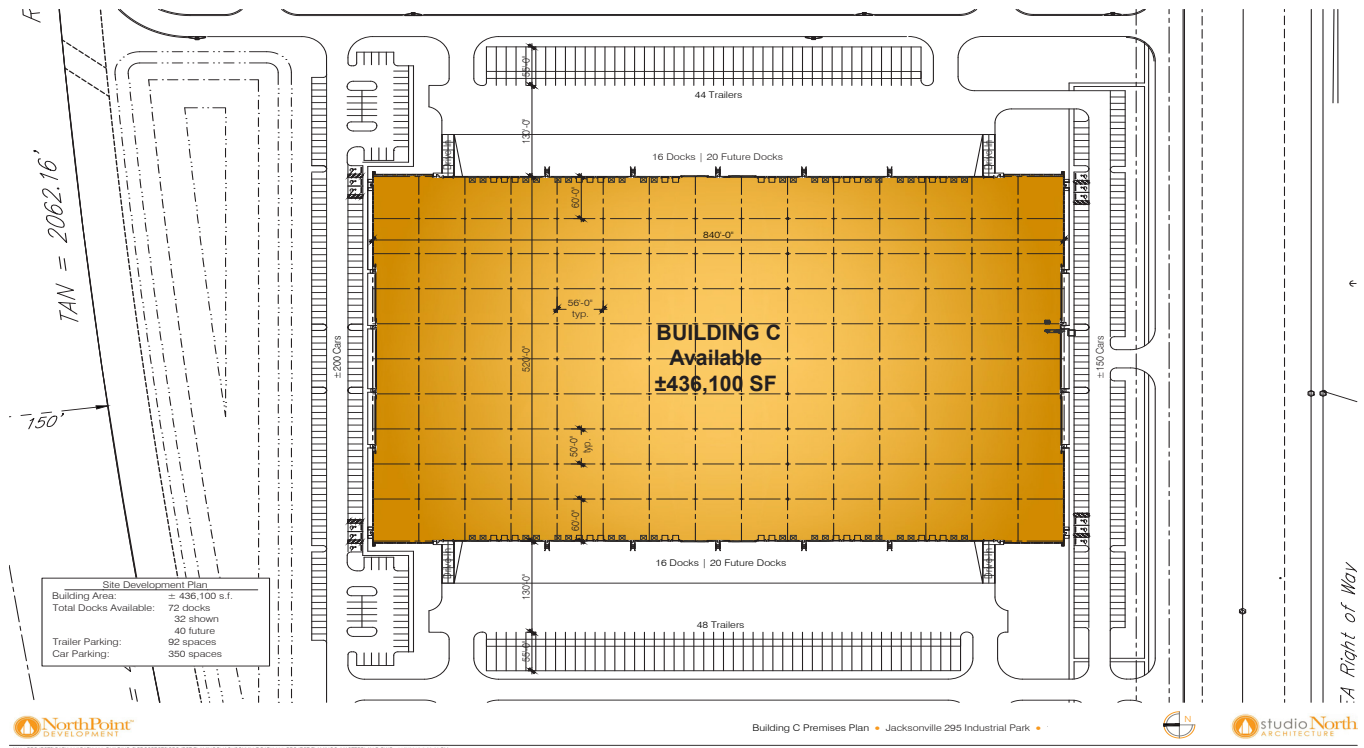
Lease and Build-to-Suit Opportunities include the ability to build over 1.4 million SF under one roof

Owned and Constructed by NorthPoint Development

who creates long term value to their clients through smart real estate decisions

Park 295 - Building C Site Plan

2619 Ignition Drive Jacksonville, FL | 32218



Total Building Size:	±436,100 SF
Building Dimensions:	840' x 520'
Building Configuration:	Cross-Dock or Single-Side Loading
Column Bay Spacing:	56' x 50'
Loading Bay Spacing:	56' x 60'
Ceiling Clear Height:	36'
Fire Protection:	ESFR
Dock Doors:	32 - 9' x 10' manual lift doors available (expandable to 72)
Drive-In Doors:	4 (expandable) 12' x 14' motor operated

Trailer Parking:	92 spaces (expandable)
Car Parking:	350 Spaces (expandable)
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:	Interior walls and deck painted white
Zoning:	PUD - LI (Light Industrial)
Dock Equipment:	45,000 LB mechanical dock levelers & dock seals with 10" projection
HVAC:	1.5 air changes per hour ventilation & freeze protection heat