

JACKSONVILLE INDUSTRIAL 2019

YEAR IN REVIEW



INDUSTRIAL SNAPSHOT | EOY 2019

TOTAL INVENTORY  **110.8 MSF**

 **WAREHOUSE DISTRIBUTION**
82.7 MSF

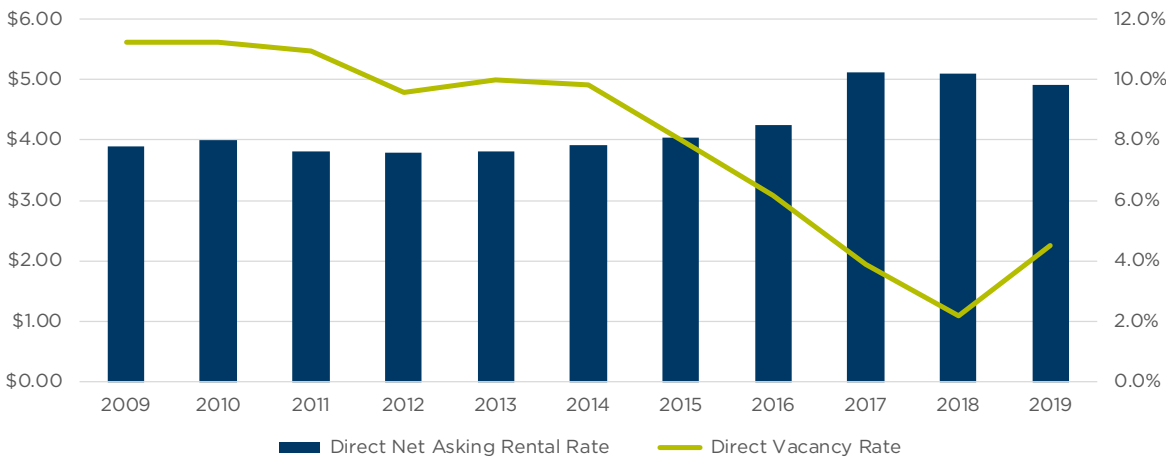
 **MANUFACTURING**
22.3 MSF

 **OFFICE SERVICE**
5.7 MSF

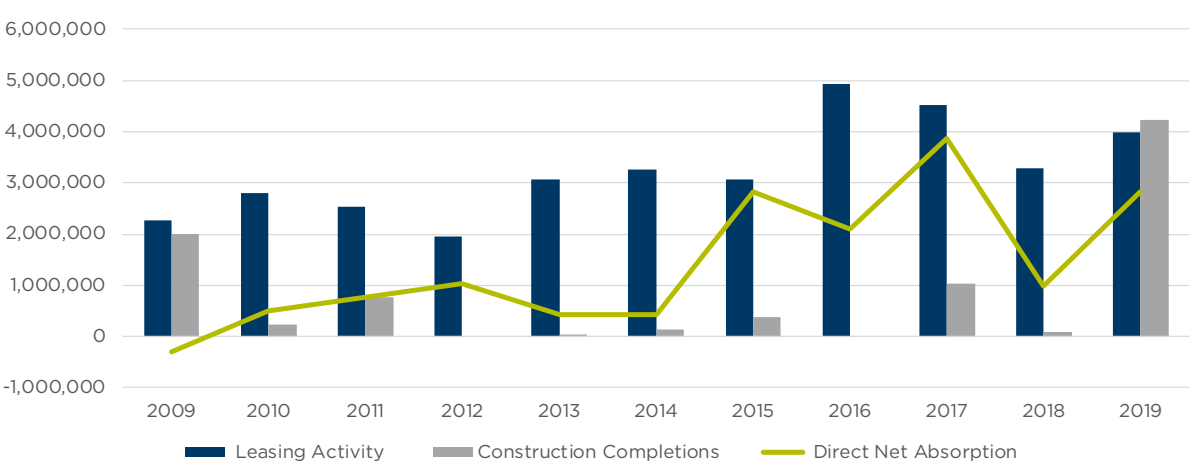


**Figures are year end. Rents represent triple net*

DIRECT VACANCY & RENTAL RATES

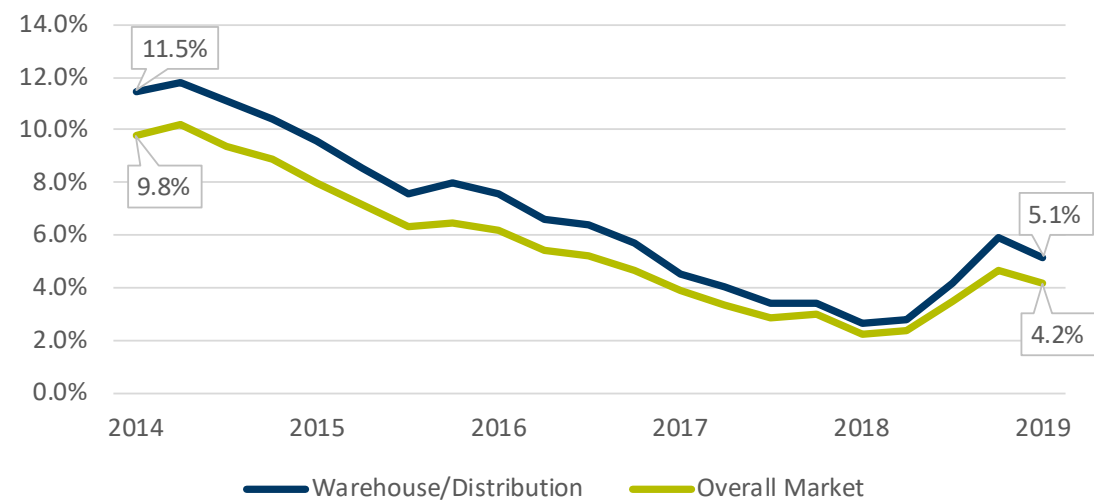


