



1 IMESON PARK BLVD  
JACKSONVILLE, FL 32218

UP TO  
**±692,449 SF**  
INDUSTRIAL SPACE AVAILABLE  
**FOR LEASE**





FOR LEASE | ONE IMESON

**ONE IMESON** Built in 1974, is a unique 1.7 million square foot two-story warehouse, located within Imeson Industrial Park, which is the most centrally located industrial park in Jacksonville. It is recognized for its great transportation access via rail, sea, and road to Jacksonville's deep-water container port, JAXPORT, benefiting tenants of this park by allowing for short transport times of their deliveries. Imeson Industrial Park also has immediate access to I-95, making it convenient and more desirable for the local labor pool than other parks in the submarket.

## PROPERTY DETAILS



**TOTAL SF**  
±1,706,459 SF



**FIRE SUPPRESSION**  
Wet Pipe



**CONSTRUCTION**  
Pre-cast Concrete Panels



**TRUCK COURTS**  
180' & 120'



**PARKING**  
1,900 surface spaces



**ACREAGE**  
±73.49



**TRAILER STORAGE**  
±12.34 Acres



**INGRESS / EGRESS**  
Two points to the south of the building



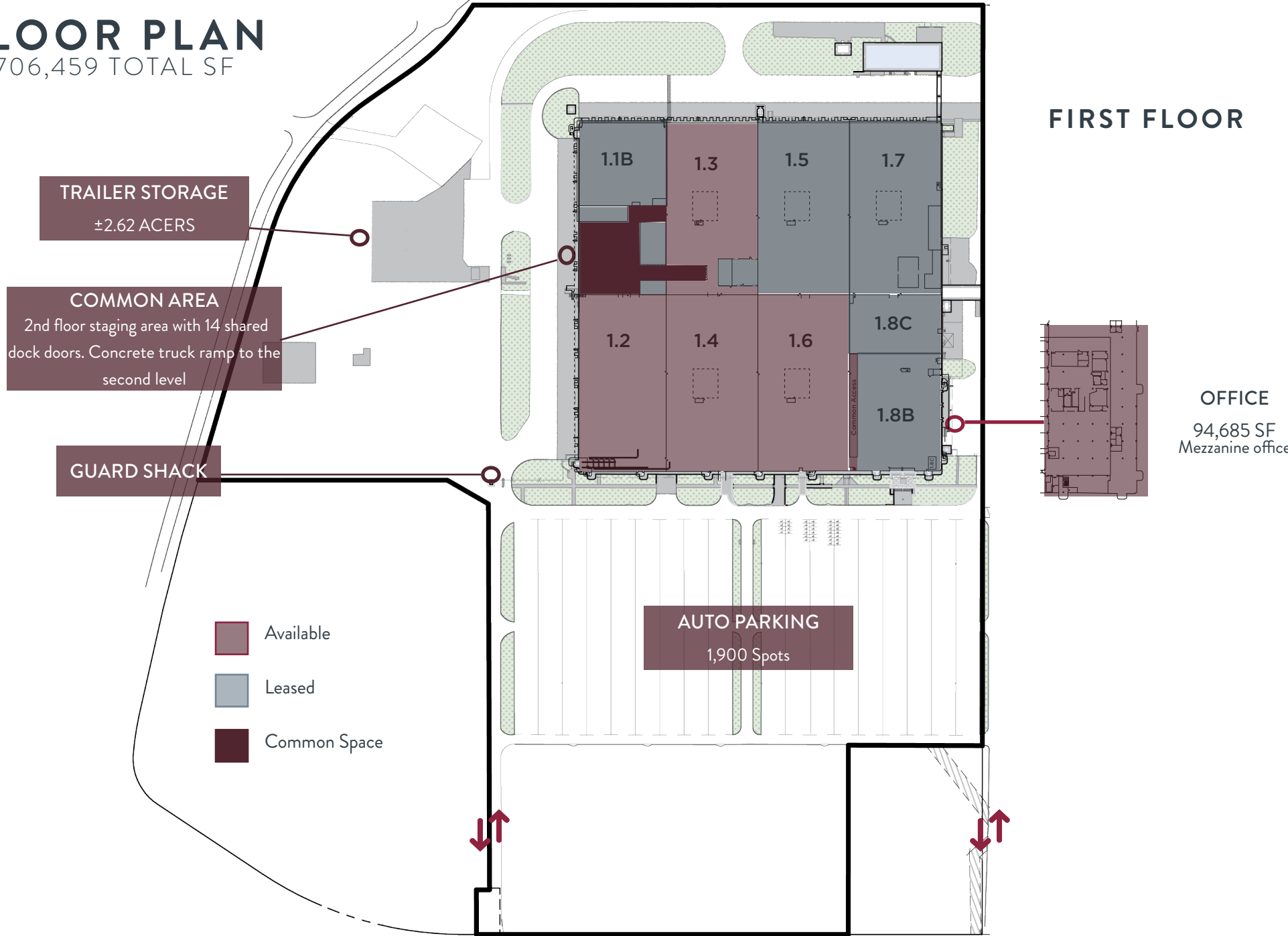
**BUS SERVICE:**  
JTA bus service to front of building



