



*Conceptual Rendering

Pritchard Park

157,680 SF TOTAL | UNDER CONSTRUCTION DELIVERING Q1 2027

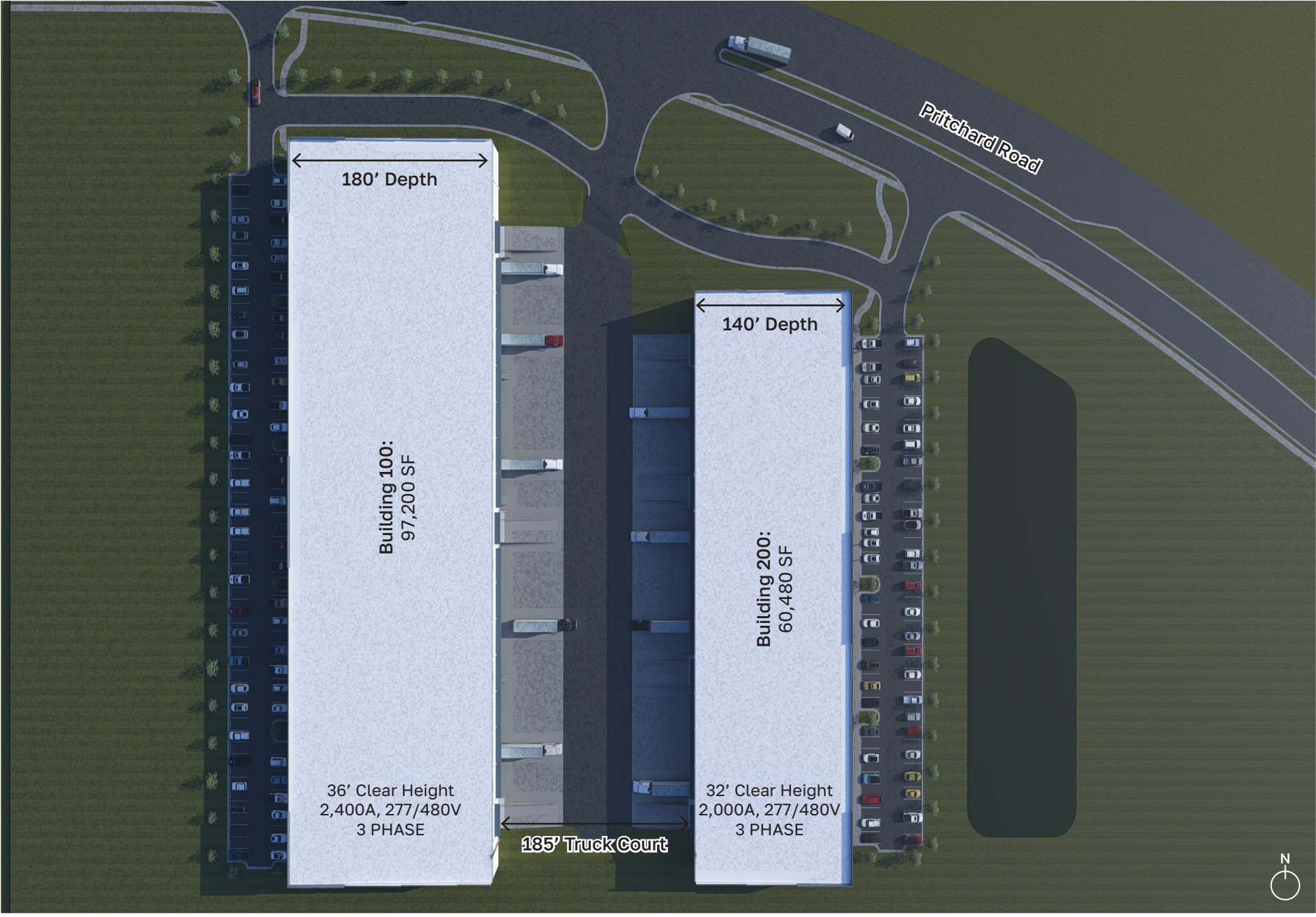
BUILDING 100: 97,200 SF

BUILDING 200: 60,480 SF

9770 Pritchard Road,
Jacksonville, FL 32220



SITE PLAN



Q2 2026 CONSTRUCTION UPDATE: BREAKING GROUND & BUILDING MOMENTUM!



