



**PECAN
PARK**
INDUSTRIAL
JACKSONVILLE, FL 32218

Q3 2023 Anticipated Delivery



**NEW INDUSTRIAL
SPACE FOR LEASE**

UP TO 525,000 SF

DEVELOPED BY:



LEASED BY:





**AVAILABLE FOR
PRELEASE**

Pecan Park Industrial, currently under development by Seefried Industrial Properties, is a 40' clear cross dock warehouse/ distribution building, measuring 525,000 SF.

Strategically located in the heart of the Northside Submarket just off I-95 and just minutes to I-295 and I-10, Pecan Park has close proximity to the region's significant port and airport infrastructure making it an excellent location for regional and national distribution.



SITE FEATURES

BUILDING SIZE: 525,000 sf	YEAR BUILT: 2023
OFFICE AREA: 2,500 sf Spec	COLUMNS: 54' x 50' 60' Staging Bay
SITE AREA: 64.17 Acres	BUILDING DEPTH: 450'
CLEAR HEIGHT: 40'	TRUCK COURT: 185'
LOADING: Cross Dock	SPRINKLER: ESFR
DOCKS: +/- 64 (9' x 10' Insulated Doors @ 48" High w/Bumpers)	AUTO PARKING: 295
DRIVE-INS: 2 (14' x 14')	TRAILER PARKING: 164
ROOF: 60 mil TPO roof membrane with 20 years NDL warranty R 19 insulation	POWER: Two 2,000 amp 277/480v
FLOORING: 7" Slab, 4,000 psi max load	ZONING: IL



**LOCATION
ADVANTAGE**

125 MILES TO: SAVANNAH	155 MILES TO: ORLANDO
353 MILES TO: ATLANTA	210 MILES TO: TAMPA
369 MILES TO: CHARLOTTE	366 MILES TO: MIAMI

 **94 M**
CONSUMERS WITHIN A
11-HOUR DRIVE



PECAN PARK

PP

PECAN PARK INDUSTRIAL

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DEVELOPED BY:



* All building images or renderings are previous Seefried Industrial developments, not actual proposed building.

LEASED BY:



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