



# INLIGHT



REAL ESTATE PARTNERS

# INDEX

PG #	NAME	LOCATION	DEAL TYPE	ANTICIPATED TIMELINE
4	Greenmount Parkway	Williamsburg, VA	Warehouse	For Lease – Delivery Q3 2023
5	Citrus IOS	Jacksonville, FL	IOS Container Yard	For Lease
6	Commonwealth Avenue	Jacksonville, FL	Warehouse	For Lease – Delivery Q2 2023
7	Deerpark	Elkton, FL	Warehouse	TBD – Based on Signed BTS
8	Industrial Drive	Temple Terrace, FL	Warehouse	For Lease – Delivery Q2 2023
9	Industrial Lane	Kissimmee, FL	Warehouse	For Lease – Delivery Q4 2023
10	Atlanta Parking Portfolio	Atlanta, GA	Truck Parking	For Lease – Delivery Q3 2023
11	Ga Hwy 42	Rex, GA	Warehouse	For Lease – Delivery Q2 2023
12	Lake City	Forest Parkway, GA	Warehouse	For Lease – Delivery Q4 2023
13	Commerce Exchange	Commerce, GA	Warehouse	For Lease (Building 1) – Delivery Q2 2023
14	Candler Road	Stockbridge, GA	Warehouse	For Lease – Delivery Q3 2023
15	Tradepoint 75	Calhoun, GA	Warehouse	Delivery TBD
17	Liberty Drive	Covington, GA	Existing Warehouse	100% Leased – Renewals Under Negotiation
18	Riverbend	Dalton, GA	Existing Warehouse	98% Leased – 97,500 SF Available Q1 2024
20	Marbella East	Glendale, AZ	Proposed Development	Delivery TBD
21	Forgotten Lane	Burleson, TX	Proposed Development	TBD – Based on Signed BTS
21	Bledsoe Road	Memphis, TN	Proposed Transload	TBD – Based on Signed BTS
22	Woolwich DC	Woolwich, NJ	Proposed Development	TBD – Based on Signed BTS
23	Military Hwy	Chesapeake, VA	Proposed Transload	TBD – Based on Signed BTS
24	Seldon Road	Chesapeake, VA	Proposed Development	TBD – Based on Signed BTS
25	Richland Logistics Center	Columbia, SC	Proposed Development	TBD – Based on Signed BTS
26	Sheep Island	Summerville, SC	Proposed Development	Delivery TBD
27	Jedburg Rd	Summerville, SC	Proposed Development	Delivery TBD
28	Washington Road	Eastpoint, GA	Fleet Parking	For Lease – Q3 2023
29	Loudermilk Drive	Marietta, GA	Existing Warehouses	For Lease – Q3 2023
30	Don Paul	Savannah, GA	Proposed Development	TBD – Based on Signed BTS
31	Pine Meadow	Savannah, GA	Proposed Development	TBD – Based on Signed BTS
32	Imeson Road	Jacksonville, FL	Proposed Transload	TBD – Based on Signed BTS
33	Jones Road	Jacksonville, FL	Proposed Development	Delivery TBD



INLIGHT REAL ESTATE PARTNERS

# OWNED PROJECTS

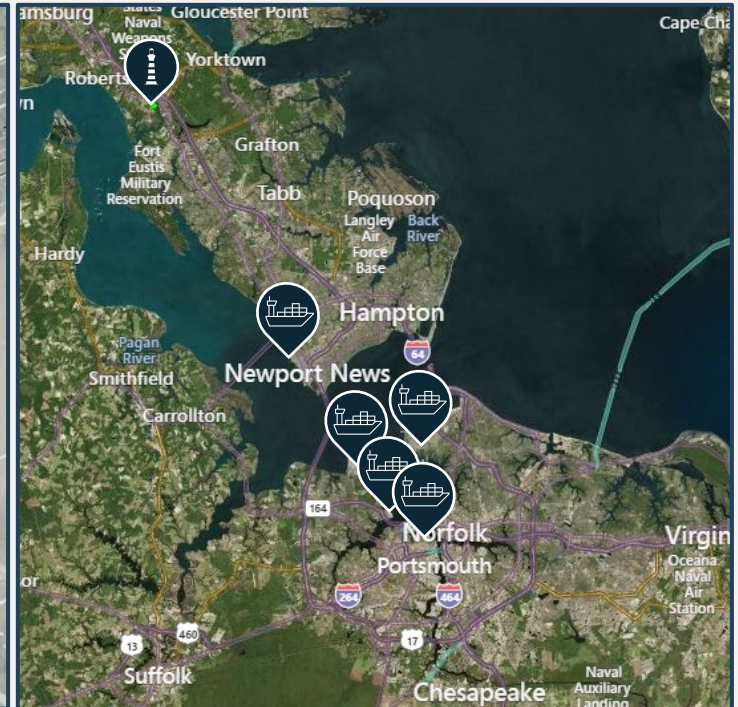
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# Williamsburg, VA

(Status: For Lease)

