



1 IMESON PARK BLVD  
JACKSONVILLE, FL 32218

UP TO  
**±489,581 SF**  
INDUSTRIAL SPACE AVAILABLE  
FOR LEASE





**ONE IMESON** Built in 1974, is a unique 1.7 million square foot two-story warehouse, located within Imeson Industrial Park, which is the most centrally located industrial park in Jacksonville. It is recognized for its great transportation access via rail, sea, and road to Jacksonville's deep-water container port, JAXPORT, benefiting tenants of this park by allowing for short transport times of their deliveries. Imeson Industrial Park also has immediate access to I-95, making it convenient and more desirable for the local labor pool than other parks in the submarket.

## PROPERTY DETAILS



**TOTAL SF**  
±1,706,459 SF



**FIRE SUPPRESSION**  
Wet Pipe



**CONSTRUCTION**  
Pre-cast Concrete Panels



**TRUCK COURTS**  
180' & 120'



**PARKING**  
1,900 surface spaces



**ACREAGE**  
±73.49



**TRAILER STORAGE**  
±12.34 Acres



**INGRESS / EGRESS**  
Two points to the south of the building



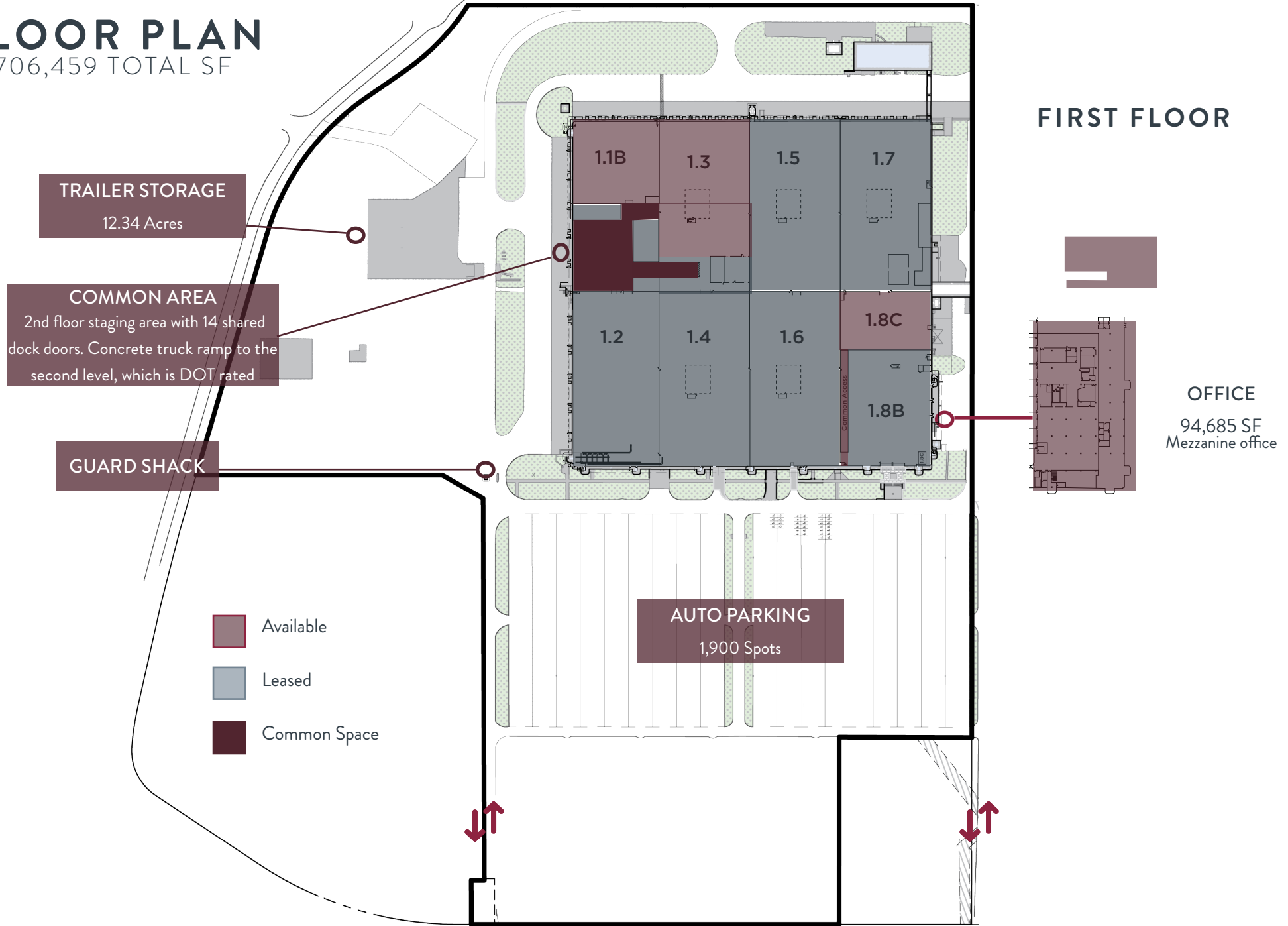
**BUS SERVICE:**  
JTA bus service to front of building



