



Imeson Industrial Park

10490 N. Busch Drive
Jacksonville, FL 32218

43,200 RSF available

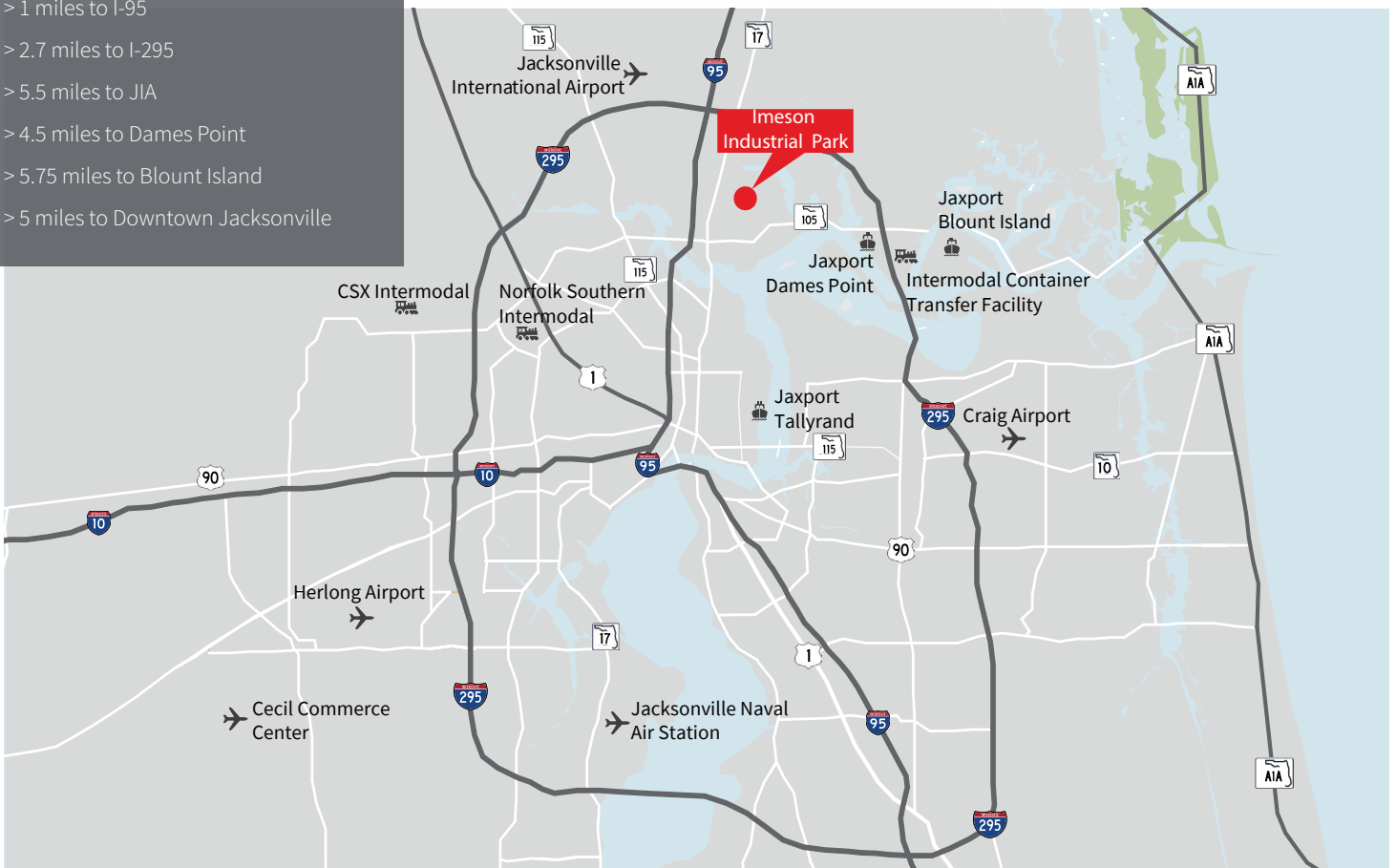


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— Rail



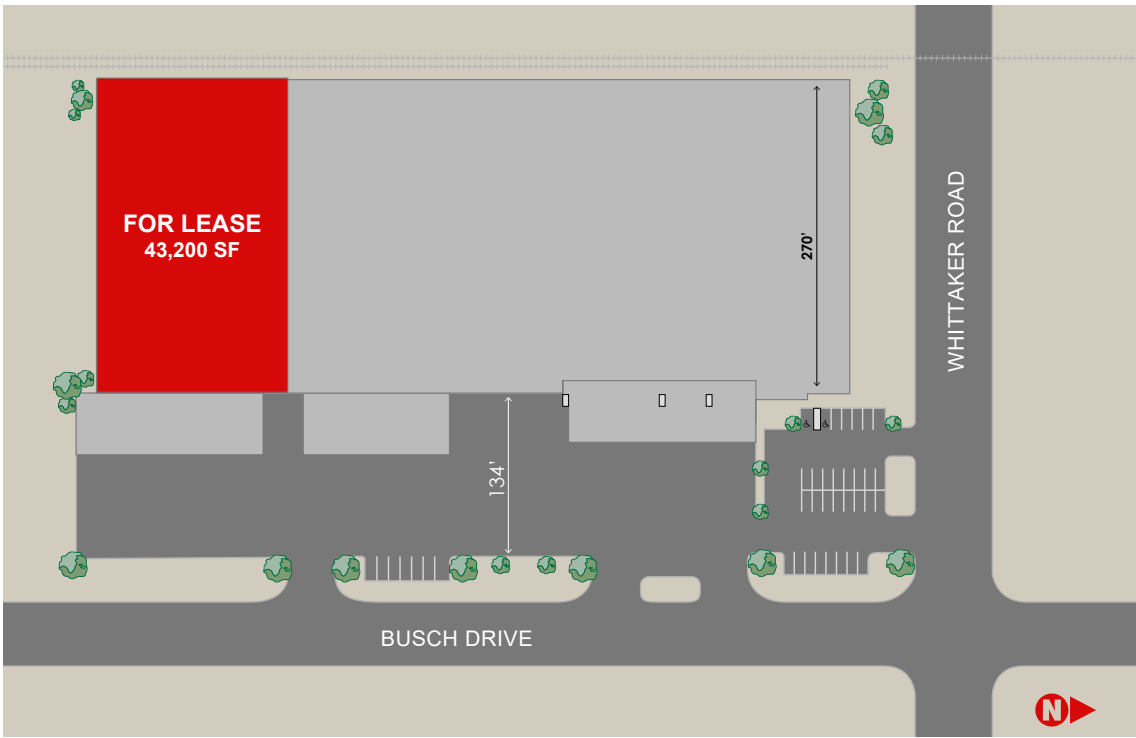
- > 1 miles to I-95
- > 2.7 miles to I-295
- > 5.5 miles to JIA
- > 4.5 miles to Dames Point
- > 5.75 miles to Blount Island
- > 5 miles to Downtown Jacksonville



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, as well as daily rail service provided by CSX. 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 Amazon, Samsonite and Kaman Aerospace.

The MDH Portfolio of properties within Imeson Industrial Park is comprised of seven quality industrial facilities totaling over 1,300,000 square feet. The properties cater to industrial companies seeking exceptional functionality and flexibility to strategically service their clients throughout Jacksonville and the Southeast.

43,200 RSF available



Total available	43,200 SF
Estimated office (SF)	691
Site acres	7.7
Clear height	22'
Column spacing	40' x 30' typical
Dock doors	9 - 8' x 9'

Building depth	270'
Truck court depth	134'
Truck court	Fully fenced
Fire protection	Wet
Lighting	T-12
Rail	CSX



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.