# FLOOR PLAN

±1,706,459 TOTAL SF

## FIRST FLOOR



FLOOR PLAN

±1,706,459 TOTAL SF

SECOND FLOOR

FREIGHT ELEVATOR

COMMON AREA  
Concrete truck ramp to  
common area loading

- Available
- Leased
- Common Space

AUTO PARKING  
1,900 Spots





## FIRST FLOOR AVAILABILITIES

**TOTAL AVAILABLE ±369,586 SF**



## SPACE HIGHLIGHTS

### SPACE 1.2

Available SF: ±96,768 SF

Office SF: ±4,608 SF

Loading: 25 Dock / 1 Drive-in

Clear Height: 23'

### SPACE 1.3

Available SF: ±79,282 SF

Office SF: ±4,608 SF

Loading: 10 Dock / 1 Drive-in

Clear Height: 23'

### SPACE 1.4

Available SF: ±96,768 SF

Office SF: ±4,608 SF

Loading: 3 Docks

Clear Height: 23'

### SPACE 1.6

Available SF: ±96,768 SF

Office SF: ±4,608 SF

Loading: 3 Docks

Clear Height: 23'

*\*Note: Spaces can be leased individually or together.*





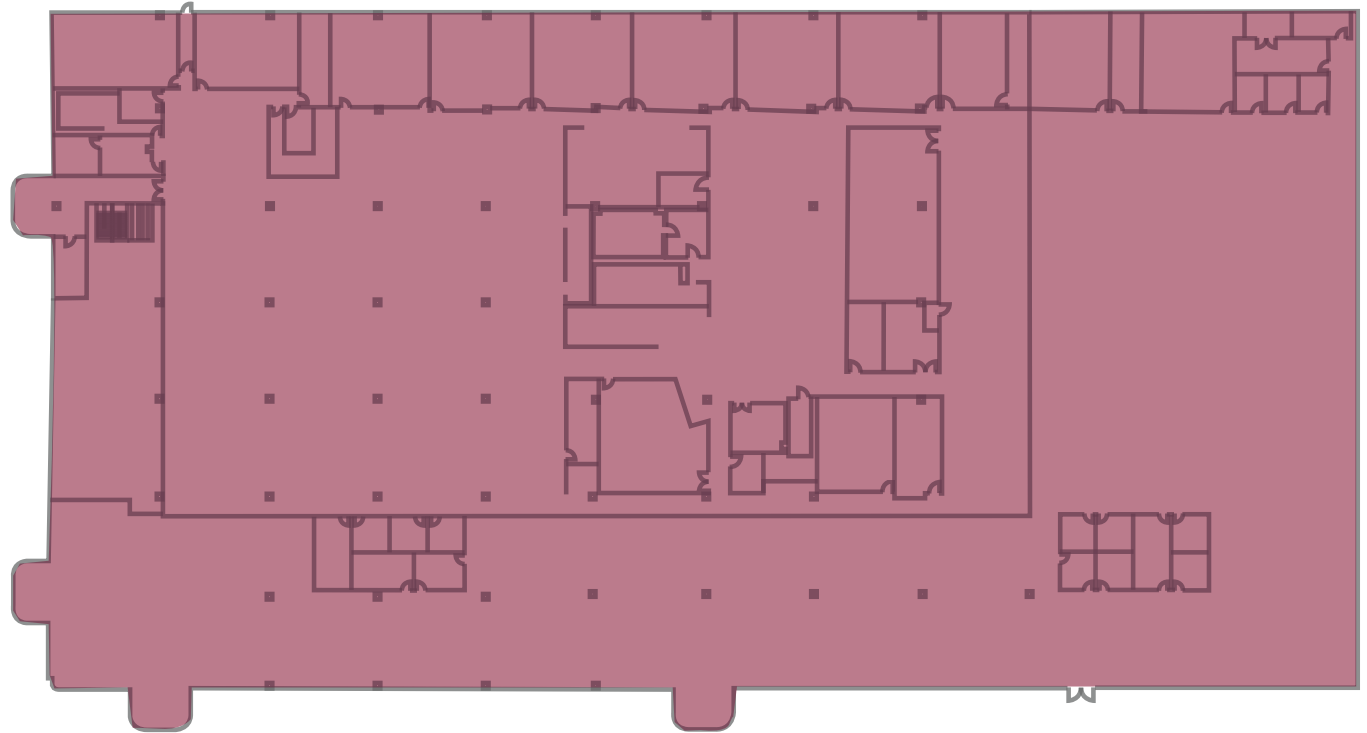
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## OFFICE AVAILABILITIES