# GREENMOUNT PARKWAY 1655 Greenmount Parkway



## LOCATION

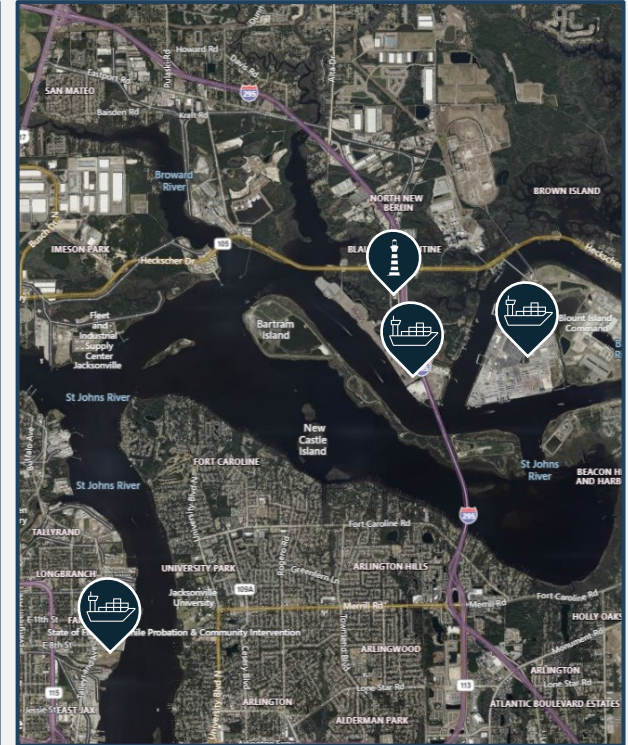
The 34-acre site is located within the Williamsburg Industrial Submarket and offers access to/from three separate exits on I-64, with the closest exit being only 2.2 miles or 2-3 minutes from the site (via a new connector road being completed in 4Q'2022.) The site is located within 24-39 miles (25-40 minutes) of all four Active Port of Virginia Terminals.

## PROJECT

The project consists of one Spec Class-A bulk distribution facility which will be a 373,536 SF rear-load building. The building will offer 32' clear height, 74 dock doors, 2 drive-in doors, and 109 trailer parking spaces.

## WHY

The Port of Virginia reached a record 3,695,156 TEU volume in the 2022 fiscal year, a 14.7% increase from 2021. Between 2015 and 2025, The Port of Virginia will have invested more than \$2 billion to create one of the Western Hemisphere's most modern and technologically-advanced port complexes. An increasing number of ocean carriers and large cargo owners are taking advantage of what this port offers: a highly-efficient operation, a predictable experience for the movement of imports and exports, and data-supported decision-making that benefits all users of the Port of Virginia.



## LOCATION

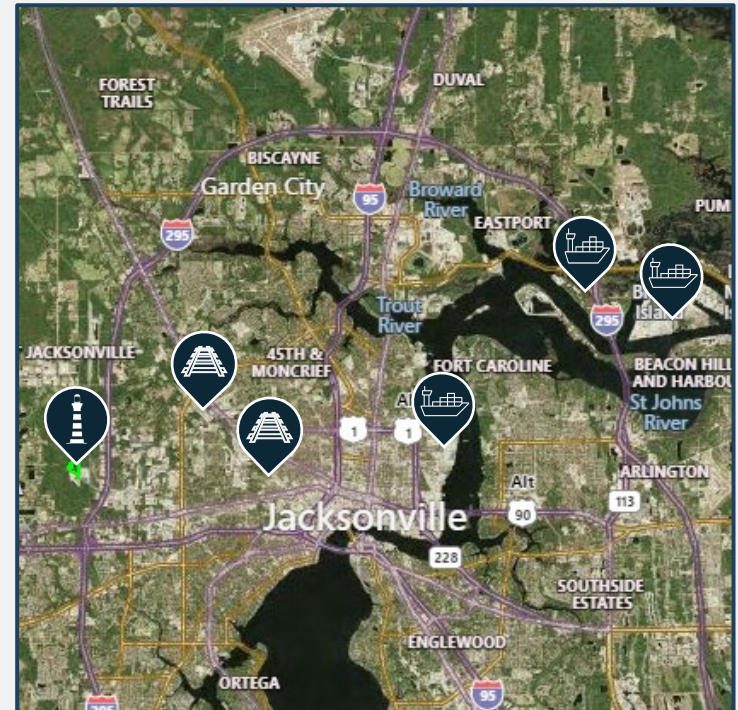
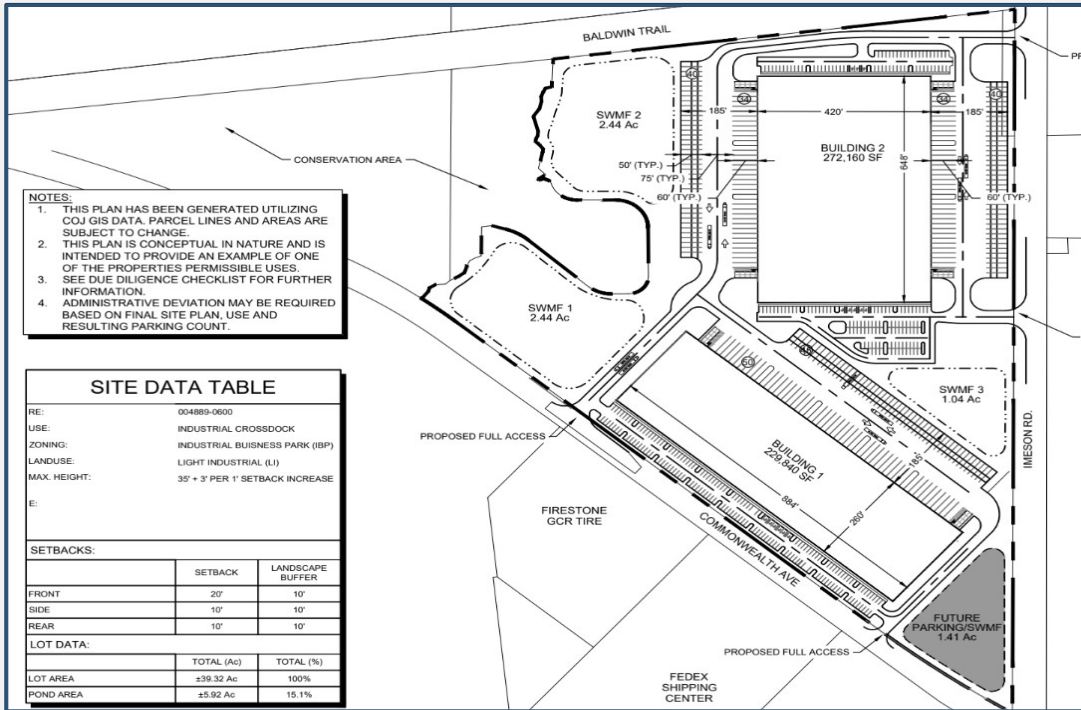
The 7.43 -usable acre container storage yard is located 0.20 miles from JaxPort's Dame Point Marine Terminal, Blount Island Marine Terminal and the Dames Point Intermodal Terminal. The site sits off Interstate 295, a 4-lane regional interstate that connects two major national interstate, I-95 & I-10.