# FLOOR PLAN

±1,706,459 TOTAL SF

## FIRST FLOOR

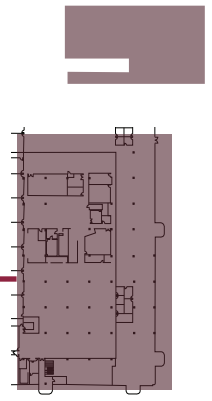


**TRAILER STORAGE**  
12.34 Acres

**COMMON AREA**  
2nd floor staging area with 14 shared dock doors. Concrete truck ramp to the second level, which is DOT rated

**GUARD SHACK**

**AUTO PARKING**  
1,900 Spots



- Available
- Leased
- Common Space

# FLOOR PLAN

±1,706,459 TOTAL SF

## SECOND FLOOR

FREIGHT ELEVATOR

COMMON AREA  
Concrete truck ramp to  
common area loading

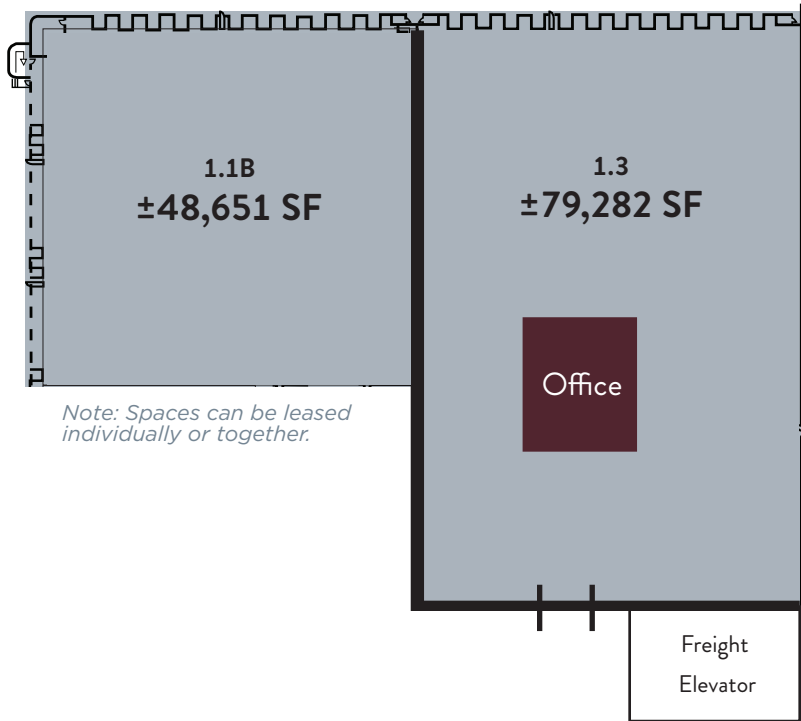
- Available
- Leased
- Common Space

AUTO PARKING  
1,900 Spots





**FIRST FLOOR AVAILABILITIES**  
**TOTAL AVAILABLE ±158,803 SF**



**SPACE 1.1B**

Available SF: ±48,651 SF  
Loading: (Cross Dock) 23 Docks  
Clear Height: 23'