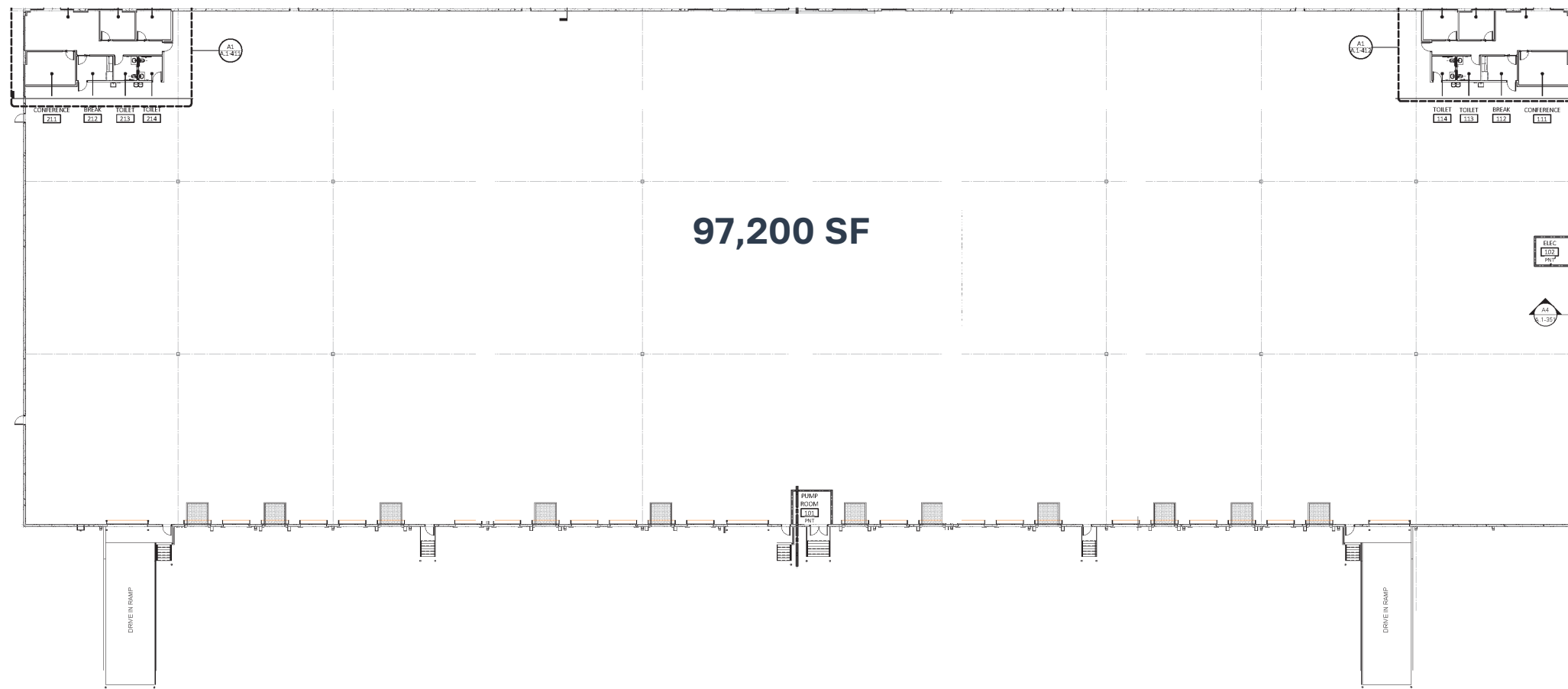
BUILDING 100



BUILDING 100 - 97,200 SF TOTAL (DEMISABLE BY ±30,000 SF)

SPEC OFFICE:	1,250 SF Office in each corner of the building
	Each office equipped with: (Two (2) Private Offices, One (1) Open Office/Lobby, One (1) Conference Room, One (1) Breakroom, Two (2) Restrooms)
POWER:	2,400A, 277/480V 3 PHASE
LIGHTING:	30-Foot-Candle LED Motion-Sensor Lighting
INTERIOR WAREHOUSE WALLS:	Painted White
TRUCK COURT:	185' (Shared)
LOADING DOCKS:	25 (9'X10')
DRIVE IN DOOR:	3 (12'x14') Ramp per Suite
CLEAR HEIGHT:	36'
FIRE SUPPRESSION:	ESFR
MECHANICAL PIT LEVELERS:	11

