

For Lease



186,624 SF - Divisible

Imeson Industrial Park is a 1,500 acre, master planned development centrally located between Jacksonville's airport, seaport and downtown. Tenants benefit from direct access to I-95 with quick connections to I-295 and I-10. Featuring high-quality development standards, significant critical mass and excellent location, the park is one of the premiere industrial destinations in the state of Florida and home to companies such as Samsonite, Kaman Aerospace and Komyo.

- Strategically located on Jacksonville's Northside
- Secured truck court
- Warehouse is fully air conditioned
- Building can be easily demised
- No state or personal income tax

**1 Imeson Park Blvd.
Bldg. 200
Jacksonville, FL 32218**

Luke Pope

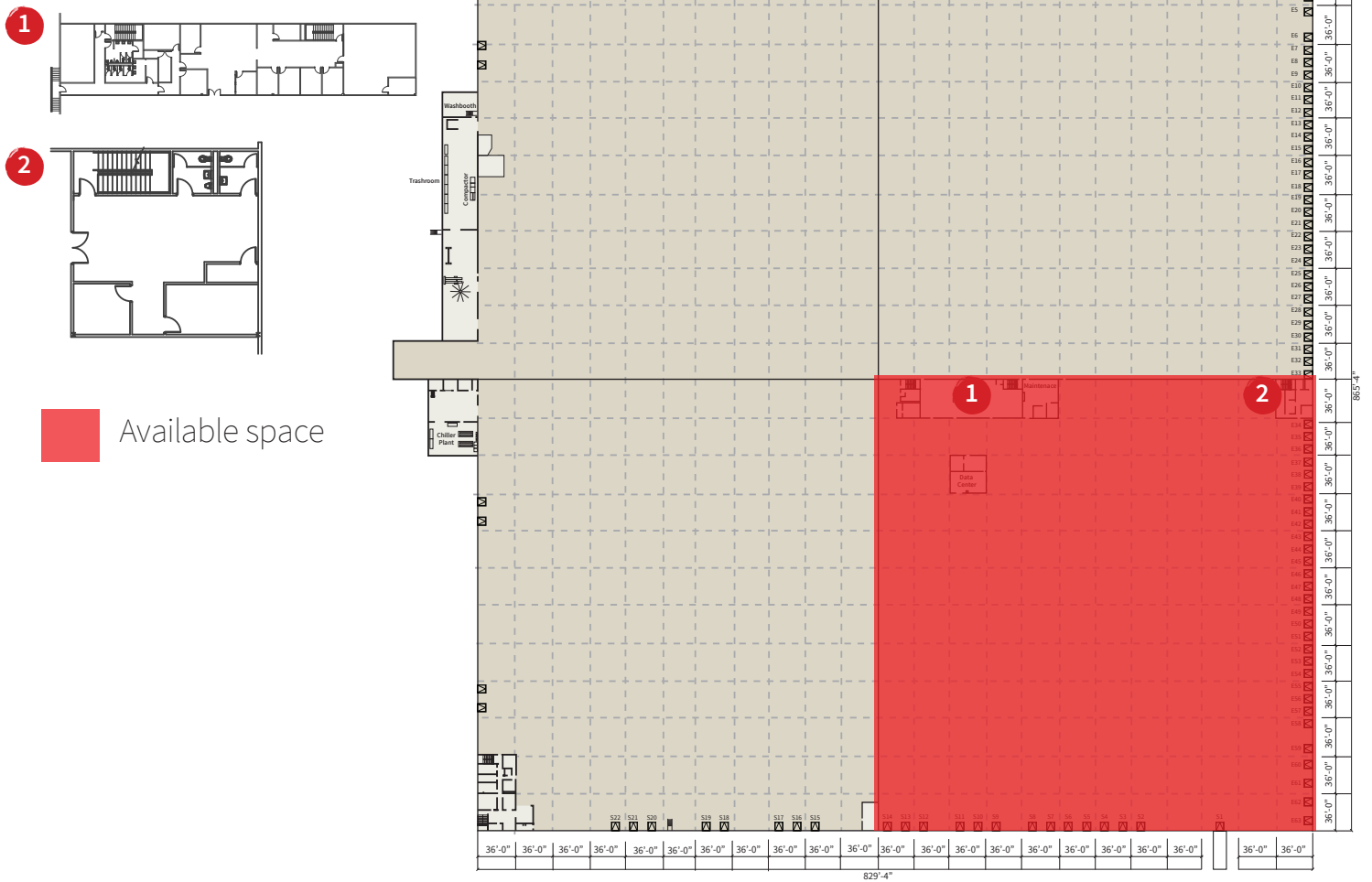
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Mezzanine level

