

Alliance★Florida®
at

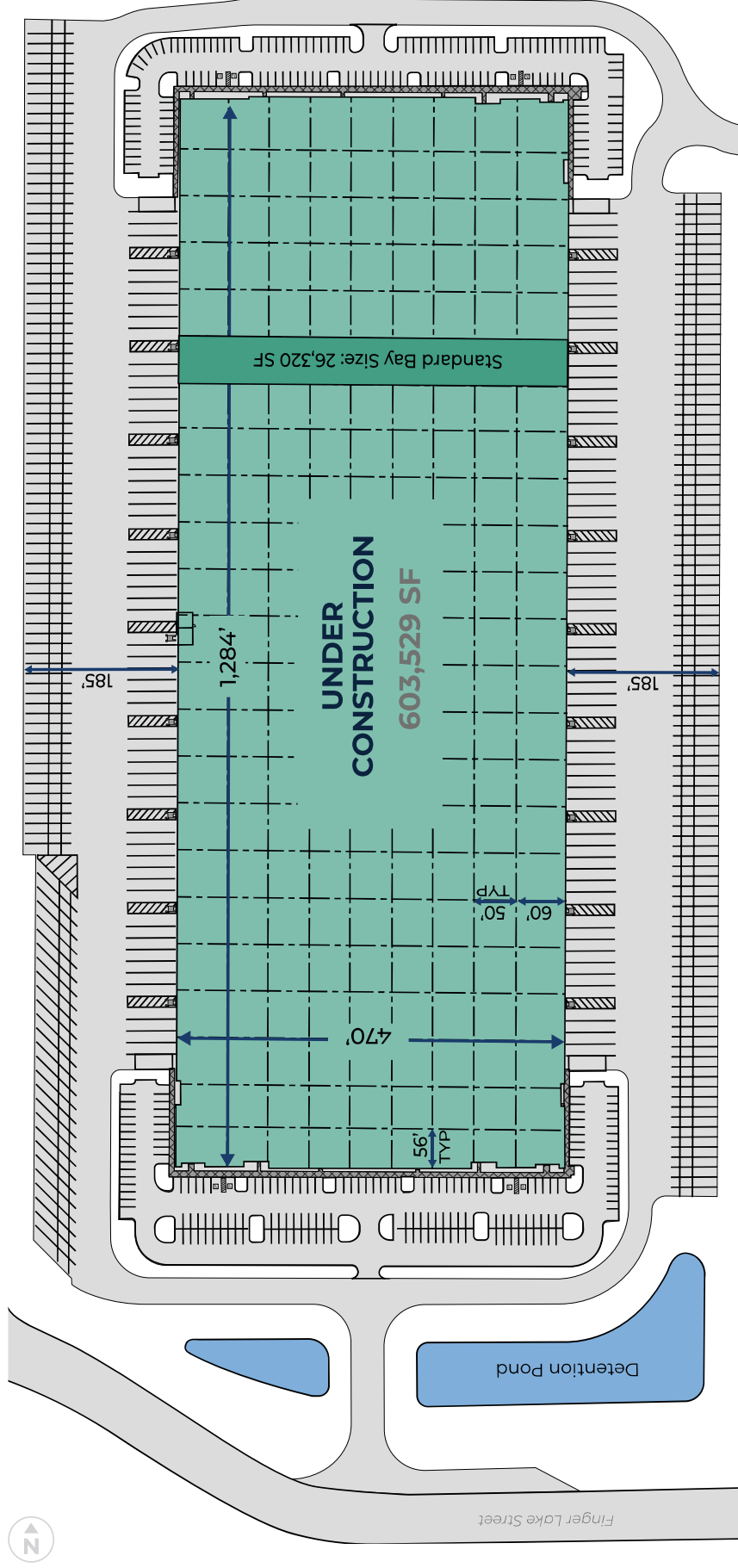
CECIL COMMERCE CENTER

5550 POW-MIA MEMORIAL PKWY, BLDG E
JACKSONVILLE, FL

603,529 SF Available
Q3 2025 Delivery



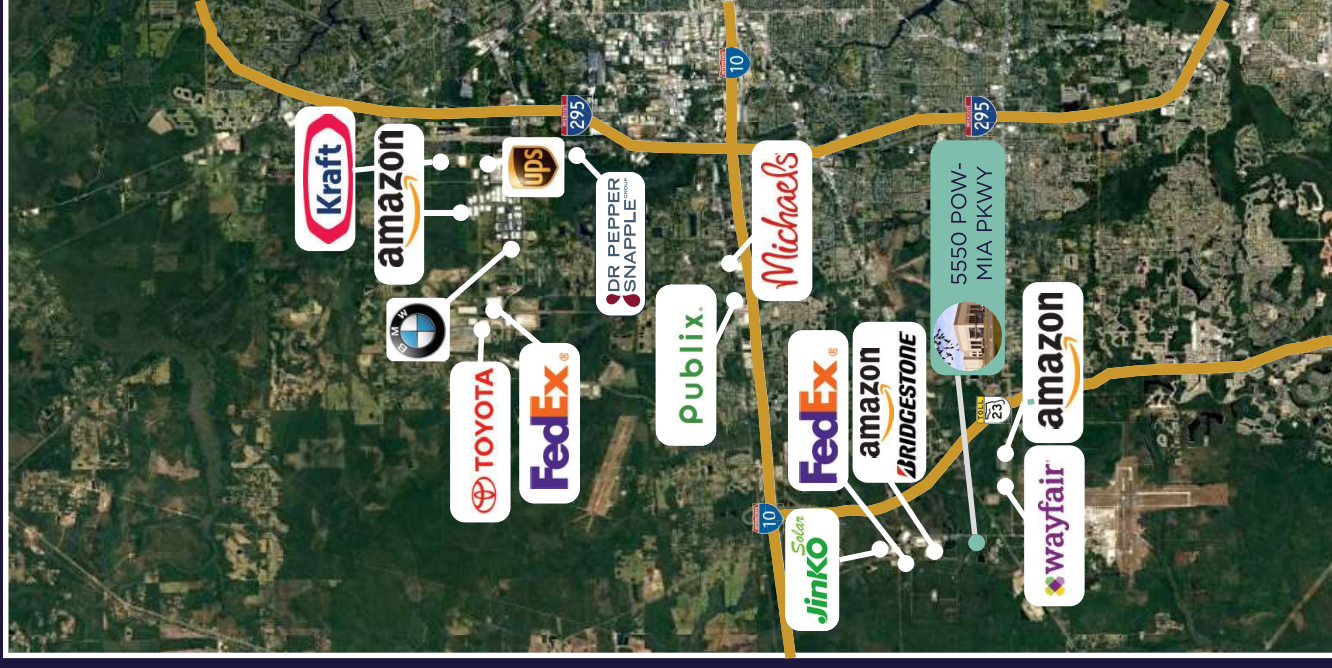
AllianceFlorida is a premier master-planned business park with state-of-the-art facilities available. The park's excellent multimodal location on Jacksonville's Westside offers superior access to the Southeastern U.S. market.



PROPERTY HIGHLIGHTS

AVAILABLE SF	603,529 SF	COLUMN SPACING	56' w x 50' d	ROOF	45 Mil TPO with 20-yr warranty
SITE AREA	43.54 Acres	STAGING BAYS	56' w x 60' d	TRUCK COURT	185' deep
CONFIGURATION	Cross Dock	DOCK DOORS	124 (9' x 10' insulated)	AUTO PARKING	322
BUILDING DIMENSIONS	470' x 1,284'	DRIVE-IN RAMPS	4 (14' x 16')	TRAILER PARKING	210
CLEAR HEIGHT	40'	CONCRETE	7" thick, 4,000 psi floor slab with full vapor barrier	FIRE PROTECTION	ESFR

SITE AERIAL



Alliance★Florida®

- Immediate access via the newly completed high-speed I-10 interchange to I-75, I-295, and I-95
- Pro-growth local government
- No state or local personal income tax
- No inventory tax
- FTZ available (proposed FTZ magnet site under FTZ #64)
- Federal Empowerment Zone incentives available
- State Enterprise Zone incentives available
- On-site workforce training and education

