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PORT COMMERCE CENTER

Alta Drive, Jacksonville, Florida

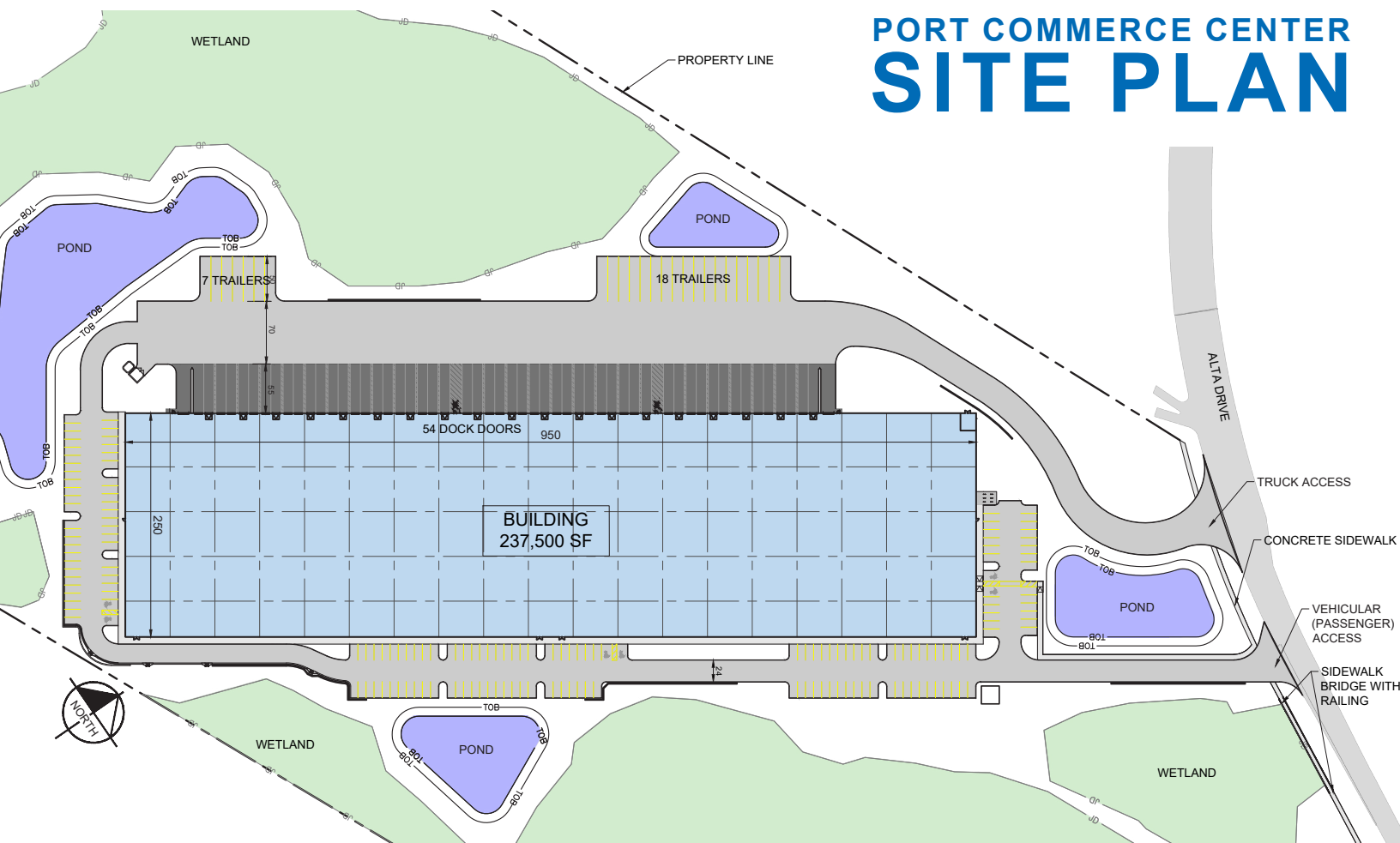
Property Highlights

- **±237,500 SF For Lease**
- **Expected Delivery Q2 2023**
- **Located in Northside Industrial Submarket**
- **Excellent Access to Jaxport's Blount Island and Dames Point Marine Terminals**
- **Immediate Access to I-295 and I-95**
- **Rear Load with Ample Trailer Parking**
- **± 38 Acres**

Bryan Bartlett, SIOR
Senior VP / Principal
bbartlett@phoenixrealty.net
904.399.5222

Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

PORT COMMERCE CENTER SITE PLAN



BUILDING SIZE

±237,500 SF

BUILDING DIMENSIONS

250' x 950'