LEASING ACTIVITY, ABSORPTION & CONSTRUCTION COMPLETIONS

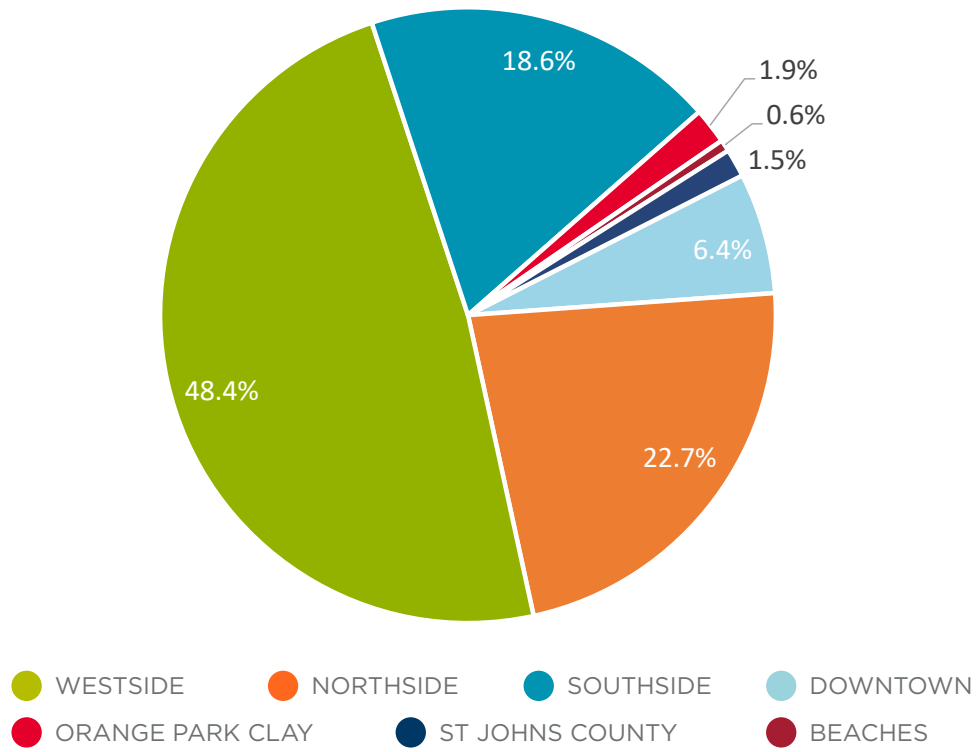


WAREHOUSE / DISTRIBUTION GROWTH

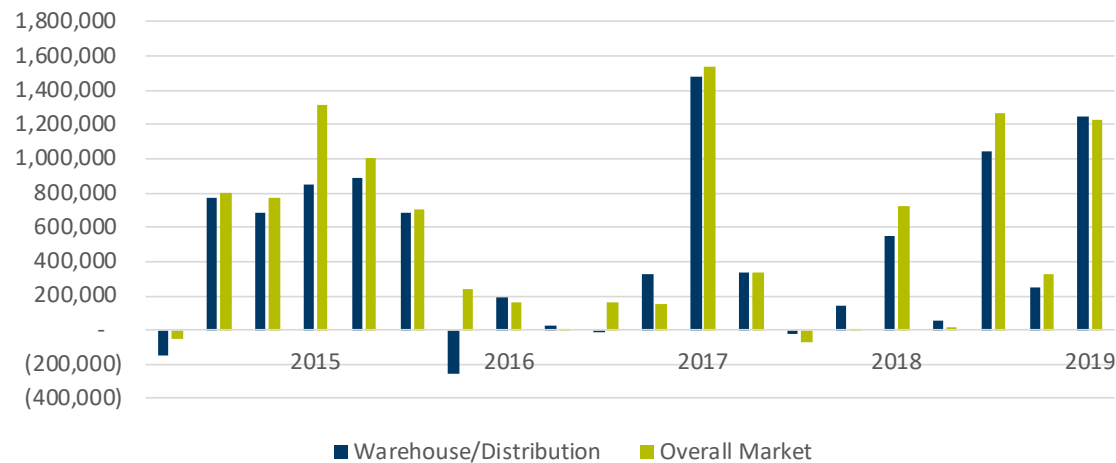
DIRECT VACANCY RATE



WAREHOUSE / DISTRIBUTION SUBMARKET INVENTORY



DIRECT NET ABSORPTION



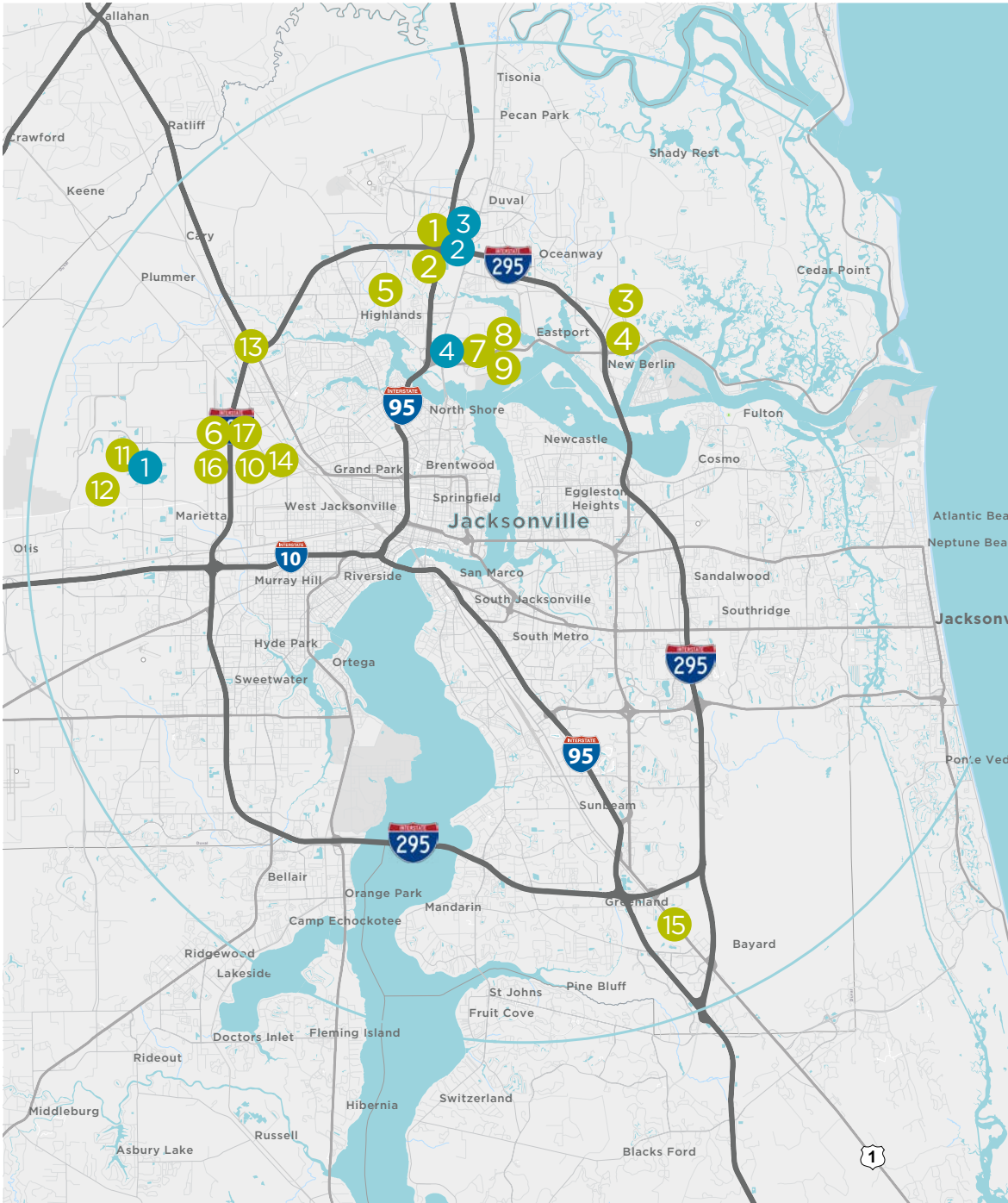
TOP 5 LANDLORDS



Source: Cushman & Wakefield Research

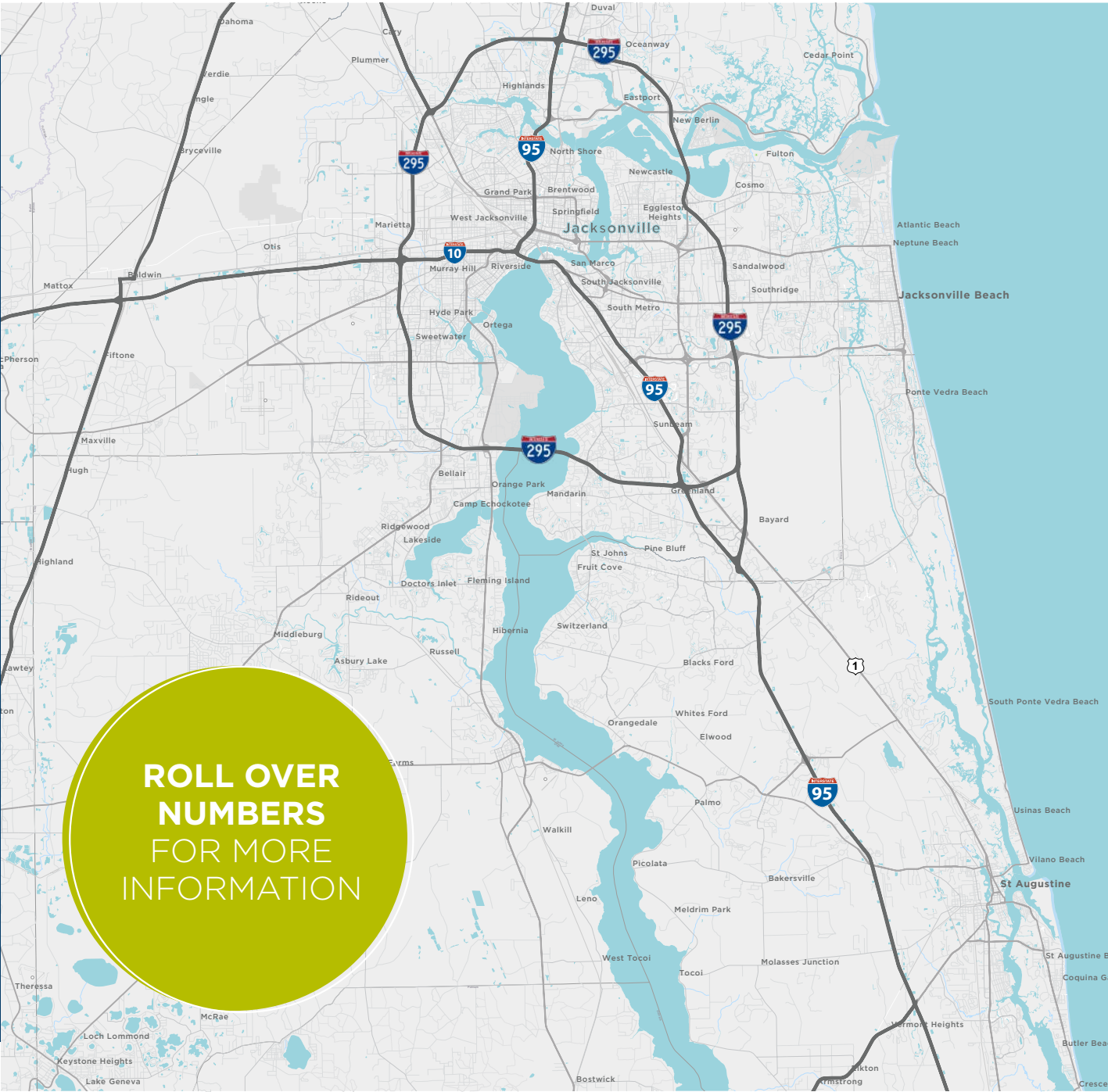
NEW CONSTRUCTION