BUILDING 100 | FLOOR PLAN



BUILDING 200



SUITE 201 - 15,120 SF

SPEC OFFICE:	750 SF (One (1) Private Office, One (1) Open Office/Lobby, One (1) Conference Room, One (1) Breakroom, Two (2) Restrooms)
POWER:	500A, 277/480V 3 PHASE
LIGHTING:	30-Foot-Candle LED Motion-Sensor Lighting
INTERIOR WAREHOUSE WALLS:	Painted White
TRUCK COURT:	185' (Shared)
LOADING DOCKS:	4 (9'X10')
DRIVE IN DOOR:	1 (12'x14') Ramp per Suite
CLEAR HEIGHT:	32'
FIRE SUPPRESSION:	ESFR
MECHANICAL PIT LEVELERS:	2

SUITE 202 - 15,120 SF

SPEC OFFICE:	750 SF (One (1) Private Office, One (1) Open Office/Lobby, One (1) Conference Room, One (1) Breakroom, Two (2) Restrooms)
POWER:	500A, 277/480V 3 PHASE
LIGHTING:	30-Foot-Candle LED Motion-Sensor Lighting
INTERIOR WAREHOUSE WALLS:	Painted White
TRUCK COURT:	185' (Shared)
LOADING DOCKS:	5 (9'X10')
DRIVE IN DOOR:	1 (12'x14') Ramp per Suite
CLEAR HEIGHT:	32'
FIRE SUPPRESSION:	ESFR
MECHANICAL PIT LEVELERS:	2