COLUMN SPACING

47.6' x 54'

CLEAR HEIGHT

32'

OFFICE

±2,100 SF

DOCK DOORS

54 (9' x 10' w/ vision panel)

DRIVE IN DOORS

2 (12' x 14' w/ vision panel)

AUTO PARKING

182 (176 standard + 6 ADA)

TRAILER PARKING

25 additional trailer positions

TRUCK COURT

125'

FIRE PROTECTION

ESFR

ROOF

TPO - 45 mil membrane

UTILITIES

JEA

ZONING

PUD (IH land use)

ELECTRICAL

3,000 AMP, 480 volt, 3-phase power

CONSTRUCTION

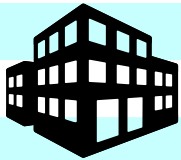
Concrete tilt w/conventional steel wall

SLAB

6" thick reinforced, 4,000 PSI concrete slab

LIGHTING

To Suit

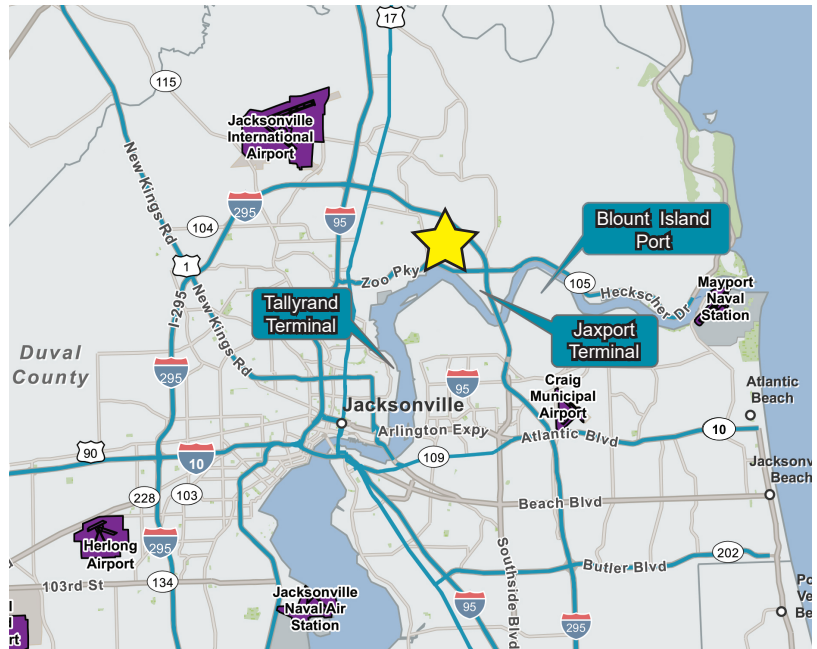
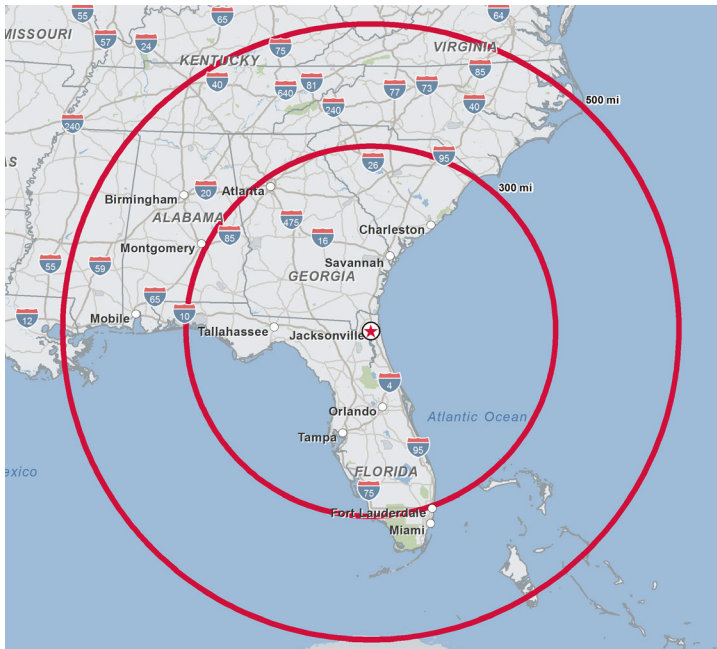




TRUCK TRANSIT TIME: From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.