	PROPERTY NAME	ADDRESS	TOTAL SF	AVAILABLE SF
DELIVERED 2019				
1	International DC 1	1750 Airport Drive	200,000	140,000
2	International DC 5	1594 Transport Court	93,600	41,600
3	TRUaire	12128 New Berlin Road (Bldg. 7)	163,615	0
4	NorthPoint Industrial Park	12090 New Berlin Road	279,000	279,000
5	Park 295	2619 Ignition Drive	552,634	349,171
6	Pattillo Industrial @ Westlake	6282 Imeson Road	272,480	0
7	Collins Aerospace	10531 Busch Drive	140,400	0
8	Cra-Z-Art	10501 Cold Storage Road	300,000	0
9	Imeson Park - Van Trust	10503 Cold Storage Road	552,720	552,720
10	Crossroads Distribution Center 100	6590 Perimeter Industrial Pkwy #100	300,000	300,000
11	STAG Westlake	9779 Pritchard Road	232,488	231,030
12	Westlake Industrial - Becknell	12075 Pritchard Road	185,250	Pending Lease
13	San Mar Distribution Facility 2	10940 New Kings Road	373,650	0
14	Perimeter West	4345 Perimeter Industrial Parkway	155,280	155,820
15	Ferguson	11511 Philips Highway	100,000	0
16	UPS Expansion Building	4420 Imeson Road	373,000	0
17	BMW Parts Distribution	5560 Imeson Rd	450,000	0
DELIVERY 2020				
1	Westlake Distribution Center #3	9950 Pritchard Road	487,500	-
2	Freebird Commerce Center	14241 Duval Road (Bldg 1)	156,000	-
3	Freebird Commerce Center	14241 Duval Road (Bldg 2)	117,750	-
4	Imeson	250 Busch Drive East	477,946	-