**TOTAL AVAILABLE ±94,685 SF**

### OFFICE HIGHLIGHTS

- 94,685 SF Mezzanine Level Office
- Full Floor Office
- 1,900 Auto Parking Spaces
- Served by JTA Bus Routes
- On-site Security
- Building Signage Available
- Immediately Available





## SECOND FLOOR AVAILABILITIES

**TOTAL AVAILABLE ±228,178 SF**

### SPACE 2.1

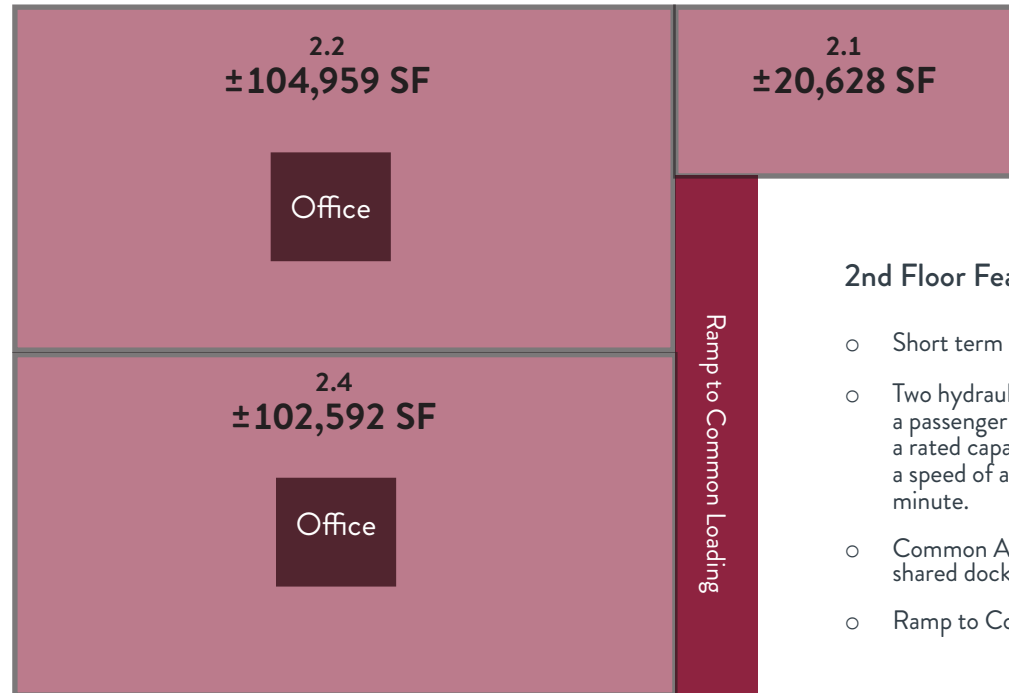
Available SF: ±20,628 SF  
Clear Height: 23'

