

Addor Lane Industrial

514 Addor Lane, Jacksonville, FL 32220



OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | Negotiable |
| Building Size: | 500,000 SF |
| Available SF: | 500,000 SF |
| Lot Size: | 28.51 Acres |
| Number of Units: | 1 |
| Year Built: | 2025 |
| Zoning: | IL-Industrial Light |
| Market: | Jacksonville |
| Submarket: | Riverside |

PROPERTY OVERVIEW

Introducing a premier build-to-suit industrial distribution center nestled in the heart of Jacksonville, Florida, strategically positioned along the bustling I-10 corridor. Boasting an expansive footprint spanning approximately 500,000 square feet, this state-of-the-art facility offers unparalleled convenience and efficiency for businesses seeking optimal logistics solutions. Neighbors include Publix and Michael's Distribution Centers.

Designed with meticulous attention to detail, this distribution center caters to the diverse needs of modern enterprises, providing customizable features and flexible layouts to accommodate varying operational requirements. Whether for warehousing, manufacturing, or distribution purposes, tenants have the opportunity to tailor the space to align perfectly with their specific objectives.

The prime location along I-10 ensures seamless connectivity to major transportation arteries, facilitating seamless access to key markets across Florida and beyond. With proximity to major ports, rail hubs, and airports, businesses can effortlessly streamline their supply chain operations, maximizing productivity and minimizing transit times.

Furthermore, the vibrant economic landscape of Jacksonville, coupled with its robust infrastructure and business-friendly environment, makes it an ideal destination for companies looking to expand or establish their presence in the Southeastern United States.

Elevate your business to new heights with this premier build-to-suit industrial distribution center in Jacksonville, Florida – where unparalleled convenience, strategic location, and customizable capabilities converge to drive success in today's dynamic marketplace.

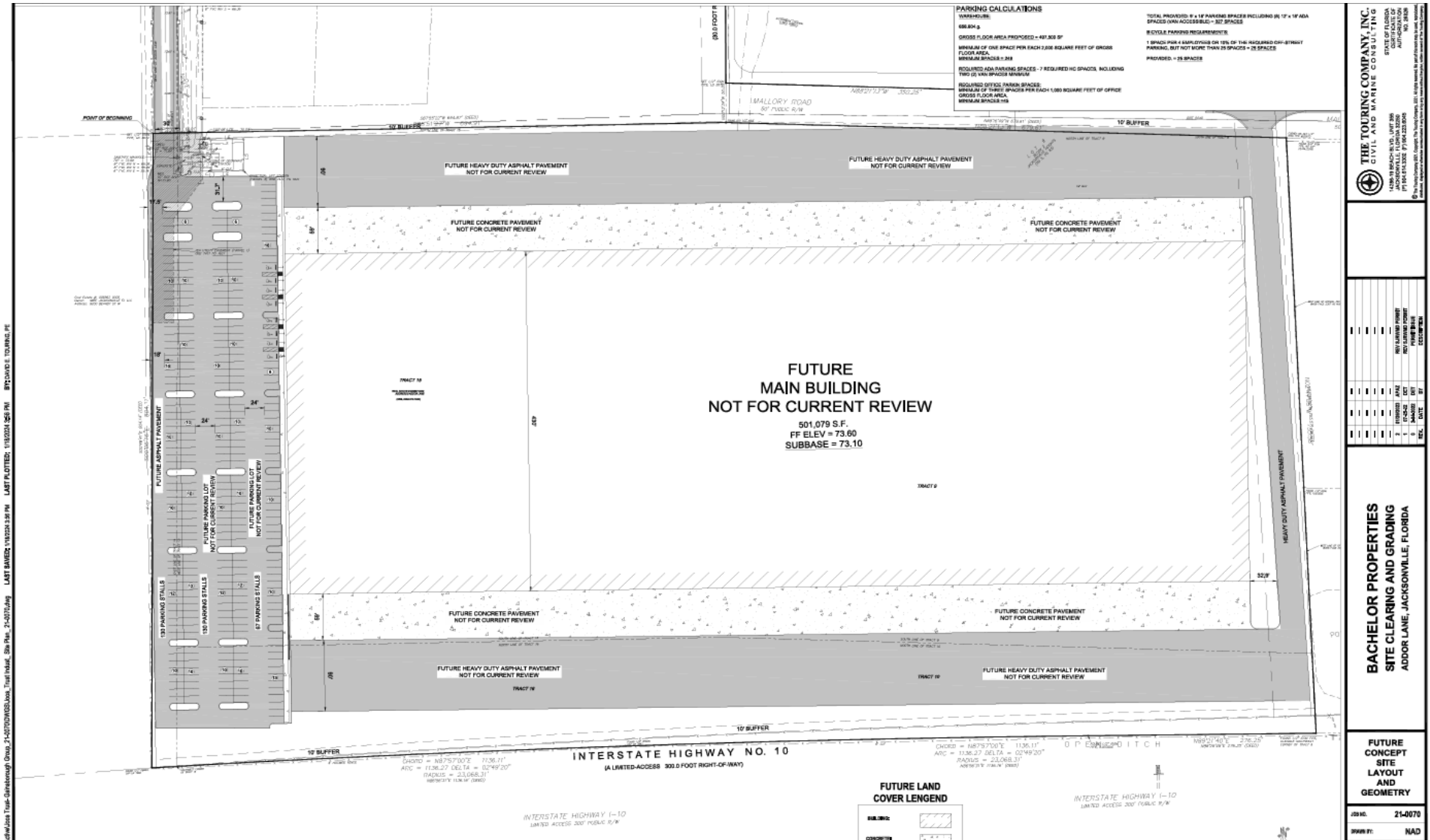
FOR MORE INFORMATION, PLEASE CONTACT:

Carlos Villanueva Vice President | P: 305.772.3897 | carlosvillanueva@keyes.com

2423 LeJeune Road
Coral Gables, FL 33134
P: 305.443.7423
www.keyescommercial.com

Site Plan

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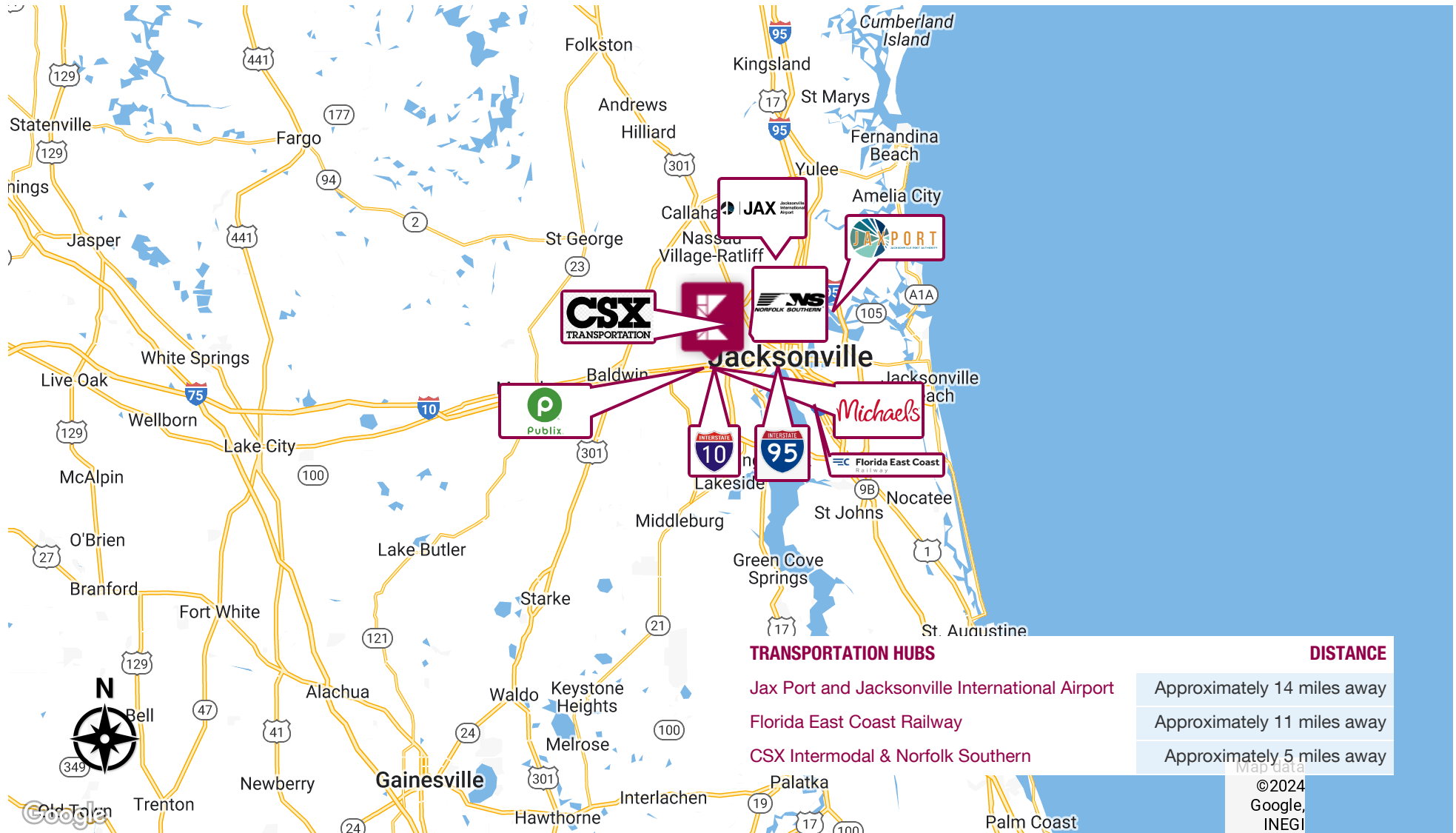
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Logistics Hub Map