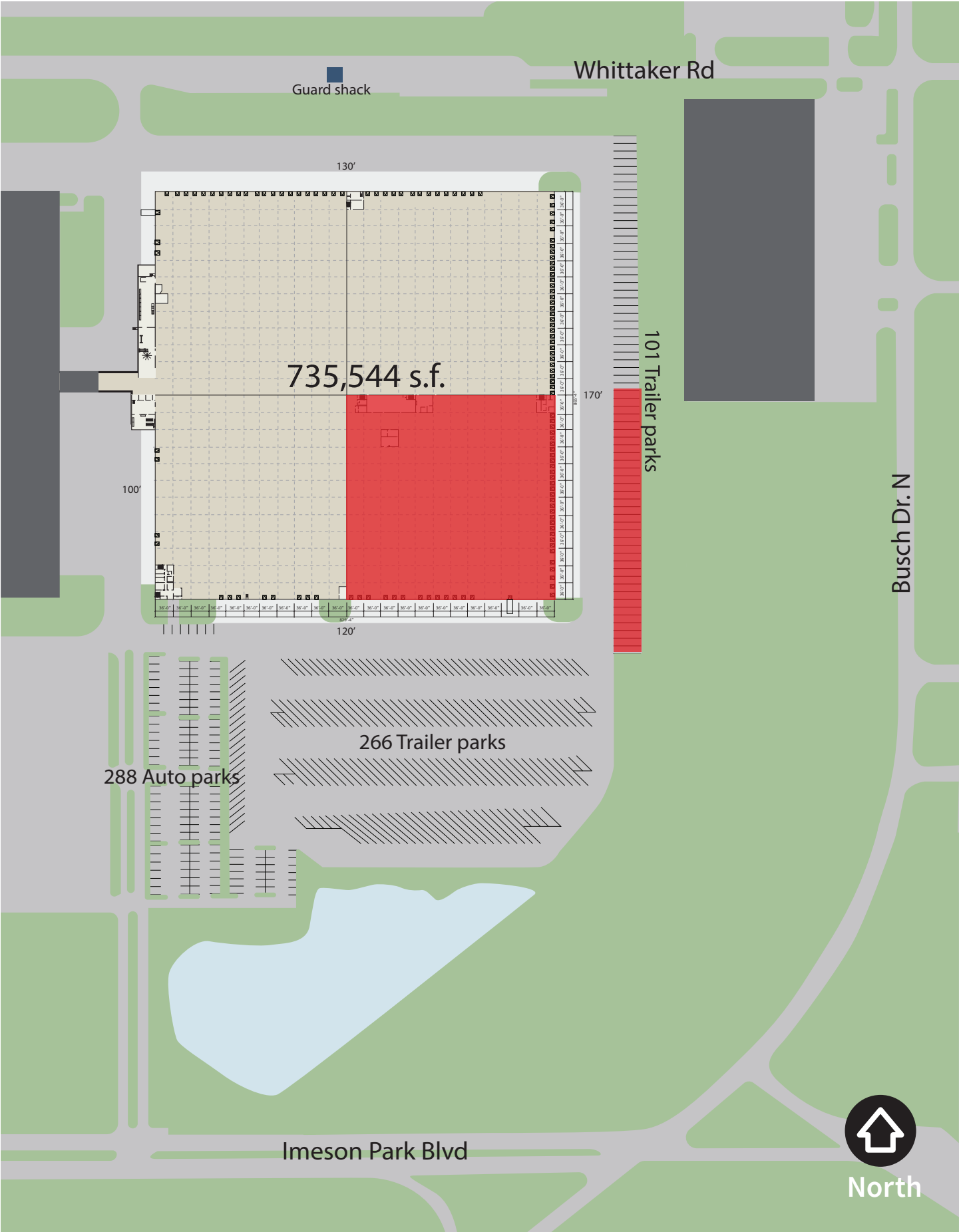


Building specs

Building size:	186,624 s.f. available	Land size:	57.92 acres
Office s.f.:	+/-6,000 s.f. available	Auto parks:	+/- 20
Year built:	1990	Truck court:	East - 121' 6"
Clear height :	25'-30'	Construction:	Concrete tilt-up
Column spacing:	36' x 36'	Electrical:	Two - 3,000-amp, 480/277-volt <i>(upon verification)</i>
Dock doors:	43 (9' x 10')	Fire protection:	ESFR
Drive-in doors:	1 (9' x 10')	Utilities:	JEA - water, sewer & electric
Trailer parks:	+/- 50	Zoning:	IL, Light Industrial