### SPACE 2.2

Available SF: ±104,959 SF  
Office SF: ±4,608 SF  
Clear Height: 23'

### SPACE 2.4

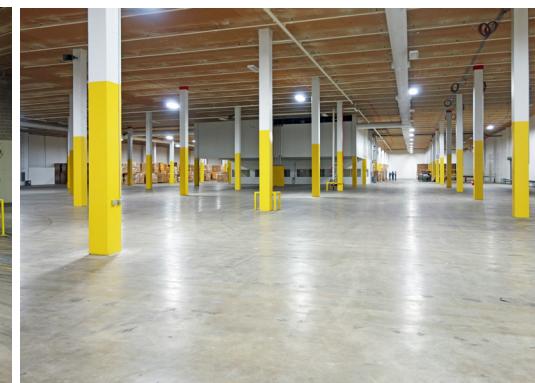
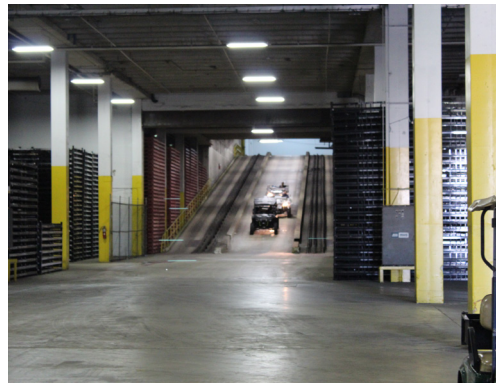
Available SF: ±102,592 SF  
Office SF: ±4,608 SF  
Clear Height: 23'



### 2nd Floor Features

- Short term flexible leases available
- Two hydraulic freight elevators, including a passenger elevator. The elevators have a rated capacity of 20,000 pounds and a speed of approximately 75 feet per minute.
- Common Area loading containing 14 shared dock positions.
- Ramp to Common Area loading.

*Note: Spaces can be leased individually or together.*





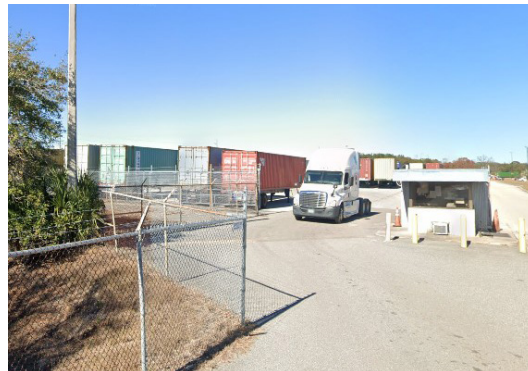
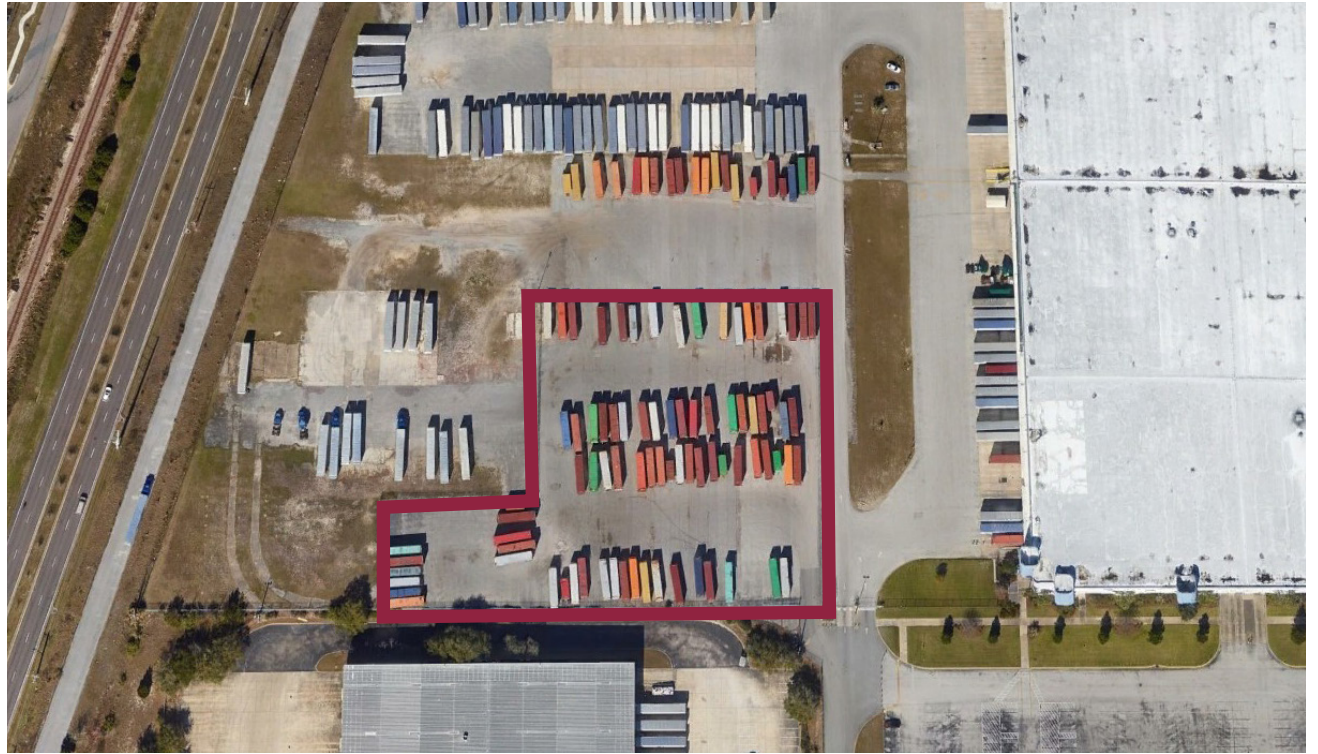
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## OUTSIDE STORAGE AVAILABILITIES