## PROJECT

The site is comprised of two parcels. The western 2.93 -usable acres are currently being developed and available for long-term lease. This portion of the site can accommodate up to 116 on and off-chassis containers. The western parcel is expected to deliver in May of 2023.

## WHY

The site is positioned to create significant cost savings for users in the form of lower drayage, demurrage, and retention costs while increasing the maximum potential number of daily truck turns between JaxPort's marine terminals.



**LOCATION**

The 39-acre site is in the West Jacksonville Industrial Submarket with immediate access to I-295 and I-10, 13.4 miles or 18 minutes away from the Port of Jacksonville, and 15.5 miles or 18 minutes from the Jacksonville airport. The sub-market is protected by significant barriers to entry, namely an abundance of wetlands and a lack of industrial-zoned land.

**PROJECT**

The two-building Project includes a 272,160 and 229,840 SF warehouse. Totalling 502,000 SF with 4 truck/car access locations on the site.

**WHY**

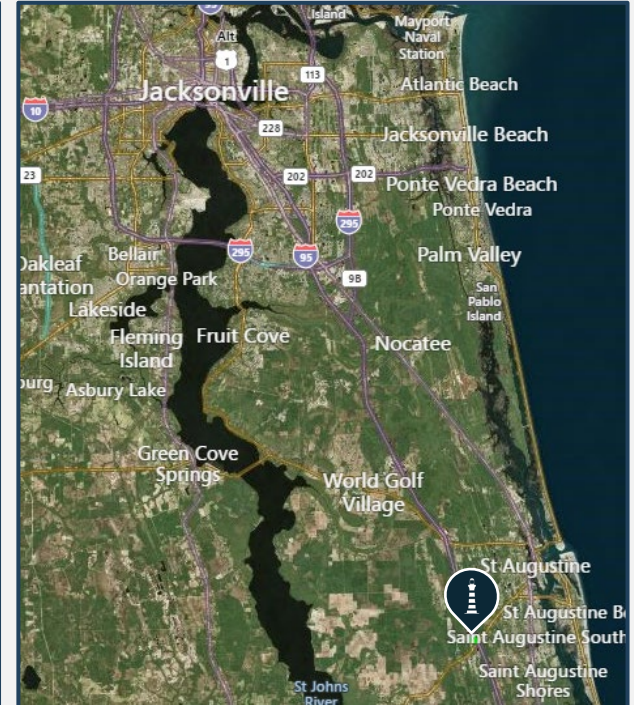
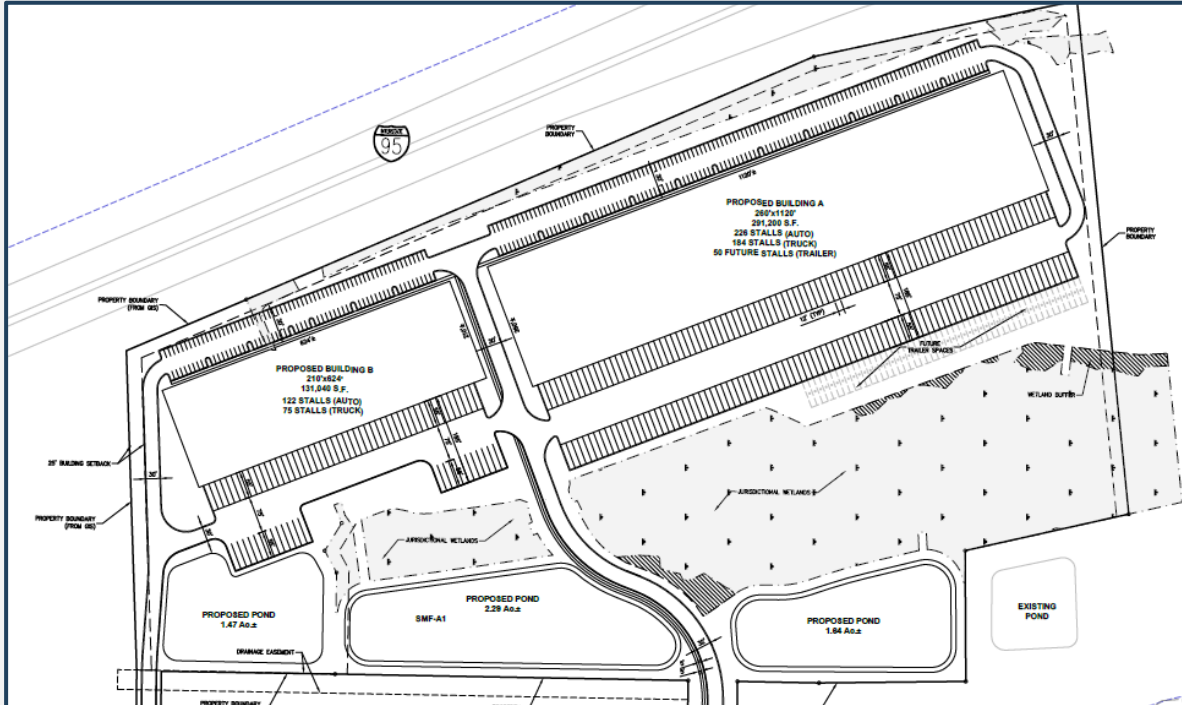
The site will offer potential tenants two product types: a 420ft deep cross-dock facility and a 260ft deep rear load facility. The two product types will attract larger national credit tenants as well as local service and distribution providers. The cross-dock building is unique for the Jacksonville market because it's smaller and skinnier than typical cross docks. We believe this will attract high-flow through users that require more and more speed of goods flow.

# Elkton, FL

(Status: Potential BTS )

# DEERPARK

## 3700 Deerpark Boulevard



## LOCATION

Deerpark Commerce Center is located adjacent to I-95 and +/- 40 miles south of Downtown Jacksonville within the St. Johns Industrial sub-market and the S.R. 207 corridor.

## PROJECT

The project consists of two Class-A bulk distribution facilities ("Building A" & "Building B") measuring 292,063 SF & 131,731 SF. The site plan can be catered to a User's needs.

## WHY

The St. Johns sub-market is experiencing strong residential growth and commercial development. According to the St. Johns County Government, the County is the 10th fastest-growing County in the United States. Between 2010-2020, the total population grew to an estimated 265,512, a 40% increase over the past 10 years. The County is estimated to reach a population of 307,688 by the year 2025. The sub-market is protected by significant barriers to entry, an abundance of wetlands, and a lack of industrial-zoned land. Because of this, Deerpark will have minimal competing industrial product within the market.