**SPACE 1.3**

Available SF: ±79,282 SF  
Office SF: ±4,608 SF  
Loading: 10 Docks / 1 Drive-in  
Clear Height: 23'

**SPACE 1.8C**

Available SF: ±30,870 SF  
Loading: 2 Docks  
Clear Height: 10'







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

**SPACE 2.1**

Available SF: ±20,628 SF  
 Clear Height: 23'

**SPACE 2.2**

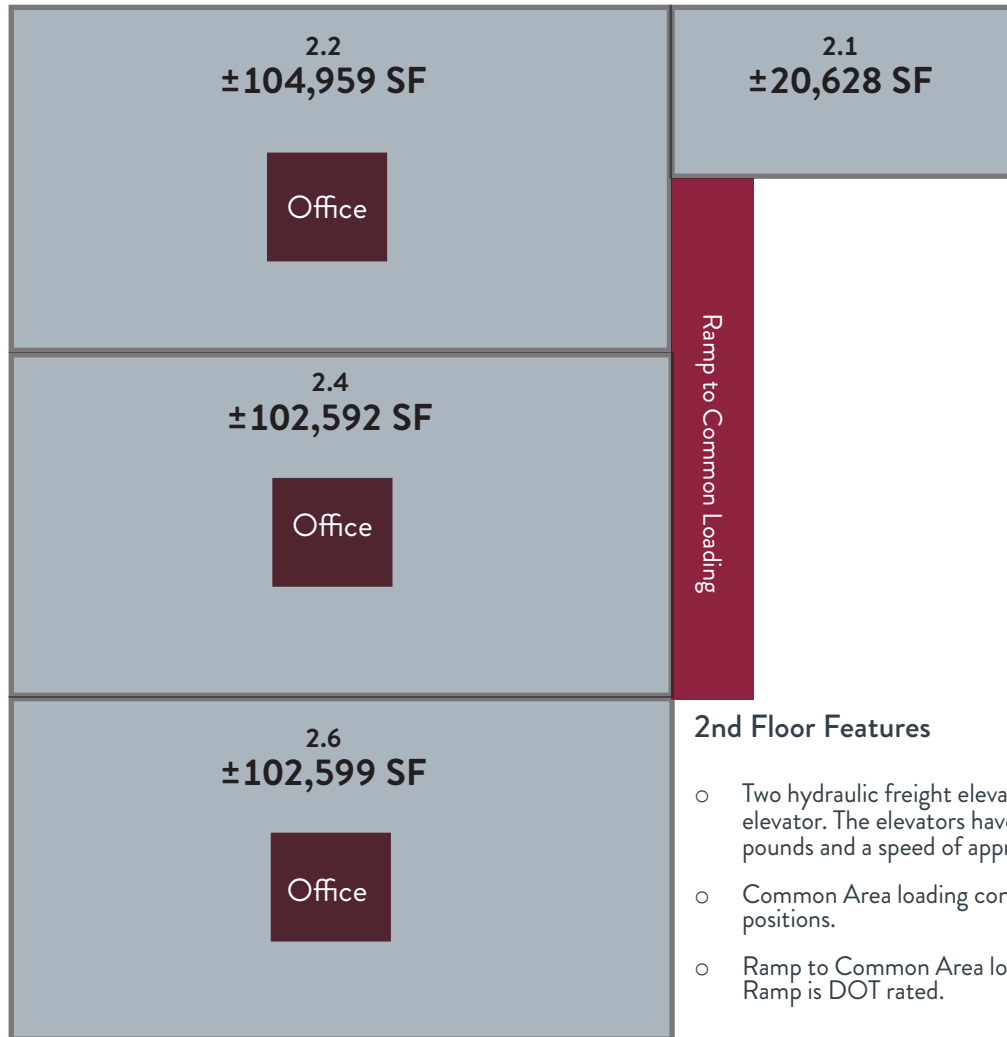
Available SF: ±104,959 SF  
 Office SF: ±4,608 SF  
 Clear Height: 23'

**SPACE 2.4**

Available SF: ±102,592 SF  
 Office SF: ±4,608 SF  
 Clear Height: 23'