Slab:	6" reinforced	HVAC:	Can be fully air conditioned

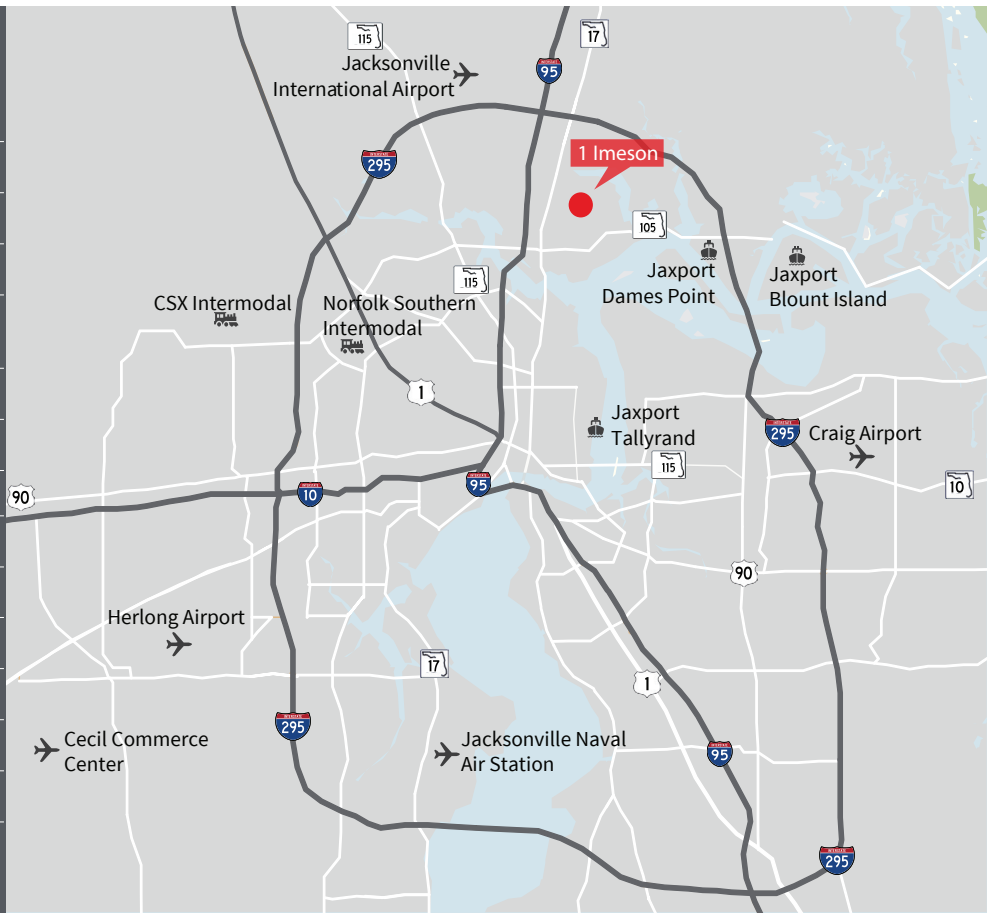
Site plan

Available space



Strategically Located

I-95	1 mile
I-295	2.7 miles
Dames Point	4.5 miles
Downtown Jacksonville	5 miles
Jacksonville International Airport	5.5 miles
Blount Island	5.7 miles
Savannah, GA	142 miles
Orlando, FL	153 miles
Tampa, FL	195 miles
Charleston, SC	241 miles
Atlanta, GA	342 miles
Miami, FL	359 miles
Montgomery, AL	363 miles
Charlotte, NC	386 miles
Baltimore, MD	747 miles



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