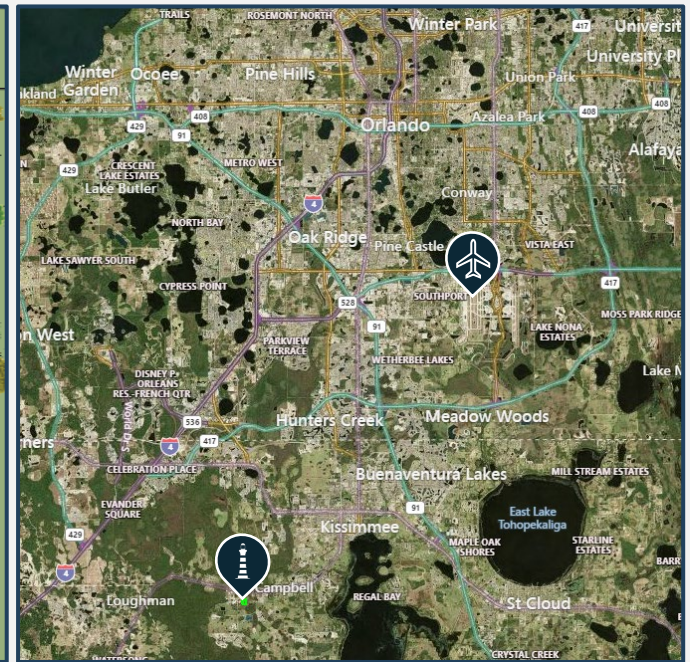
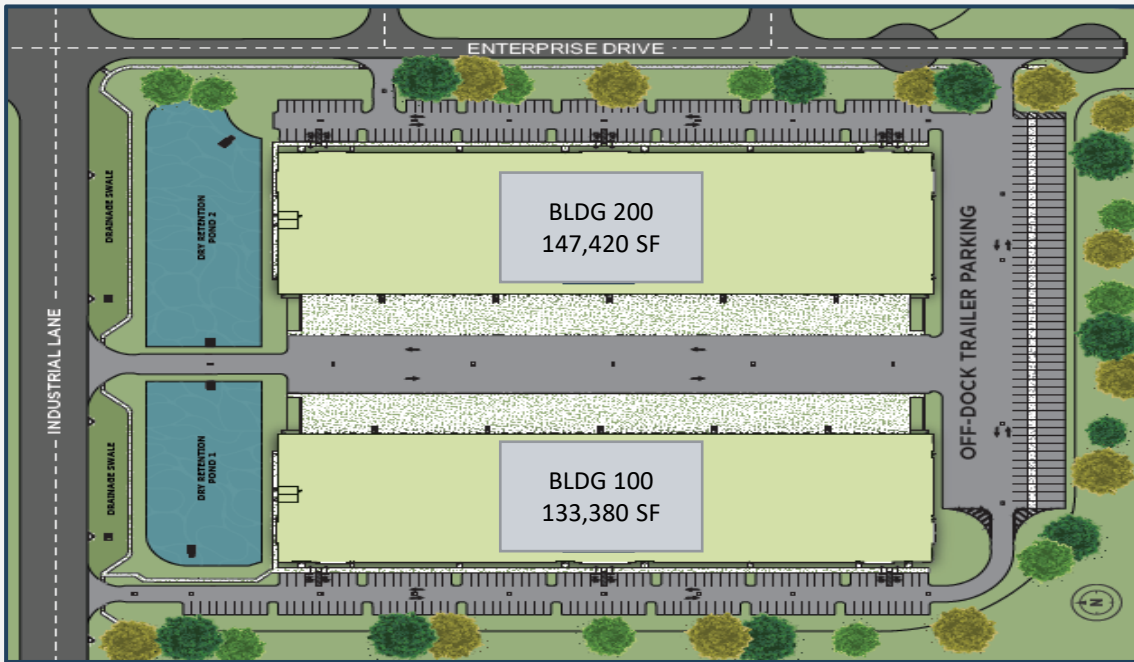


# Kissimmee, FL

(Status: For Lease)

# INDUSTRIAL LANE

## Industrial Lane



## LOCATION