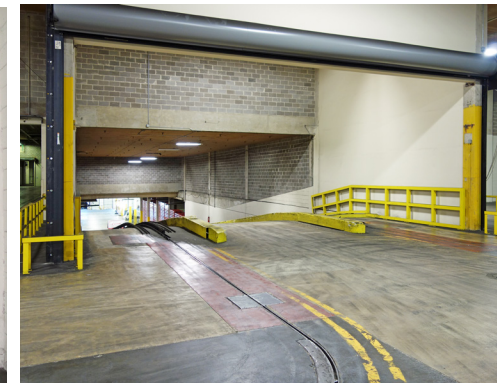
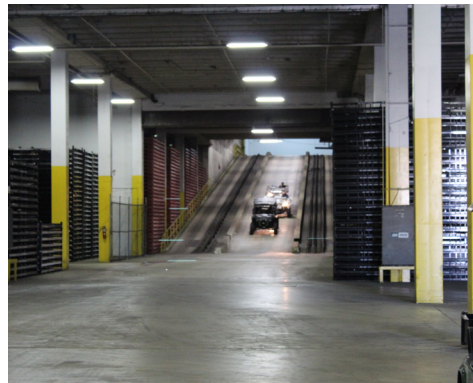
**SPACE 2.6**

Available SF: ±102,599 SF  
 Office SF: ±4,608 SF  
 Clear Height: 23'



**2nd Floor Features**

- Two hydraulic freight elevators, including a passenger elevator. The elevators have a rated capacity of 20,000 pounds and a speed of approximately 75 feet per minute.
- Common Area loading containing 14 shared dock positions.
- Ramp to Common Area loading. Ramp is DOT rated.