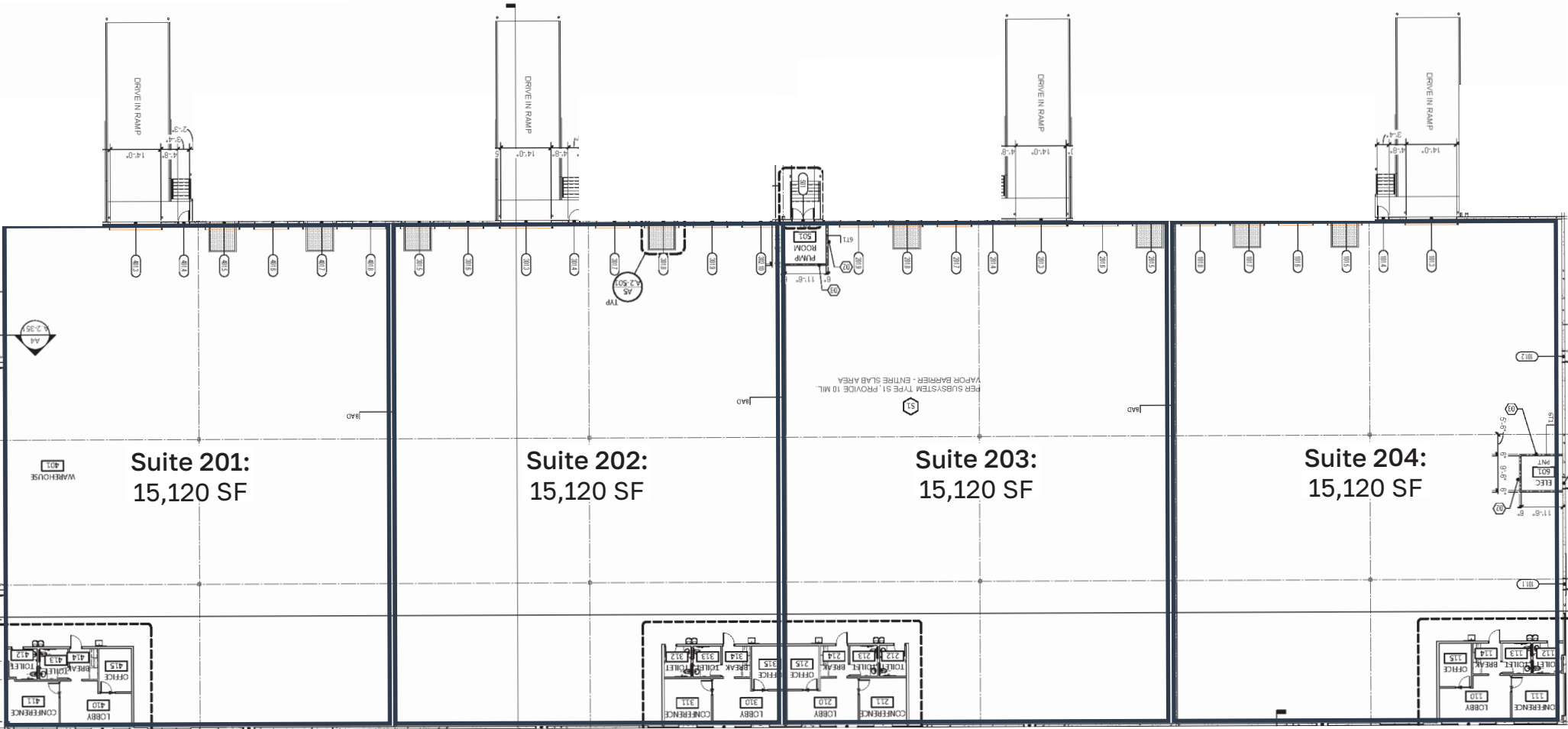
SUITE 203 - 15,120 SF

SPEC OFFICE:	750 SF (One (1) Private Office, One (1) Open Office/Lobby, One (1) Conference Room, One (1) Breakroom, Two (2) Restrooms)
POWER:	500A, 277/480V 3 PHASE
LIGHTING:	30-Foot-Candle LED Motion-Sensor Lighting
INTERIOR WAREHOUSE WALLS:	Painted White
TRUCK COURT:	185' (Shared)
LOADING DOCKS:	6 (9'X10')
DRIVE IN DOOR:	1 (12'x14') Ramp per Suite
CLEAR HEIGHT:	32'
FIRE SUPPRESSION:	ESFR
MECHANICAL PIT LEVELERS:	2

SUITE 204 - 15,120 SF

SPEC OFFICE:	750 SF (One (1) Private Office, One (1) Open Office/Lobby, One (1) Conference Room, One (1) Breakroom, Two (2) Restrooms)
POWER:	500A, 277/480V 3 PHASE
LIGHTING:	30-Foot-Candle LED Motion-Sensor Lighting
INTERIOR WAREHOUSE WALLS:	Painted White
TRUCK COURT:	185' (Shared)
LOADING DOCKS:	4 (9'X10')
DRIVE IN DOOR:	1 (12'x14') Ramp per Suite
CLEAR HEIGHT:	32'
FIRE SUPPRESSION:	ESFR
MECHANICAL PIT LEVELERS:	2

BUILDING 200 | FLOOR PLAN



**WESTSIDE SUBMARKET
OVERVIEW**
(JACKSONVILLE'S
LARGEST INDUSTRIAL
SUBMARKET)

Westlake Industrial Park

TOYOTA
FedEx Ground
BJ's
THE HOME DEPOT
IPEX
Total Distribution, Inc.
CardinalHealth
frida
Unilever

Westside Industrial Park

UPS
LOWE'S
GRAINGER
Winsupply
JOHNSTONE SUPPLY
BMW
Builders FirstSource
amazon
Kraft
VOLVO
SIMPSON Strong-Tie