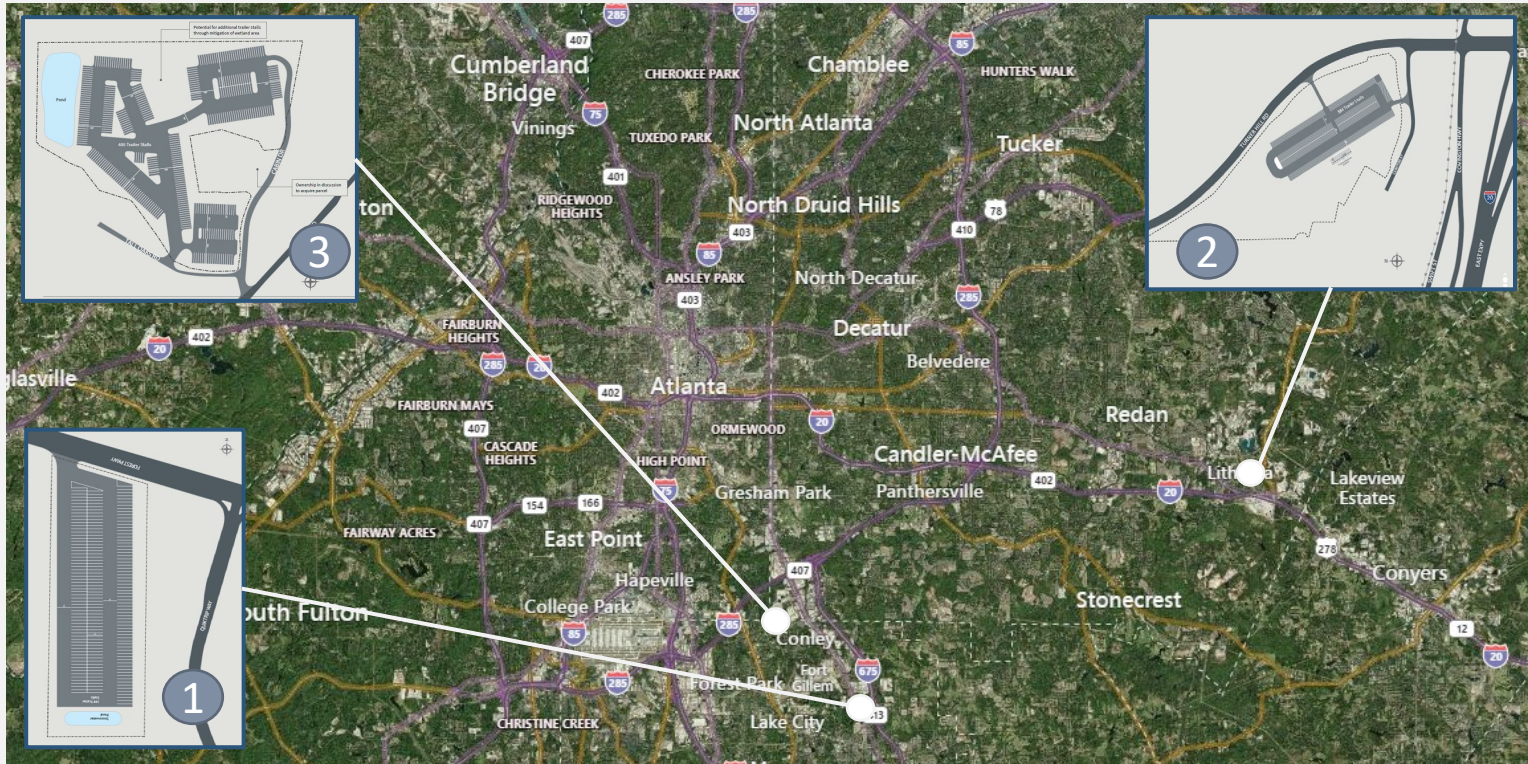
Osceola Logistics Center is an 18-acre site located in Kissimmee/Osceola County, one of the fastest-growing areas in the country.