PROXIMITY from Jacksonville to the following U.S. cities

- ♦ Atlanta: 296 miles
- ♦ Miami: 317 miles
- ♦ Birmingham: 375 miles
- ♦ New Orleans: 507 miles



INTERSTATE HIGHWAYS

I-95, I-295, I-10, US1, US17, US 301

The future First Coast Expressway (FCE, SR 23) is a multi-lane, limited access toll road that will cross Duval, Clay and St. Johns counties. The FCE will connect I-10 (in NW Jax) to I-95 in St Johns County.

RAIL

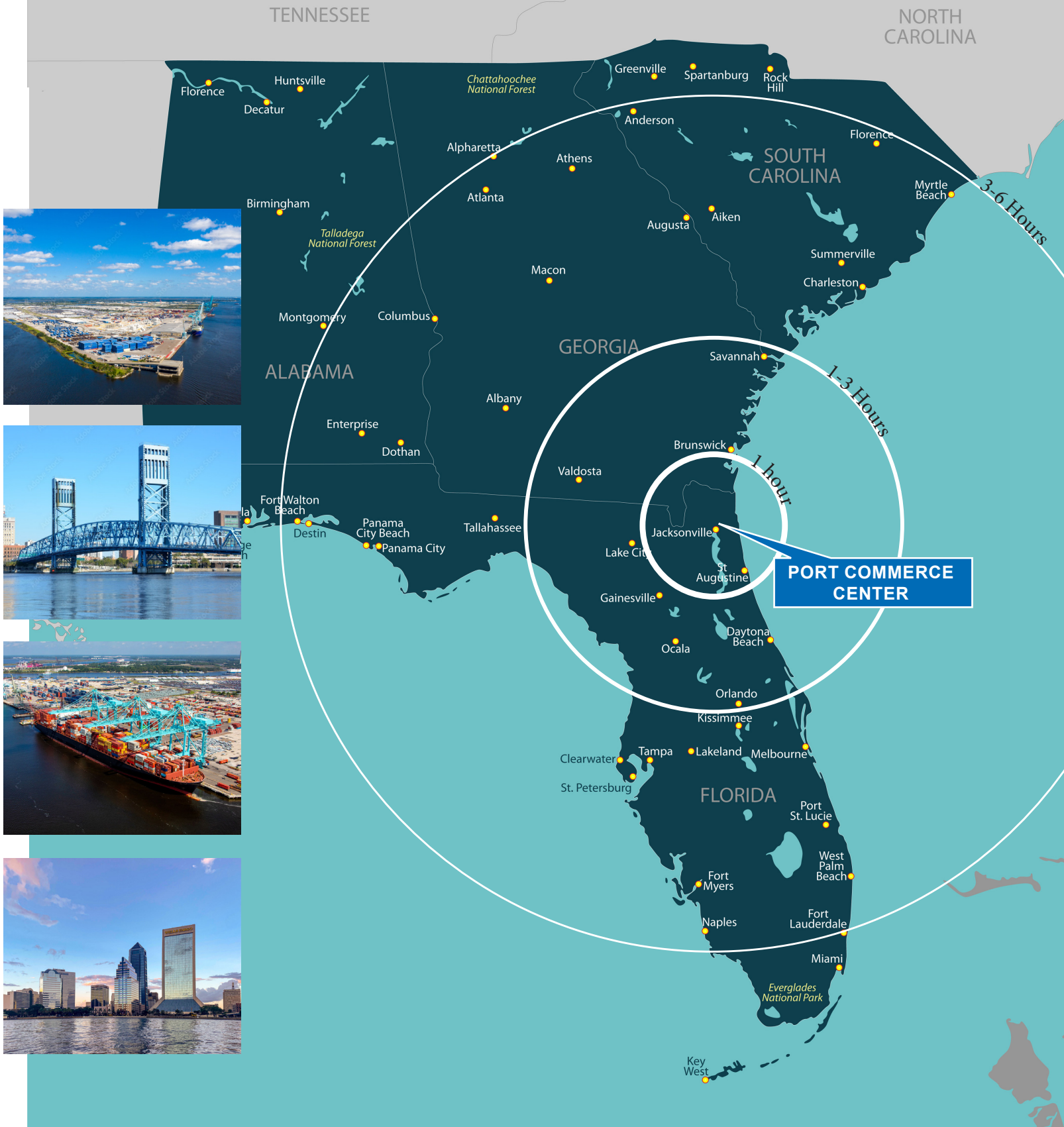
CSX; Norfolk Southern; Florida East Coast; Florida Gulf & Atlantic

SEAPORTS

JaxPort Marine Terminal includes 4 modern seaports

AIRPORTS

Jacksonville Aviation Authority (JAA) includes 4 airports



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.