

FOR LEASE

Owned and Operated by



# 12400 PRESIDENTS COURT

JACKSONVILLE, FL 32219

400,000 SF



**AVAILABLE JANUARY 2023\***

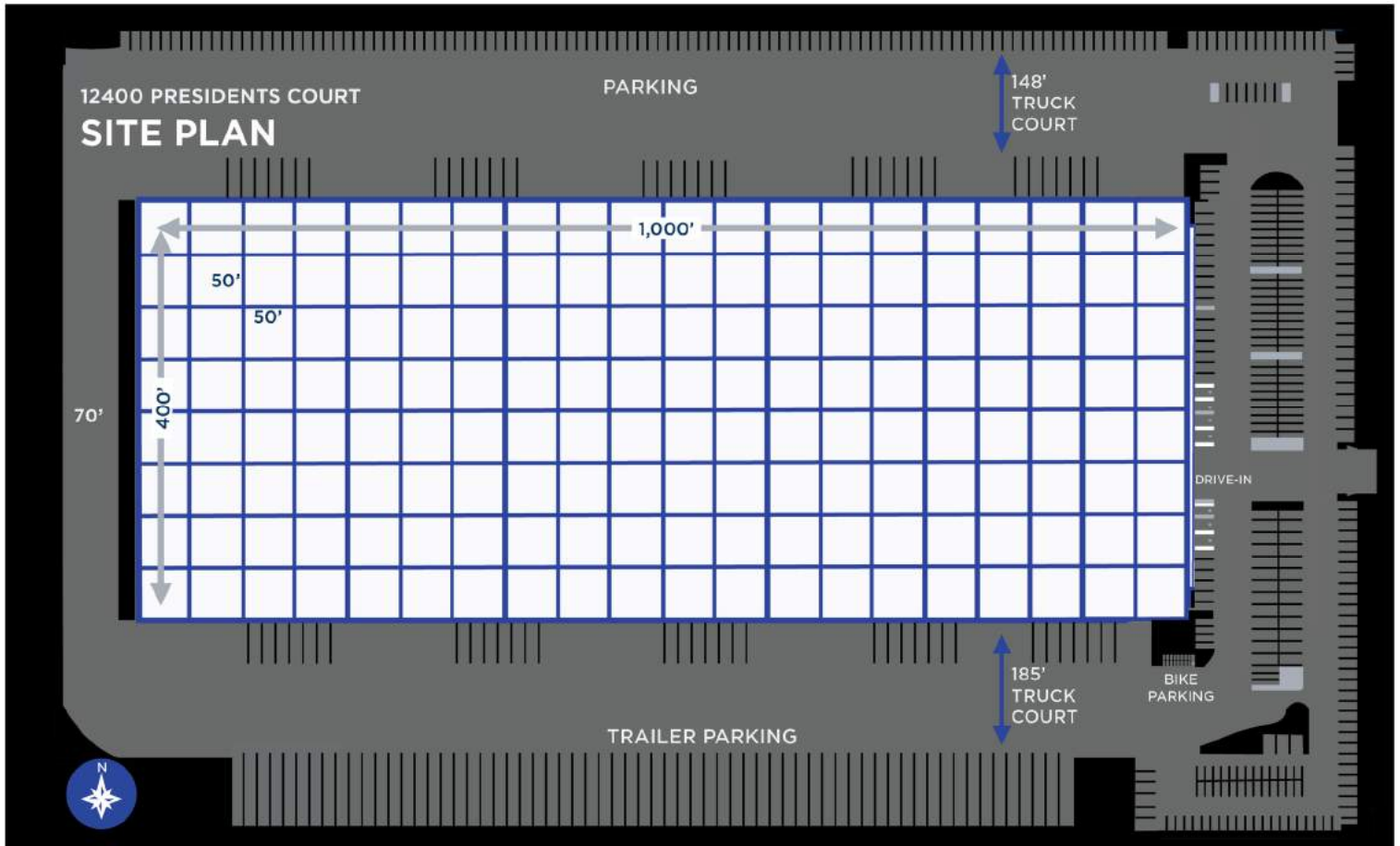
\*Current tenant will vacate in December 2022.  
No showings can occur until October 2022.

**LEASING INFO & CONTACT**

TYLER NEWMAN, CCIM  
JACOB HORSLEY

+1 904 380 8336 / tyler.newman@cushwake.com  
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### BUILDING FEATURES