## PROJECT

The 280,800 SF project will consist of two rear-load buildings measuring 133,380 SF and 147,420 SF with estimated completion in 4Q 2023. Each building will be institutional quality design and construction and include features not currently offered by other shallow bay buildings in the market.

## WHY

The lack of infill industrial land has pushed developers to pursue larger sites outside the core of the market. This focus on larger facilities has created a void in the market to effectively serve tenants seeking small to mid-size warehouse spaces. The low supply has forced users to look at other submarkets or occupy vastly inferior buildings that can't keep up with their needs. This has resulted in Kissimmee/Osceola County having a Class A vacancy rate of approximately 1% and very little planned development. Osceola Logistics Center is positioned to greatly benefit from these factors upon completion.

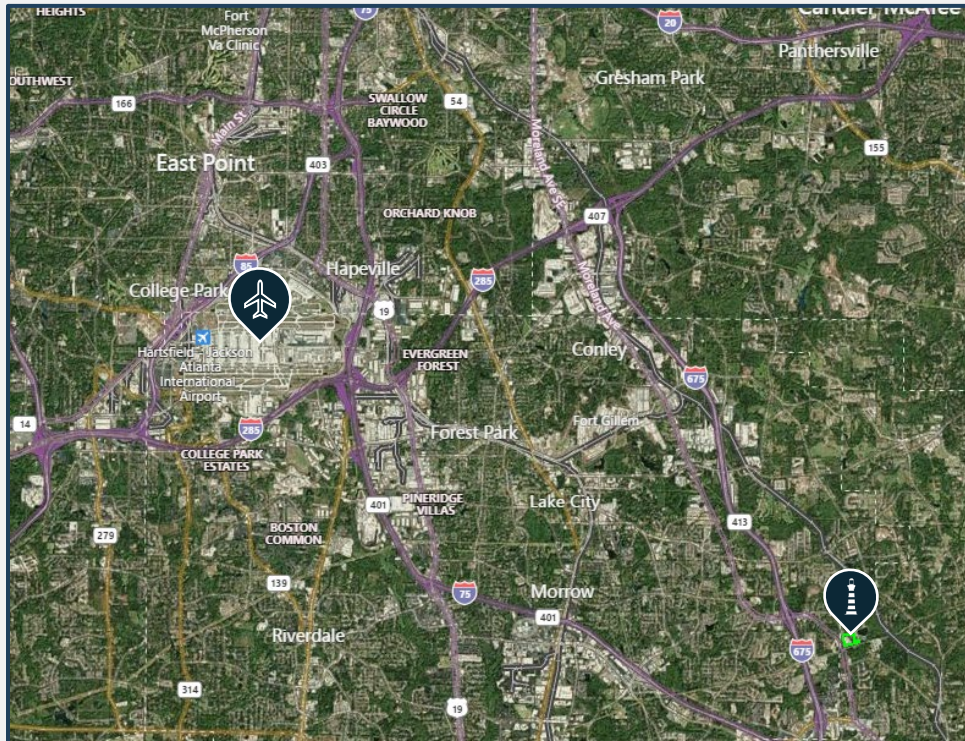


**PROJECT**

1. A 7.9-acre site located in Ellenwood, GA (Atlanta MSA) with access to I-675 interstate (0.2 miles to Exit 5.). The lot will include 199 truck stalls.
2. A 38.9-acre site located in Lithonia, GA (Atlanta MSA) with access to I-20 interstate (0.4 miles to Exit 75.) The lot will include 384 truck stalls.
3. A 26.2-acre site located in the South I-75 Atlanta Submarket in Conley, GA (Atlanta MSA) with access to I-285 interstate (2.0 miles to Exit 53), access to I- 675 interstate (3.0 miles via I-285 Exit 53), and access to I-75 interstate (4.0 miles to Exit 239).

**WHY**

Major industrial infill sub-market with ideal highway access. Supporting the fundamentally strong Atlanta MSA & demographic base.