NOTABLE SALES

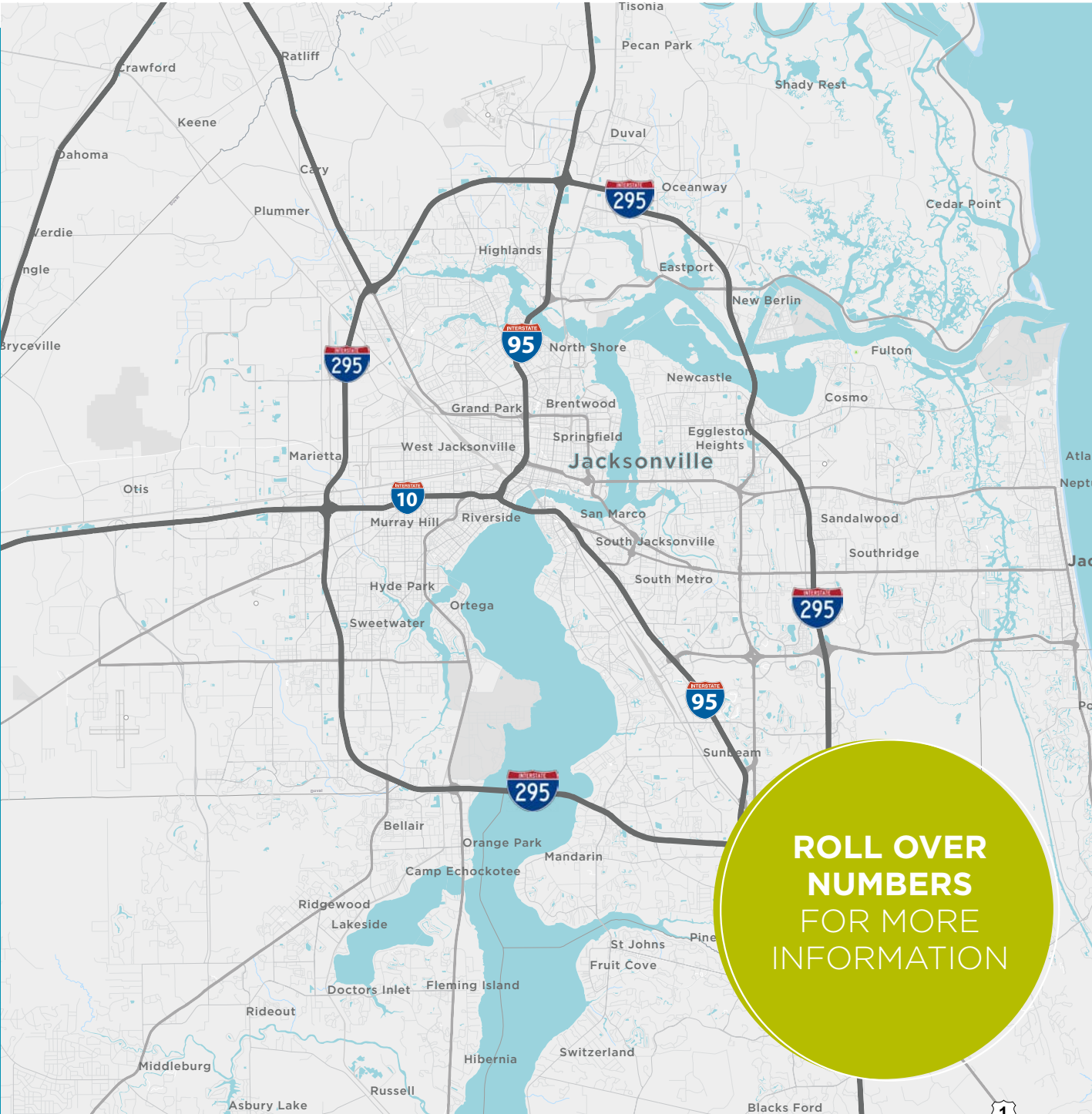
	PROPERTY NAME	ADDRESS	SF
1	NorthPort Logistics Center	11530 New Berlin Rd	871,892
2	Unilever Florida	12200 Presidents Crt	722,210
3	Dr. Pepper / Snapple	2300 Pickettville Rd	601,500
4	Imeson Park - GE	600 Whittaker Rd	474,691
5	Con Agra Jacksonville	3660 Deerpark Blvd	347,290
6	Cra-Z-Art	10501 Cold Storage Rd	300,000
7	Port Logistics Group	600 Wells Rd	283,301
8	STAG Westlake	9779 Pritchard Rd	232,488
9	Flat Glass Distributors	5355 Shawland Rd	132,916
10	Coca Cola Beverages of Fla	1707 Huron St	106,560