**TOTAL AVAILABLE** 400,000 SF

**OFFICE SF** 9,370 SF

**ACRES** 39.78

**CLEAR HEIGHT** 30'

**BAY SPACING** 50' x 50' Typical

**BAY SIZE** 20,000 SF

**LOADING** Cross Dock

**FIRE SUPPRESSION** ESFR

**DOCKS** 108 (9' x 10')  
Room for up to 130 Total

**DRIVE-INS** 3

**AUTO PARKING** +/- 338 Spaces

**TRAILER PARKING** 63 (Expandable)

**TRUCK COURTS** 148' and 185'

**YARD** Fenced at Perimeter  
with 2 Guard Houses

**YEAR BUILT** 2007

**ZONING** PUD - Light Industrial

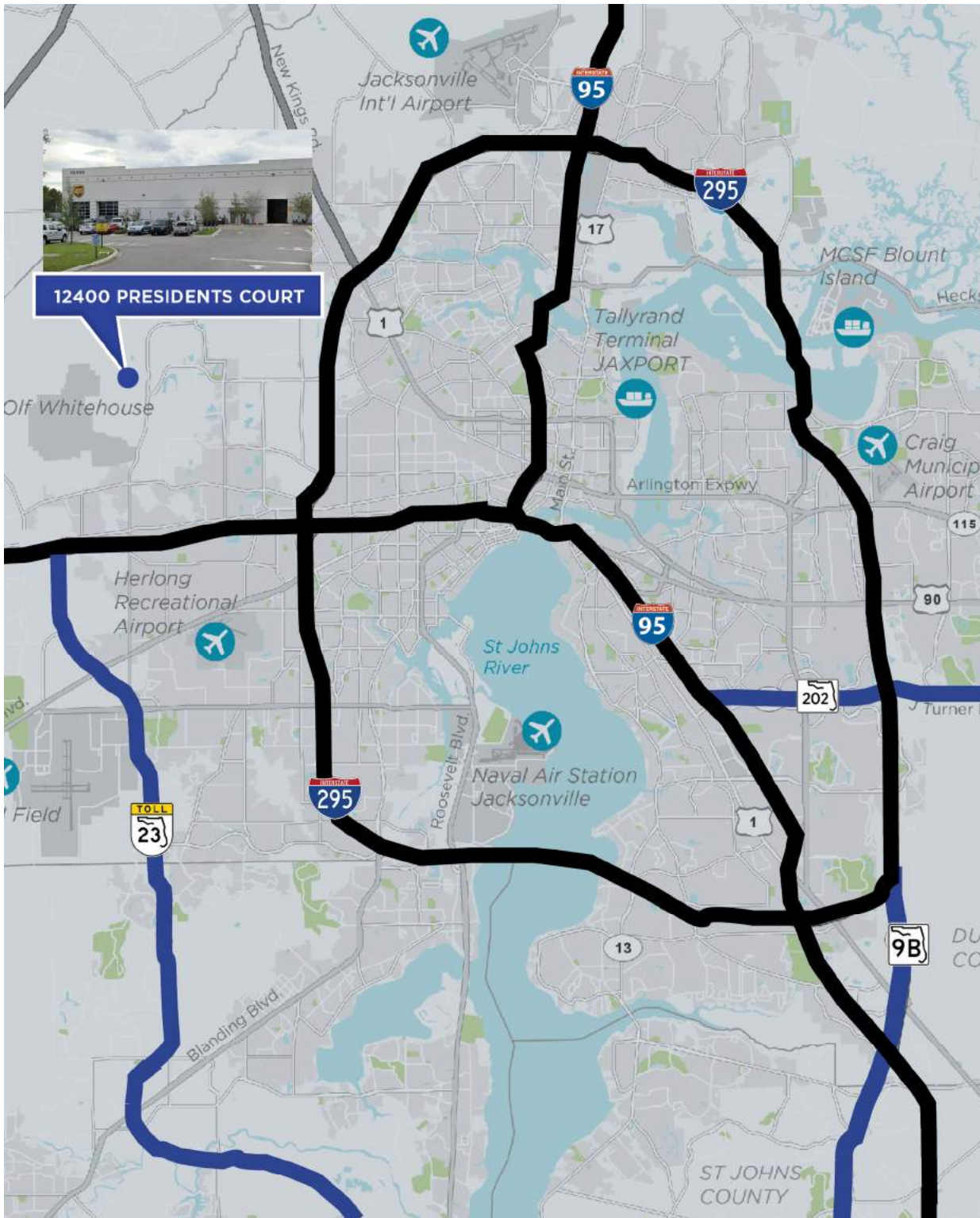


IDEAL WESTSIDE LOCATION, CONVENIENTLY LOCATED NEAR I-10, I-95, I-295 AND FIRST COAST EXPRESSWAY.



## FUNCTIONAL DESIGN SPECIFICATIONS

- Cross dock loading with abundant truck and car parking
  - Fenced truck court
  - 59' concrete truck apron at dock doors
- Concrete dolly pad on south trailer storage area



**DISTANCE TO:**

**4.7 MILES**  
to  
INTERSTATE 10

**5.9 MILES**  
to  
INTERSTATE 295

**6.3 MILES**  
to  
FIRST COAST EXPRESSWAY

**7.0 MILES**  
to  
CSX INTERMODAL

**15 MILES**  
to  
INTERSTATE 95

**15.7 MILES**  
to  
JAXPORT TALLEYRAND

**18.1 MILES**  
to  
JACKSONVILLE INTERNATIONAL AIRPORT

**26.5 MILES**  
to  
JAXPORT BLOUNT ISLAND

**FOR LEASING INFORMATION, CONTACT:**

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