## LOCATION

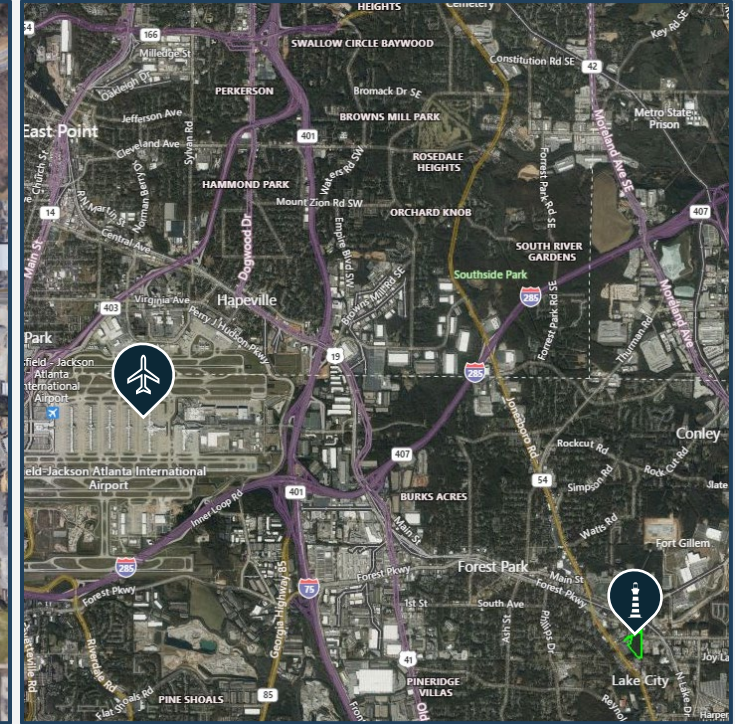
The Project is strategically located within the Southeast Atlanta Industrial Submarket with close proximity to both I-75 and I-675.

## PROJECT

Class A product consisting of one 139,888 SF rear load industrial building and one 131,406 SF rear load industrial building with a shared truck court.

## WHY

The level of accessibility at Rex Distribution Hub is attractive to both users and investors in the industrial space. This location allows for logistical efficiencies in access that other infill locations can't offer because of proximity to both interstates. Additionally, the lack of existing industrial product at these exits provides lower traffic counts and congestion than competing product. The Atlanta market leads the nation in net industrial absorption YTD.



**LOCATION**

The level of accessibility at Lake City Distribution Center is attractive to both users and investors in the industrial space. The location allows for logistical efficiencies and access that other infill locations can't offer due to proximity to three major interstates and 4 different interstate exits. Additionally, the proximity to mega-projects like Gillem Logistics Center has only increased the demand from institutional-grade tenants and investors.

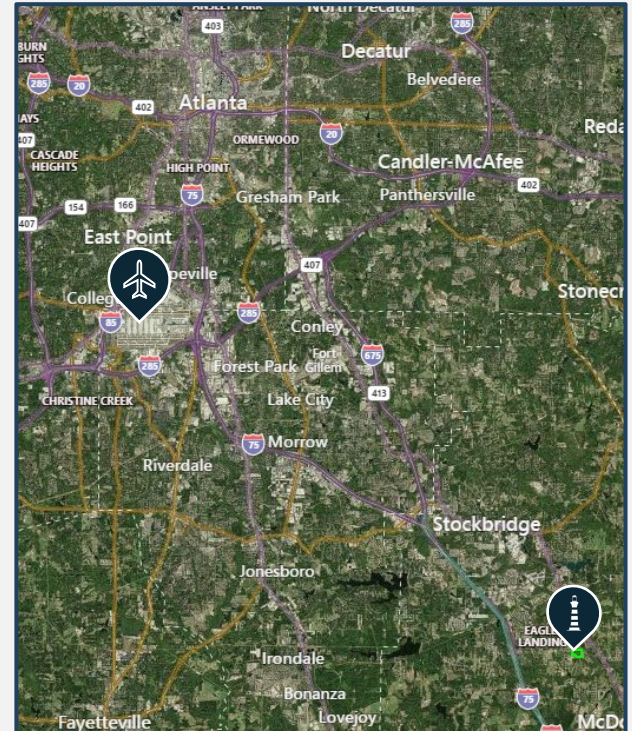
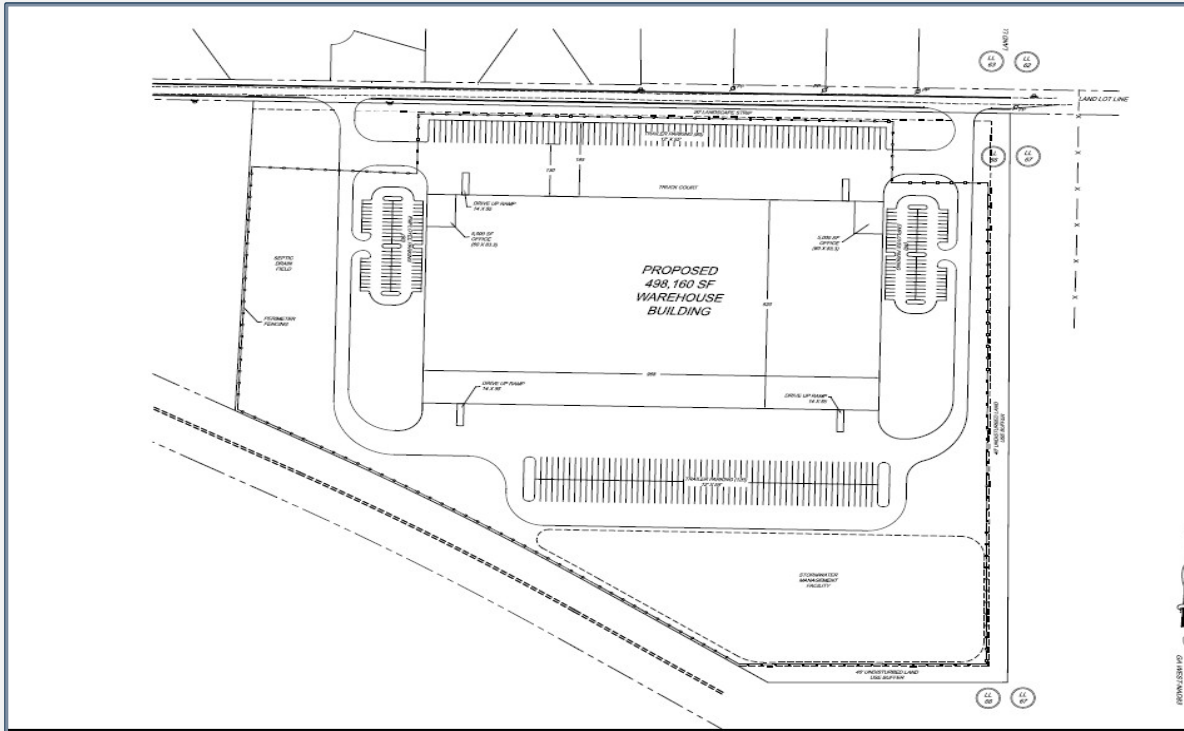
**PROJECT**