**CSX
INTERMODAL**

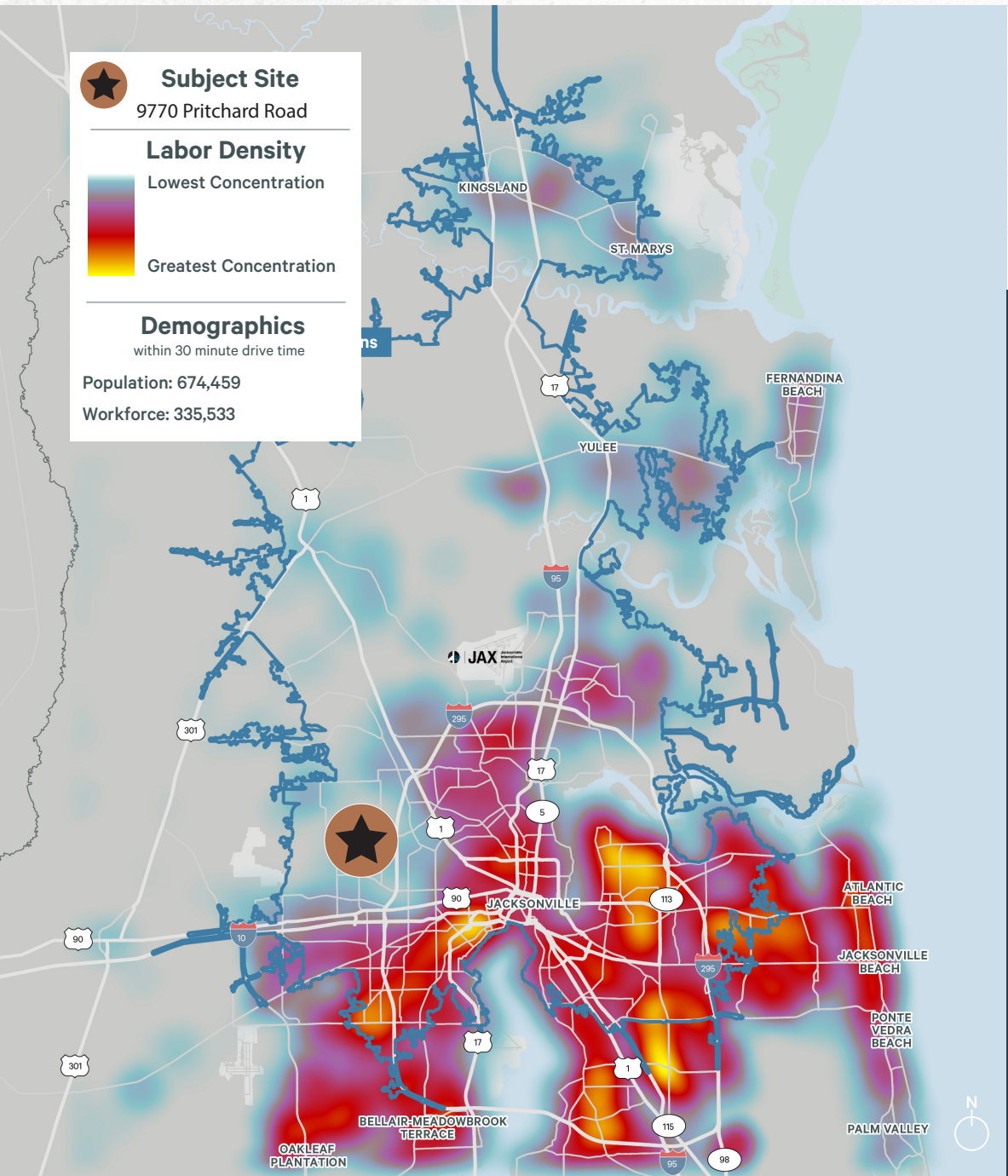
**NS
NORFOLK SOUTHERN**


Pritchard Park

USPS
FedEx Ship Center
amazon
DAIKIN
Keurig DrPepper
Cumberland INTERNATIONAL TRUCKS

FleetPride
THE HOME DEPOT
CardinalHealth
GRAINGER
ABC Supply Co. Inc.
Sysco

LOCATION STATISTICS



Key Metrics (Drive Time)	10 minutes	20 minutes	30 minutes
Population	17,326	296,562	855,579
Daytime Population	17,341	327,971	934,034
Labor Force (Transportation, Production, Material Moving)	1,064	18,489	55,558
Bachelor's Degree or Higher	2,568	45,784	172,748
Businesses	532	11,268	37,013
Avg Household Income	\$96,830	\$78,384	\$190,214

FOREIGN TRADE ZONE (FTZ) NO. 64 BENEFITS & STATS

- + Duty Deferral, Reduction, or Elimination - Businesses operating within FTZ No. 64 can defer, reduce, or even eliminate customs duties, including:
 - Duty deferral while goods remain stored in the FTZ
 - Duty exemption for re-exported goods
- + Streamlined Customs Efficiencies - Goods moved into FTZ No. 64 are treated as outside U.S. Customs jurisdiction, enabling:
 - Direct delivery from port to facility
 - Faster, simplified customs clearance
- + Large, High-Capacity Service Area - FTZ No. 64 is Florida's largest FTZ, offering:
 - 5,000+ square miles of zone coverage
 - 156 million sq. ft. of nearby warehouse/distribution space
- + Fast Site Activation for Industrial Properties - Industrial facilities within the FTZ service area can activate quickly:
 - ≤ 30 days for storage/distribution sites
 - ≤ 120 days for manufacturing, kitting, or assembly
- + Proven Economic Impact & Workforce Strength - FTZ No. 64 is a major regional economic engine, including:
 - 1,500+ U.S. workers employed by FTZ No. 64 operators
 - 9 participating counties and 8 active FTZ operations

Sources: CBRE Research; JaxPort



Pritchard Park

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