**TOTAL AVAILABLE ±2.62 ACRES**

- Land is paved and stabilized
- Site is fully fenced and gated
- Parking for ±100 trailers
- 24-Hour guard on site
- Zoned to allow outside storage
- Property is less than 2 miles to I-95
- Close to Ports, Highways, Airport and Intermodal
- Additional land Available

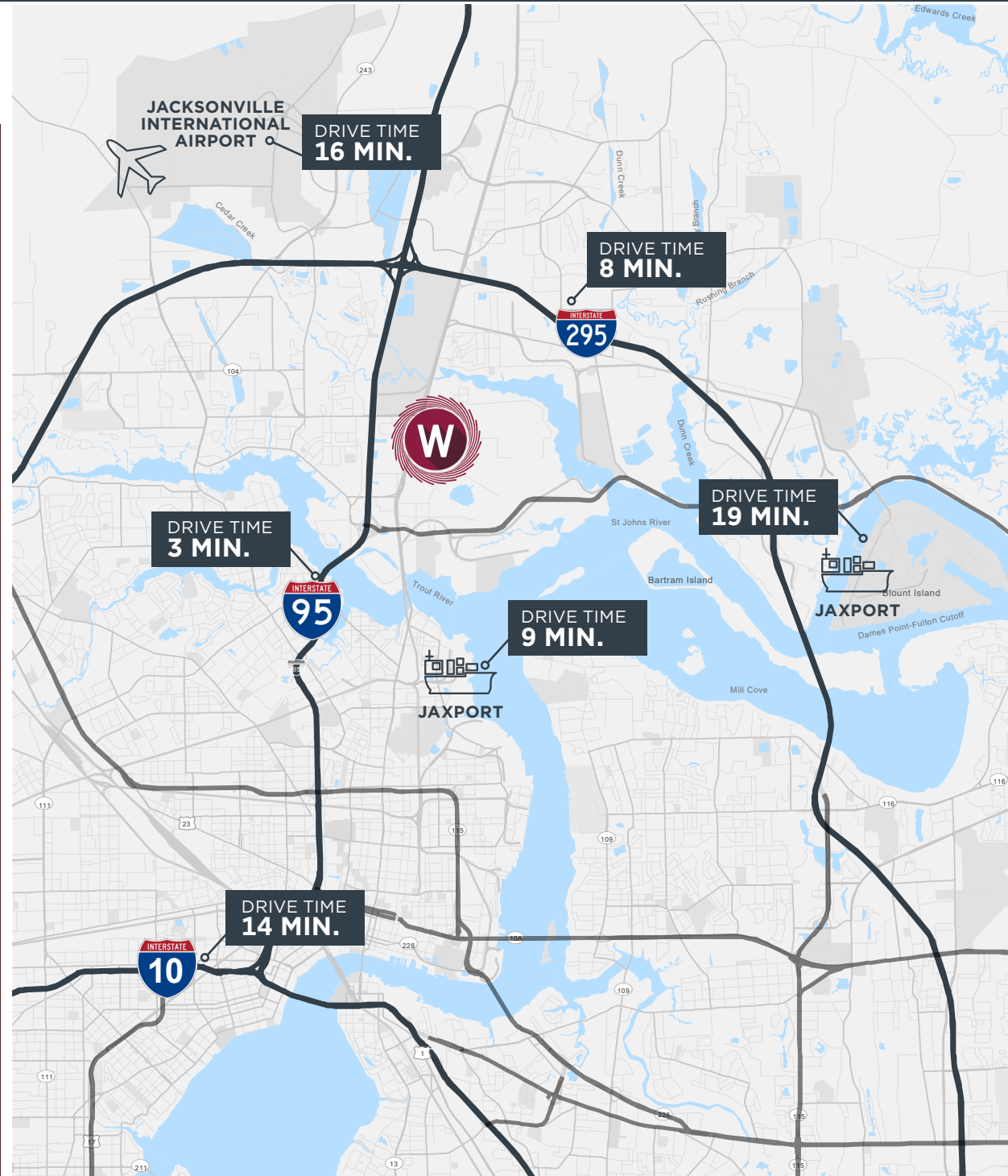
