

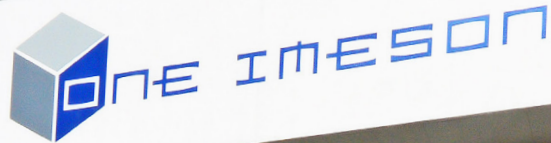
1 IMESON PARK BLVD, JACKSONVILLE, FL 32218

UP TO

±330,778 SF

FOR LEASE

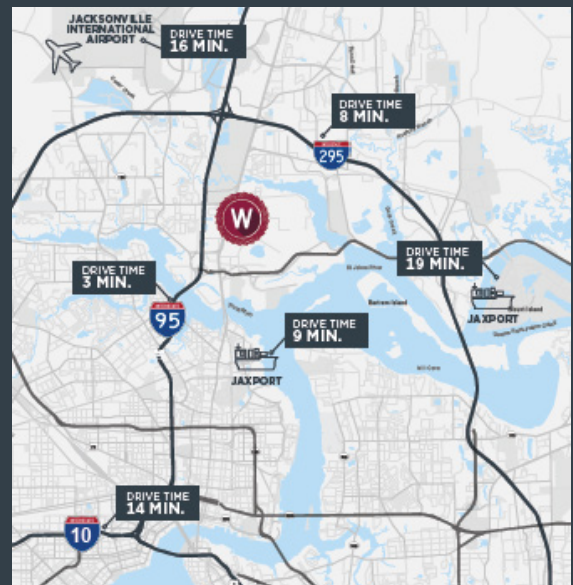
INDUSTRIAL  
BUILDING



## PROPERTY FEATURES

**ONE IMESON** is a unique 1.7 million square foot two-story warehouse, located within Imeson Industrial Park. With great transportation access via rail, sea, and road tenants of this park benefit by allowing for short transport times of their deliveries and makes it convenient and more desirable for the local labor pool than other parks in the submarket.

<b>Building Size:</b>	±1,706,459 SF	<b>Year Built:</b>	1974
<b>Site Area:</b>	±73.49	<b>Trailer Storage:</b>	±12.34 Acres
<b>Truck Court:</b>	180' & 120'	<b>Parking:</b>	1,900 Surface
<b>Zoning</b>	IL (Industrial Light)	<b>Floor:</b>	6" Thick Slab with 4,000 PSI concrete
<b>Clear Height:</b>	23'	<b>Sprinkler:</b>	Wet pipe
<b>Freight Elevator:</b>	Two hydraulic	<b>Ingress / Egress:</b>	Two (2) points



SECOND FLOOR



Available  
 Common Space

2nd Floor Features

- Two hydraulic freight, and a passenger elevators. The elevators have a rated capacity of 20,000 lbs and a speed of approximately 75 feet per minute
- **Common Area loading containing 14 shared dock positions and 1 drive-in**
- Ramp to Common Area Loading

SECOND FLOOR AVAILABILITIES

SPACE	AVAILABLE SF	OFFICE SF	CLEAR HEIGHT
<b>2.1</b>	±20,628	N/A	23'
<b>2.2</b>	±104,959	±4,608	23'
<b>2.4</b>	±102,592	±4,608	23'
<b>2.6</b>	±102,599	±4,608	23'

*Note: Spaces can be leased individually or together.*

**TOTAL SECOND FLOOR AVAILABLE: ±330,778 SF**



Contact Info:

**TYLER NEWMAN**  
 Exeutive Managing Director  
 904 380 8336  
 tyler.newman@cushwake.com

**JACOB HORSLEY**  
 Executive Managing Director  
 904 380 8335  
 jacob.horsley@cushwake.com