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

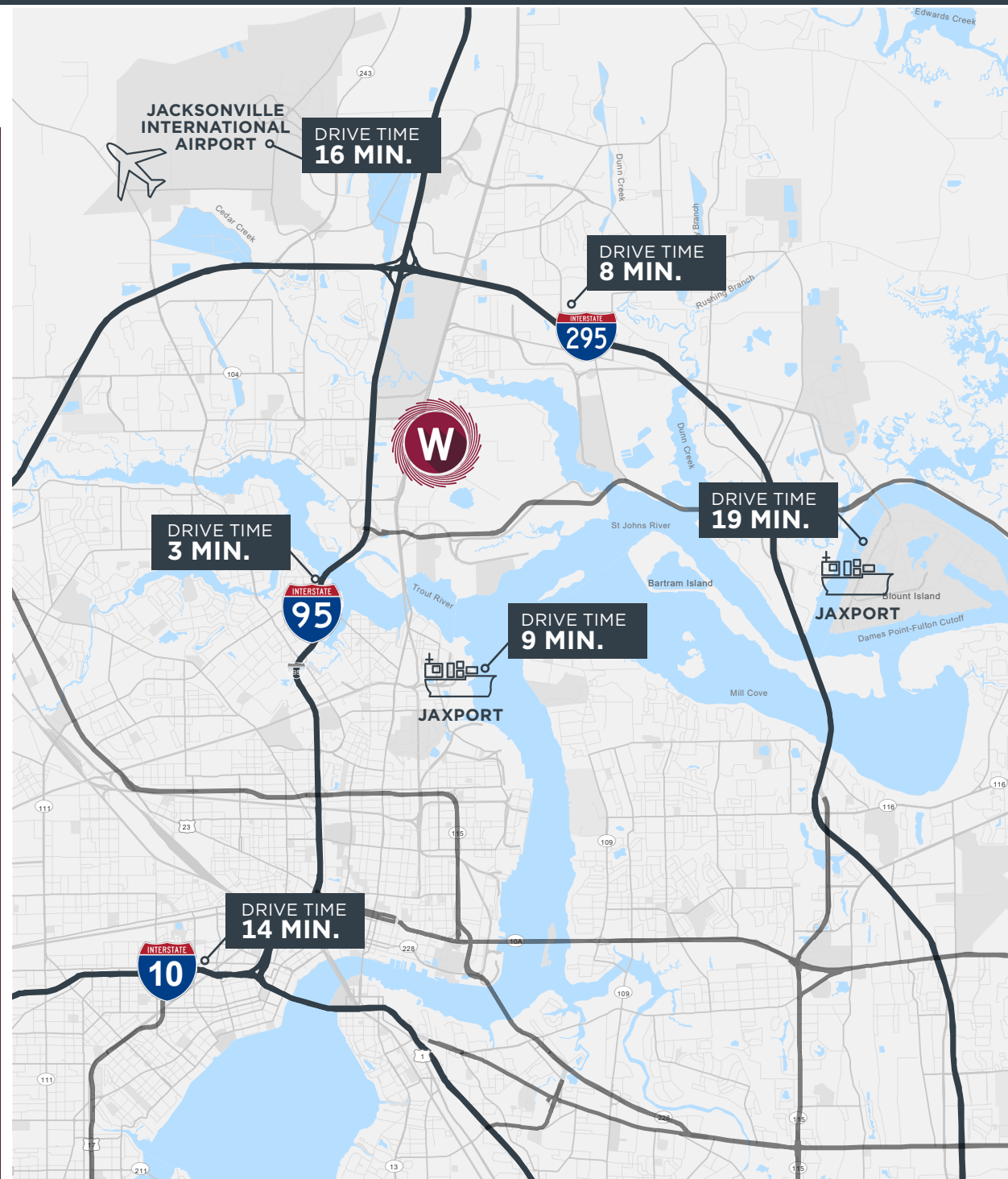
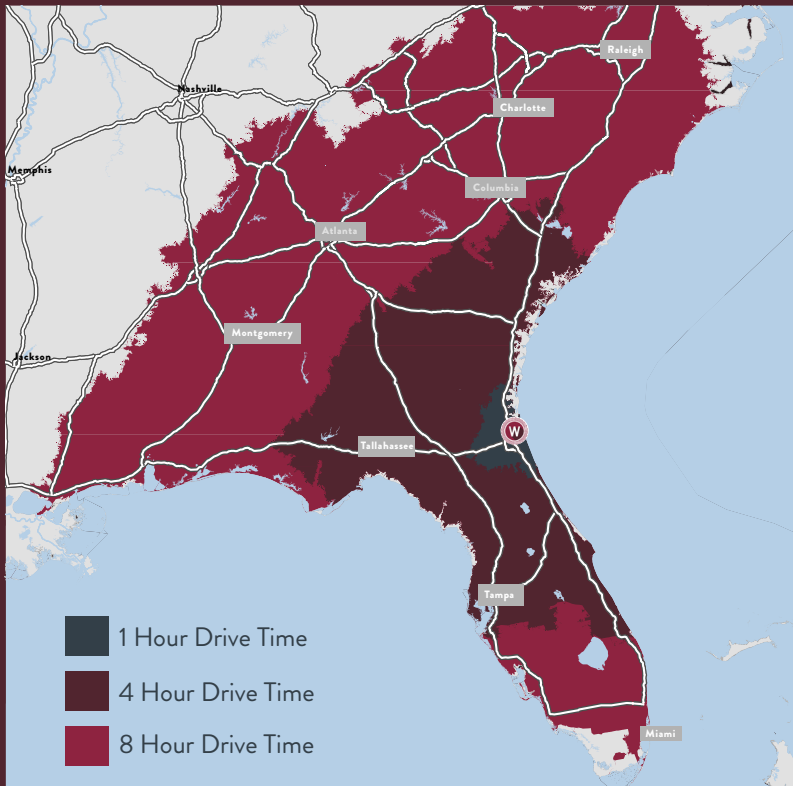


# FOR LEASE | ONE IMESON

## LOCATED IN CLOSE PROXIMITY TO TRANSPORTATION

### DRIVE TIMES

Orlando, FL:	150 Miles
Tampa, FL:	206 Miles
Miami, FL:	357 Miles
Savannah, GA:	133 Miles
Atlanta, GA:	353 Miles
Charlotte, NC:	377 Miles
Montgomery, AL:	379 Miles
Raleigh, NC:	448 Miles





FOR LEASE | ONE IMESON



**TYLER NEWMAN**

Executive Director

904 380 8336

[tyler.newman@cushwake.com](mailto:tyler.newman@cushwake.com)

**JACOB HORSLEY**

Executive Director

904 380 8335

[jacob.horsley@cushwake.com](mailto:jacob.horsley@cushwake.com)



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