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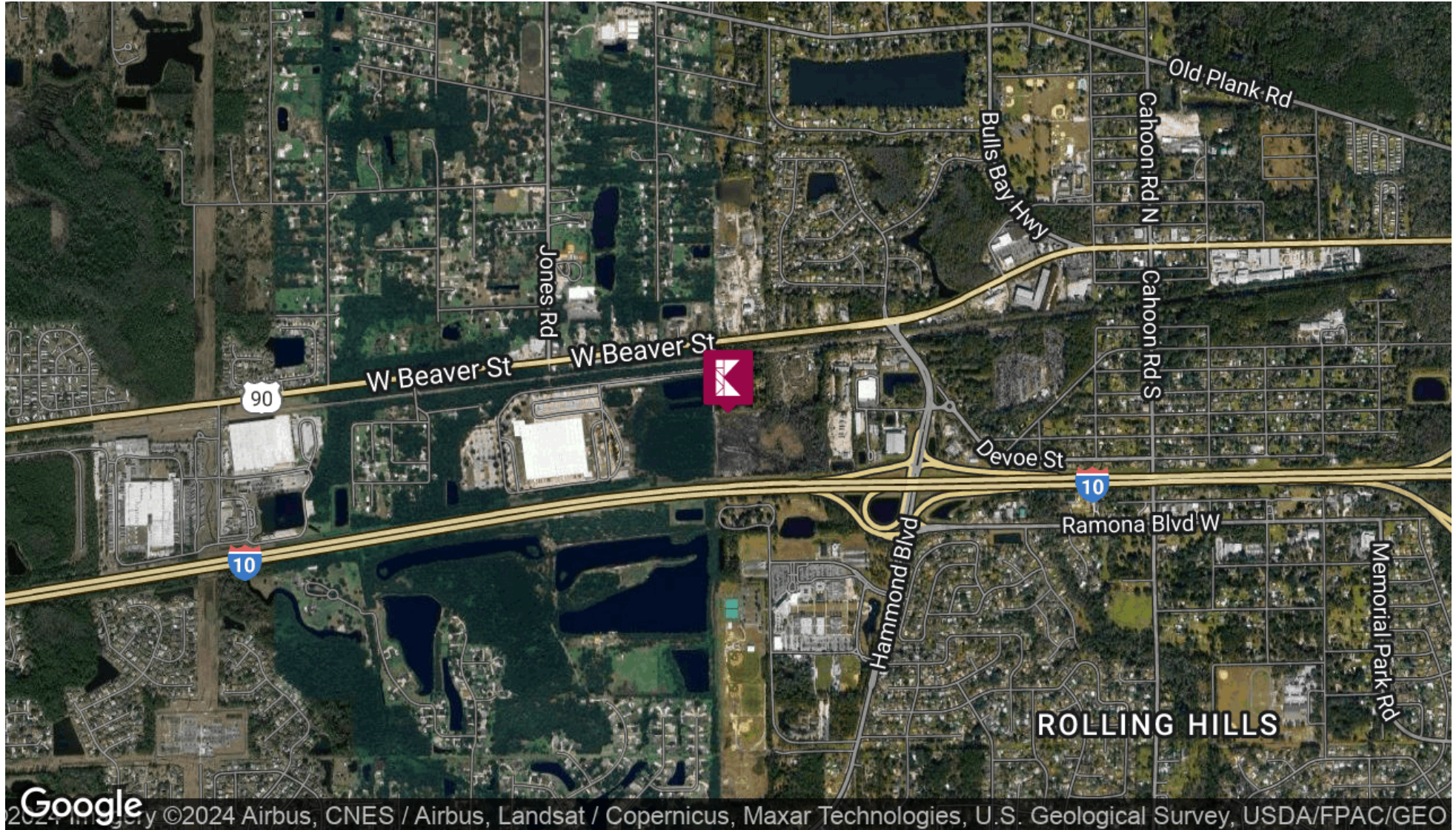
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Map