NOTABLE LEASES

	ADDRESS	LESSEE / LESSOR	SF
1	13483 103rd Street	WayFair / Hillwood	1,012,567
2	2629 Faye Road	GE Appliance / Pattillo	815,203
3	5560 Imeson Road	BMW / Pattillo	450,000
4	10501 Cold Storage Drive	Cra-Z-Art / Van Trust	300,000
5	6600 Pritchard Road	Grainger / Miles River	297,000
6	6282 Imeson Road	Winsupply / Pattillo	272,480
7	4300 Bulls Bay	Fanatics / Pattillo	256,000
8	11001 Pritchard Road	Suddath / Becknell	240,000
9	2619 Ignition Drive	ULTA / Northpoint	203,463
10	8015 Westside Industrial	Domtar / Pattillo	119,468
11	4645 Blanding Blvd	Amazon / Blanding Self Storage, LLC	107,000

* Call for additional information



ECONOMIC DRIVERS

FIVE YEAR PROJECTIONS
2019-2023
SOURCE: MOODY'S ANALYTICS



USERS IN THE MARKET
SOURCE: CUSHMAN & WAKEFIELD RESEARCH

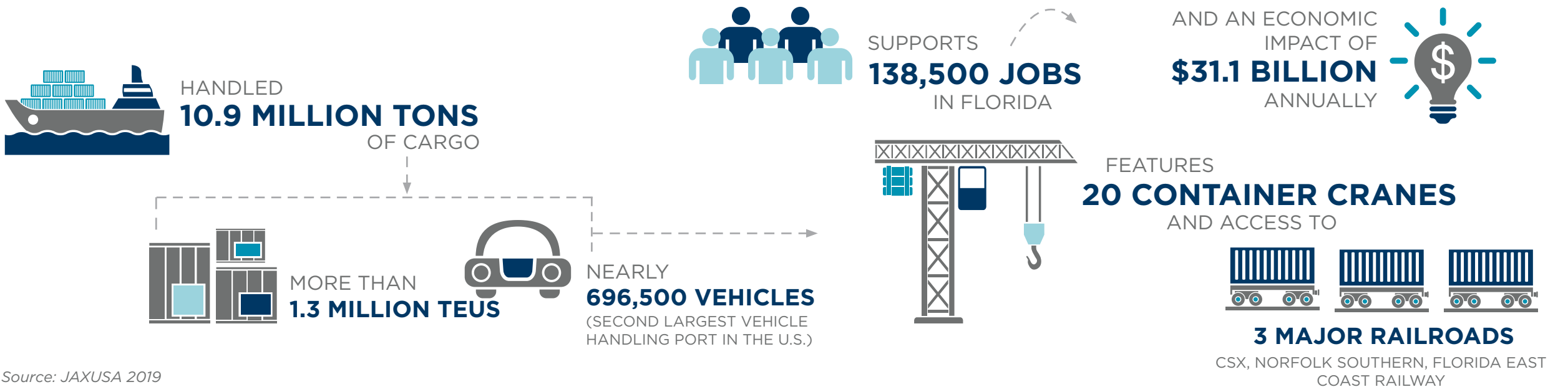


Located in the heart of the Southeastern U.S. at the crossroads of the nation's rail and highway network, JAXPORT is your global gateway to Florida, the nation's third most populous state. The Port of Jacksonville is Florida's largest container port by volume and the nation's second-busiest vehicle handling port.

JAXPORT owns, maintains and markets three cargo terminals, two intermodal rail terminals and one passenger cruise terminal along the St. Johns River. Dozens of ocean carriers call JAXPORT, offering shippers competitive transit times to 140 ports in more than 70 countries.