DRIVE TIMES

FIRST COAST EXPRESSWAY

4.0 MILES
6 MINUTES

I-10

6.3 MILES
8 MINUTES

I-295

6.3 MILES
8 MINUTES

I-95

6.3 MILES
8 MINUTES

CSX INTERMODAL

16 MILES
22 MINUTES

JAXPORT TALLEYRAND

22 MILES
26 MINUTES

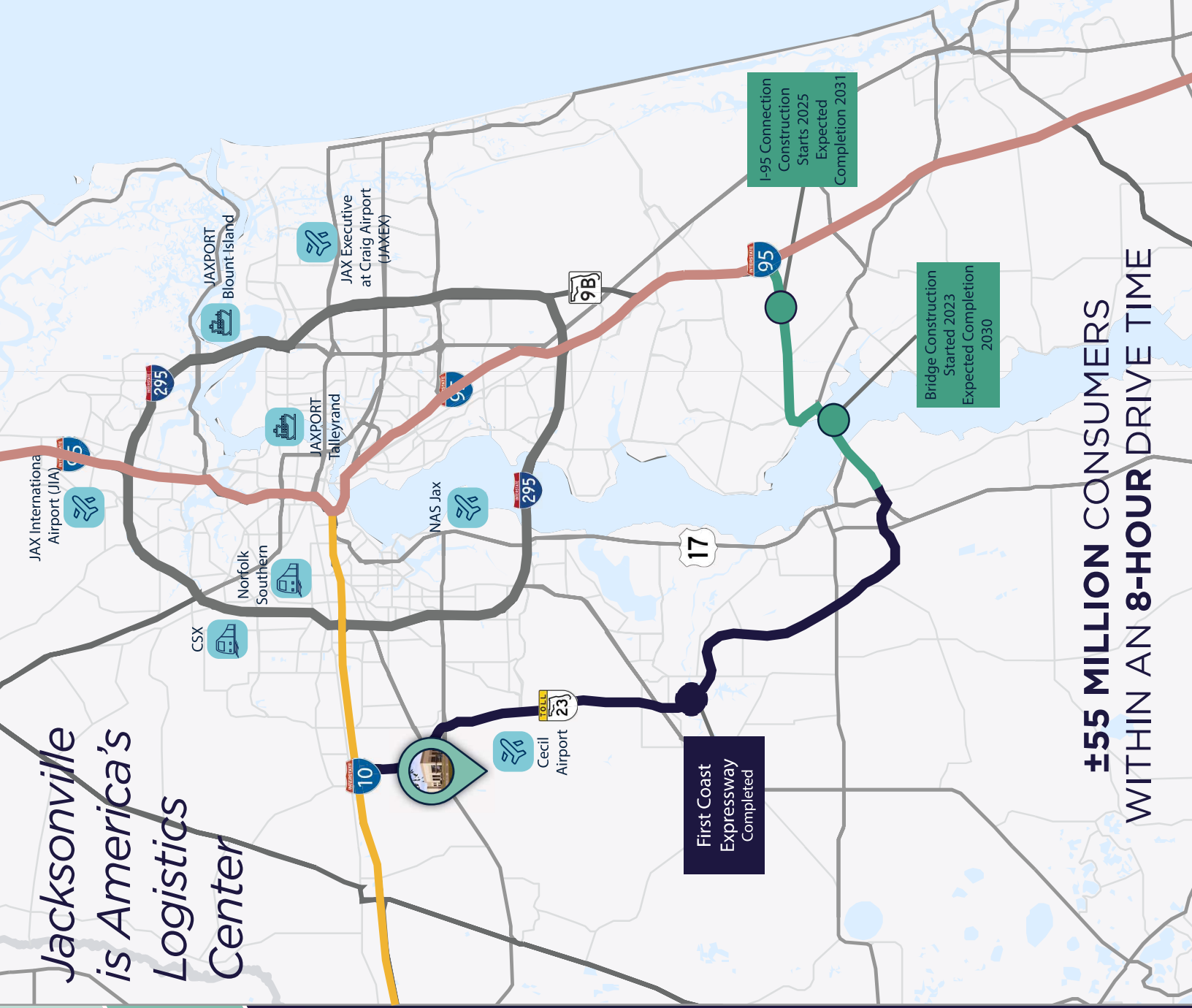
JAXPORT BLOUNT ISLAND

33 MILES
33 MINUTES

JIA AIRPORT

27 MILES
31 MINUTES

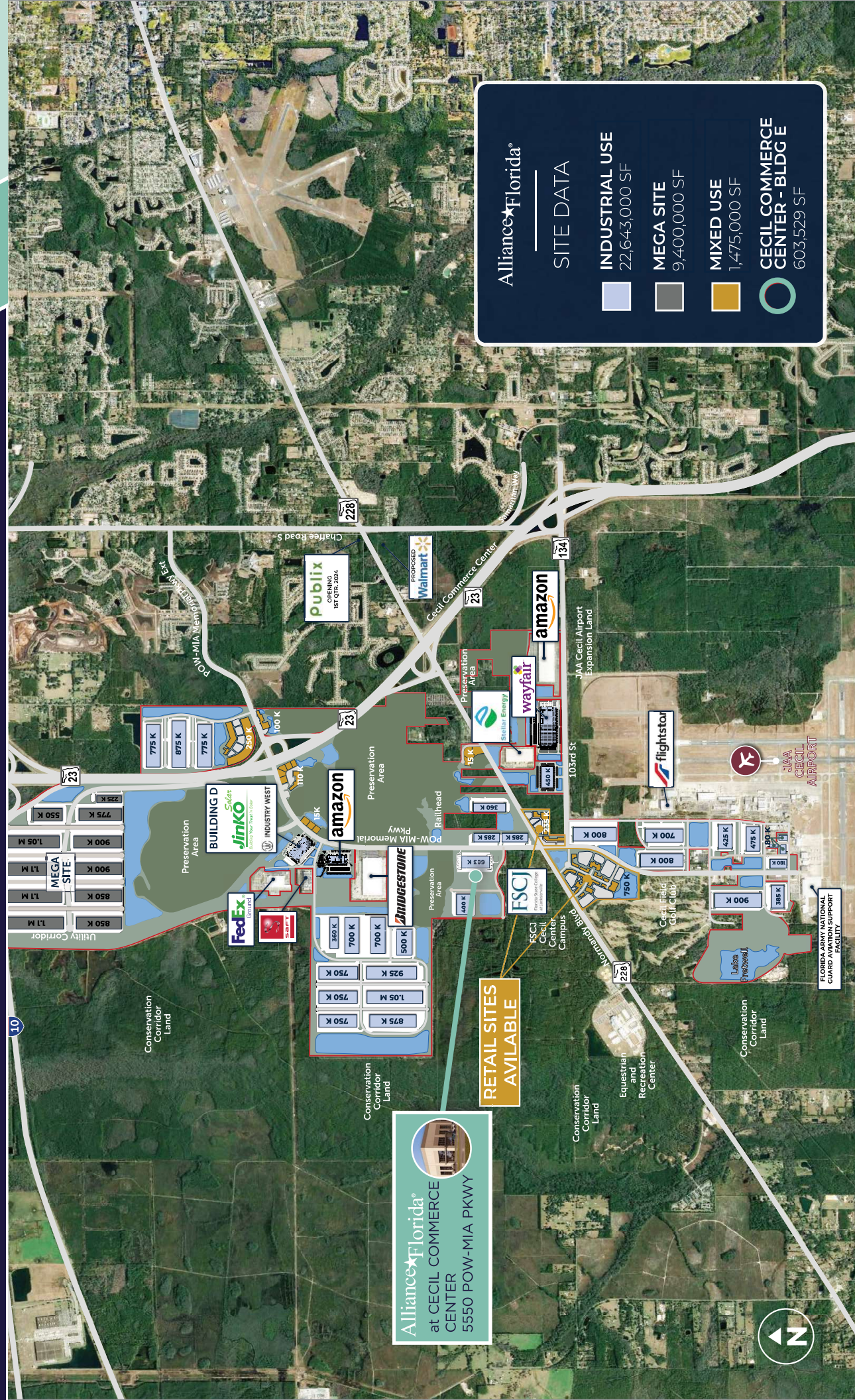
Jacksonville is America's Logistics Center



±55 MILLION CONSUMERS WITHIN AN 8-HOUR DRIVE TIME

AREA INFORMATION

MASTER SITE PLAN



Alliance★Florida®

SITE DATA

- INDUSTRIAL USE**
22,643,000 SF
- MEGA SITE**
9,400,000 SF
- MIXED USE**
1,475,000 SF
- CECIL COMMERCE CENTER - BLDG E**
603,529 SF

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at CECIL COMMERCE CENTER
5550 POW-MIA PKWY

RETAIL SITES AVAILABLE

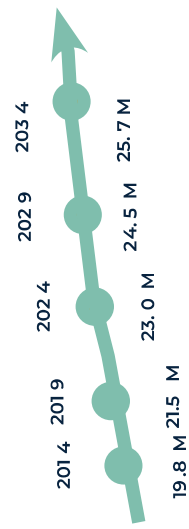


DEMOGRAPHICS

POPULATION

JACKSONVILLE LABOR

Civilian Labor Force	864,000
Industrial Labor Force	4.5%
Average Blue Collar Hourly Rate	\$17.41
Unemployment Rate	3.6%



For a five year period beginning April 2024, the Florida population growth is expected to average 319,109 net new residents per year.