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Demographics

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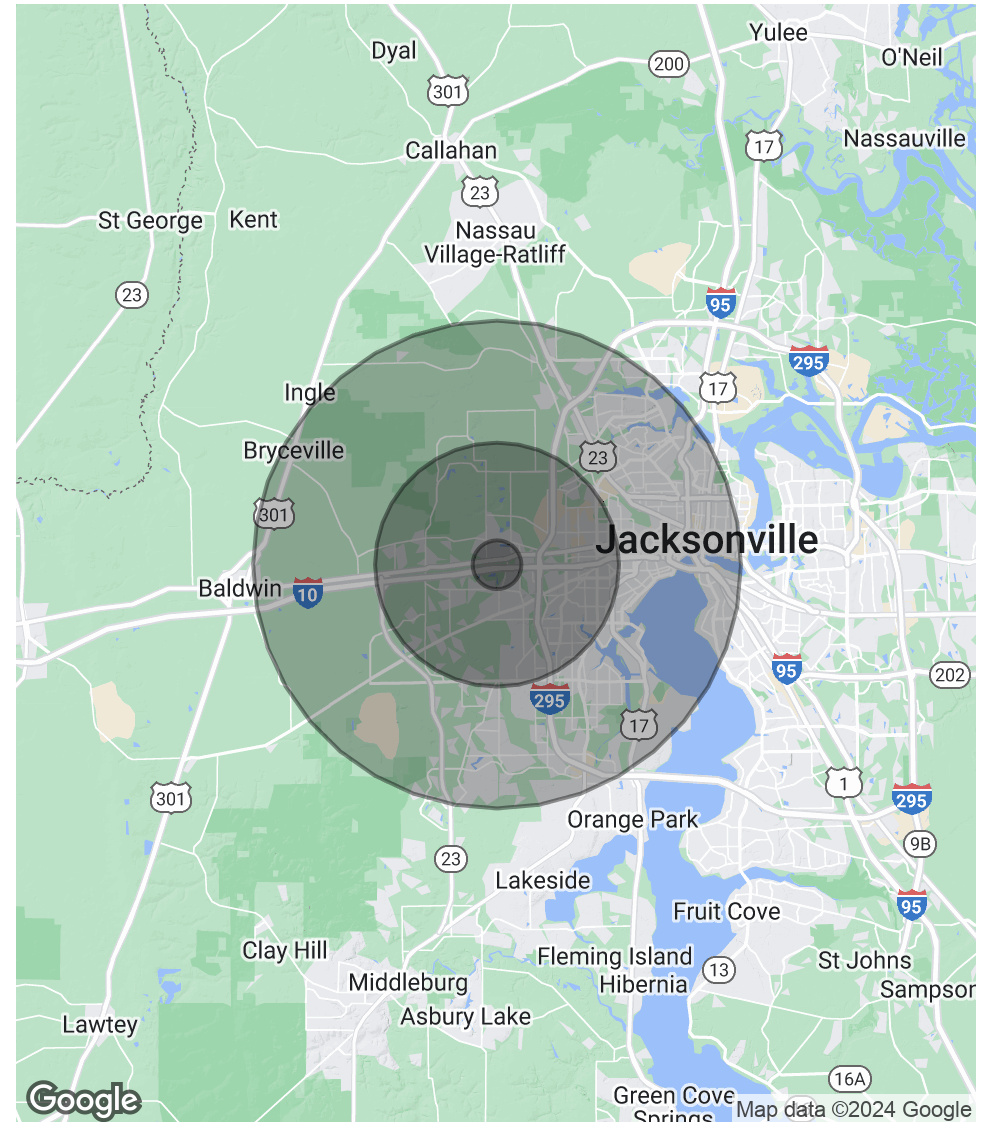
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 3,536 | 101,695 | 373,829 |
| Average Age | 41.4 | 37.2 | 37.2 |
| Average Age (Male) | 41.3 | 35.6 | 35.0 |
| Average Age (Female) | 39.3 | 38.7 | 39.3 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,400 | 42,137 | 163,148 |
| # of Persons per HH | 2.5 | 2.4 | 2.3 |
| Average HH Income | \$71,051 | \$59,521 | \$57,690 |
| Average House Value | \$143,104 | \$135,622 | \$170,060 |

* Demographic data derived from 2020 ACS - US Census



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