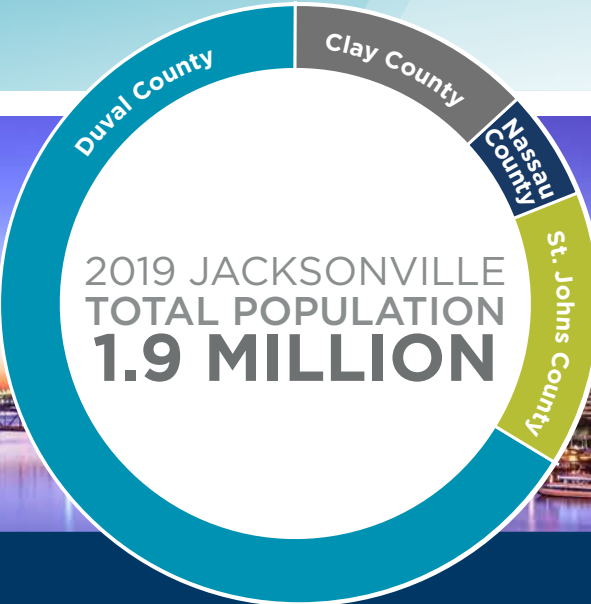
JAXPORT offers ocean carrier services to all major regions of the world, including regular container service connecting Jacksonville with ports in Asia, South America, the Caribbean and Central America, as well as customized container freight shipments and transshipment options to/from Europe and Africa.

JAXPORT FUN FACTS (2019)



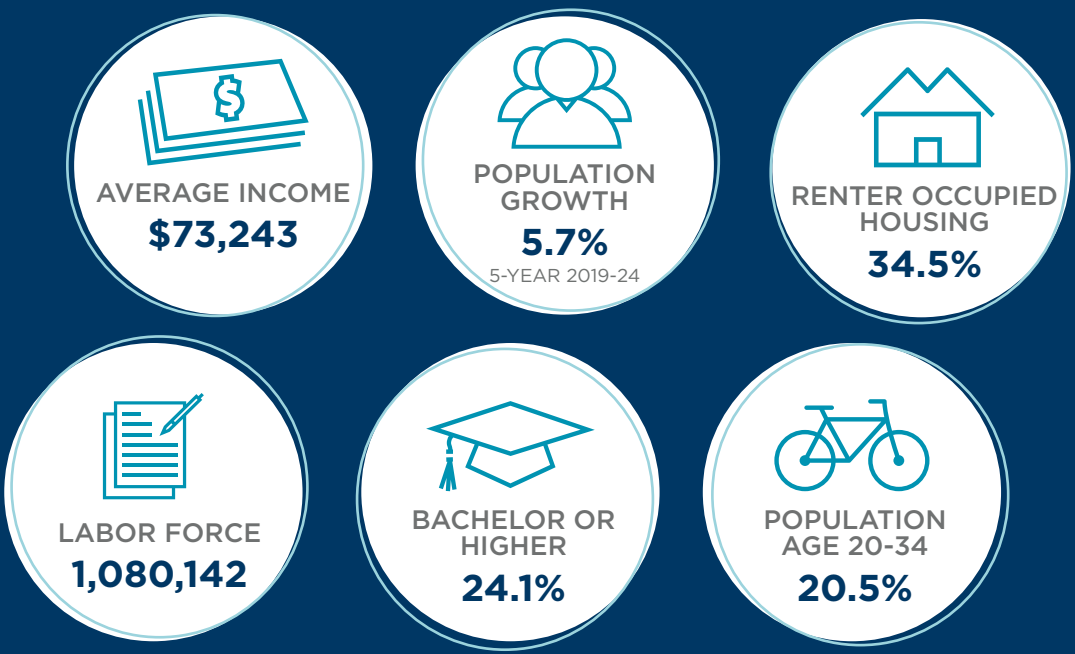
Source: JAXUSA 2019

JACKSONVILLE STATISTICS



2019 JACKSONVILLE RANKINGS

- JACKSONVILLE FASTEST GROWING FLORIDA CITY**
- U.S. Census, May 2019
- JACKSONVILLE IN TOP 20 BEST TECH CITIES FOR IT JOBS**
- CompTIA, Dec 2019
- #14 BEST CITY TO START A BUSINESS**
- Inc, Dec 2018
- ONE OF THE BEST CITIES FOR TECH JOBS**
- Forbes, 2018
- ONE OF THE FASTEST GROWING CITIES IN AMERICA**
- Forbes, 2018



Source: U.S. Census, Bureau of Labor Statistics, 2020



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