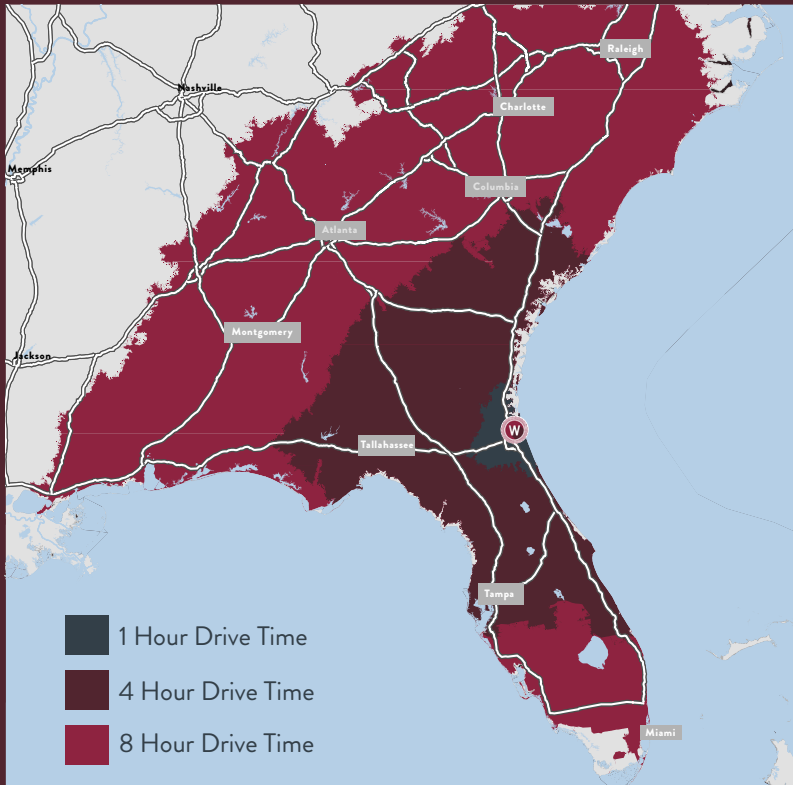
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DRIVE TIMES	
Orlando, FL:	150 Miles
Tampa, FL:	206 Miles
Miami, FL:	357 Miles
Savannah, GA:	133 Miles
Atlanta, GA:	353 Miles
Charlotte, NC:	377 Miles
Montgomery, AL:	379 Miles
Raleigh, NC:	448 Miles





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