FIRST COAST EXPRESSWAY (STATE ROAD 23)

4 Miles / 6 Minutes
from 5550 POW-MIA Memorial Parkway



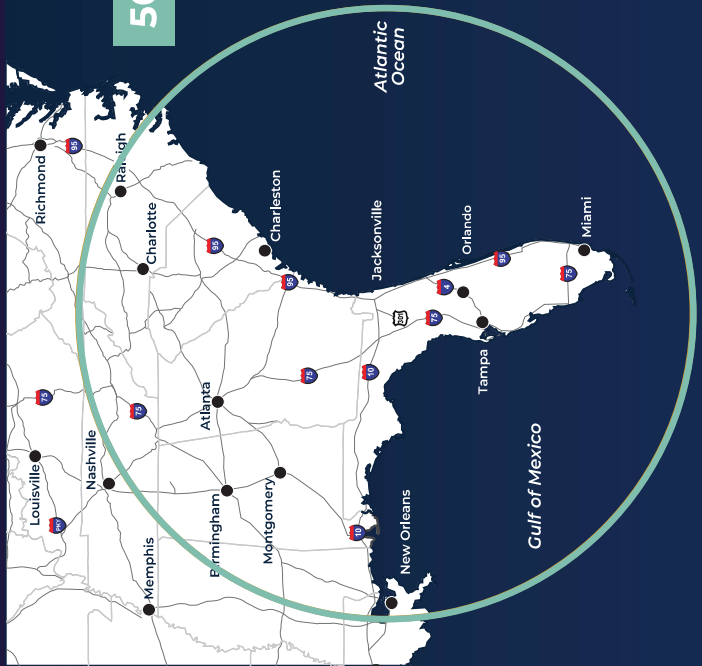
State Road 23 helps reduce traffic congestion and enhances access to important employment centers, fostering economic development and strengthening local connectivity for business across the region. Completion anticipated for 2031.

WHY JAX?

2	DEEP WATER PORTS	3	INTERSTATE HIGHWAYS	4	MILITARY INSTALLATIONS	4	RAILROADS (2 CLASS I)
90	DAILY NON STOP FLIGHTS	17	GLOBAL SHIPPING LINES	39	MEDIAN AGE	26	AVERAGE COMMUTE TIME (MINS)

500 MILES

1-DAY TRANSIT



A CORNERSTONE FOR JACKSONVILLE'S SUPPORT OF THE WORLD'S SUPPLY CHAIN IS THE JACKSONVILLE PORT AUTHORITY (JAXPORT).

OFFERING CONNECTIVITY TO 140 PORTS IN MORE THAN 70 COUNTRIES WITH ITS 47-FOOT-DEEP WATER SHIPPING CHANNEL, TWO-WAY SHIP TRAFFIC AND SAME-DAY ACCESS TO 98 MILLION CONSUMERS IN THE UNITED STATES.



Sources: ESRI, United States Census Bureau, Florida Office of Economic & Demographic Research (EDR), U.S. Bureau of Labor Statistics

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Q3 2025 DELIVERY

For **LEASING** information, please contact:

TYLER NEWMAN

Executive Managing Director
+1 904 380 8336
tyler.newman@cushwake.com

JACOB HORSLEY

Executive Managing Director
+1 904 380 8335
jacob.horsley@cushwake.com

For **DEVELOPMENT** information, please contact:

DAN TATSCH

972 201 2977 (O)
dan.tatsch@hillwood.com

BRENNEN CLIFFORD

678 357 8886 (C)
brennen.clifford@hillwood.com



121 W Forsyth Street | Suite 900
Jacksonville, FL 32202
cushmanwakefield.com



A PEROT COMPANY®

3414 Peachtree Road NE | Suite 1050
Atlanta, GA 30326
hillwood.com

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