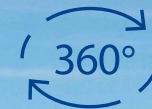




view
website



view
virtual tour

For Lease

Imeson Park Building B
10501 Cold Storage Rd.
Jacksonville, FL 32218

236,880± SF available

Class A, 156-acre master planned industrial business park

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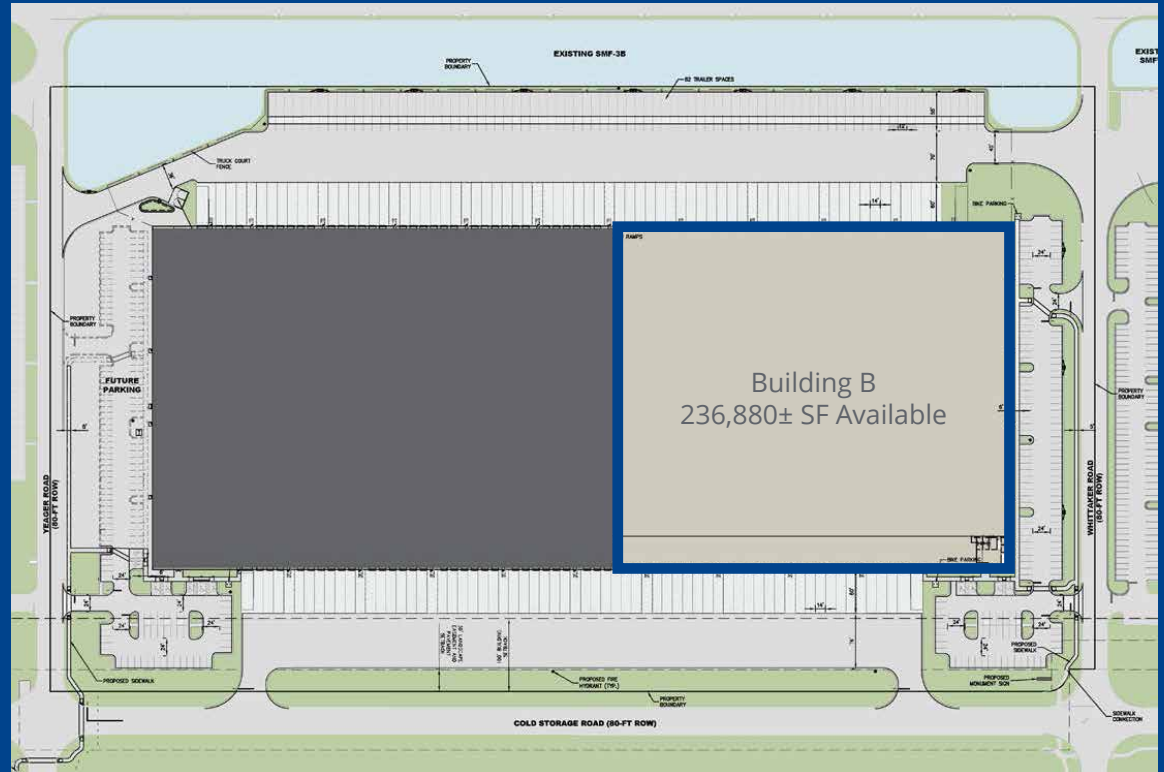
Colliers

Property Overview

10501 Cold Storage Rd. | Jacksonville, FL 32218

Building size	552,720± SF
Building dimensions	1,176' x 470'
Available SF	236,880± SF
Column spacing	50' x 56' typical bay 60' x 56' speed bay
Spec office	2,065 SF
Windows	Sky lights, 80 (4' x 8')
Clear height	36' clear height
Electrical	2,700 amp, 277/480 volt, 3 phase
Sprinkler system	ESFR fire suppression system
Lighting	LED
Roofing	45 mil TPO single-ply white membrane roof with R-20 insulation
Slab	7-inch concrete - 4k PSI
Dock-high doors	48 (9' x 10') dock-high doors with bumpers
Dock equipment	8 doors equipped with 35K lbs. hydraulic pit levelers
Drive-in doors	2 (14' x 16')
Truck court	185'/130'
Concrete apron	60'
Load configuration	Cross dock
Parking	146 auto parking spaces 39 trailer parking spaces
Access	Yeager Rd., Cold Storage Rd. and Whittaker Rd.

Site Plan



Site aerial taken September 2021

8-Hour Drive Time

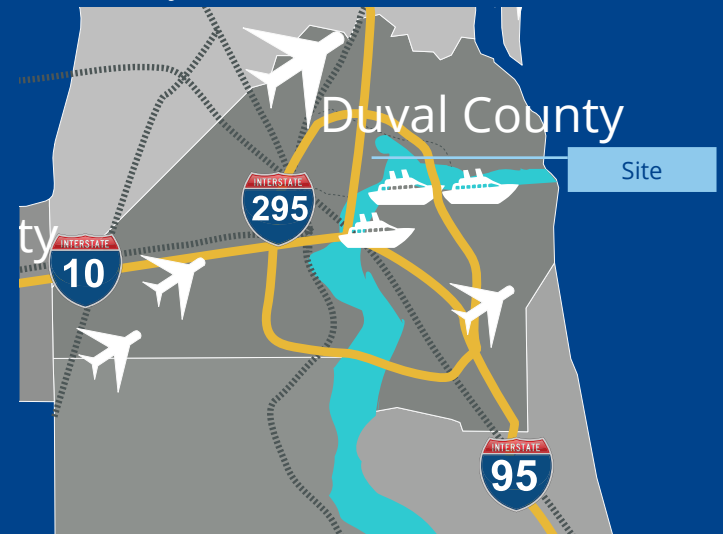
67+ Million People



1097363

Strategic Location

- Exceptional location in Jacksonville's Northside submarket
- Less than 2 miles to I-95 and 4 miles to I-95/I-295 interchange
- Centrally located between JIA and JAXPORT
- Multiple points of ingress and egress
- Ability to reach 67 million consumers in an 8-hour drive
- Easy connection to CSX, Norfolk Southern and Florida East Coast Rail intermodal facilities
- Proximity to JAXPORT's three marine terminals
- Abundant regional labor pool
- Pro-growth local government
- Located within FTZ No. 64, with the ability to apply for significant savings on imported cargo shipments or manufacturing and distribution operations
- No state or local personal income tax
- No inventory tax





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