The project consists of a 157,390 SF rear-load building situated on 13.8 usable acres.

**WHY**

Light industrial product in Atlanta sits at 3.4% vacancy which is in line with the market average for all product. The delivery of new class-A warehouse will benefit the undersupplied Atlanta market, by bringing much needed distribution and warehousing space to a market that is thirsty for new supply given the nation-leading demand.





**LOCATION**

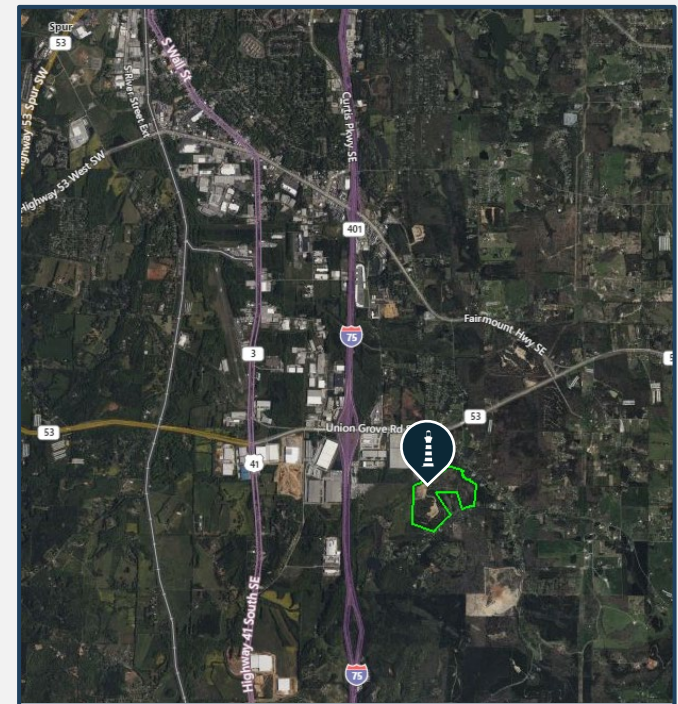
A 45.6-acre site located in the I-75 South Atlanta Submarket in Stockbridge, GA (Atlanta MSA) with access to I-75 (2 miles from Exit 222.)

**PROJECT**

The proposed project consists of a 498,160 SF cross-dock facility with an additional 200 trailer parking stalls.

**WHY**

Located in the I-75 corridor of the South Atlanta Submarket with prime access to I-75.



## LOCATION

A 130-acre site zoned for Industrial Development, in Calhoun, GA, the site has immediate access to I-75. This location is an equal distance between Atlanta and Chattanooga allowing future tenants to service both markets.

## PROJECT

The Two-Phase Project includes four buildings totaling 1,958,581 SF. Vertical Phase 1 consists of an 800,000 SF cross-dock & 285,621 SF rear-load building. Vertical Phase 2 consists of two rear-load buildings of 233,740 SF & 202,740 SF. The layout and building specs can be modified to fit a user's needs.

## WHY

TradePoint 75 sits at the cross section of the industrial development catering to Atlanta's consumer base that has continually grown north along I75 toward Tennessee, and the already existing manufacturing and distribution base referred to as the "Carpet Corridor" in northwest Georgia, home to Mohawk, Shaw Industries and countless other suppliers to the global flooring industry. This growing submarket remains tight, and our site plans cater to a wide range of user sizes.

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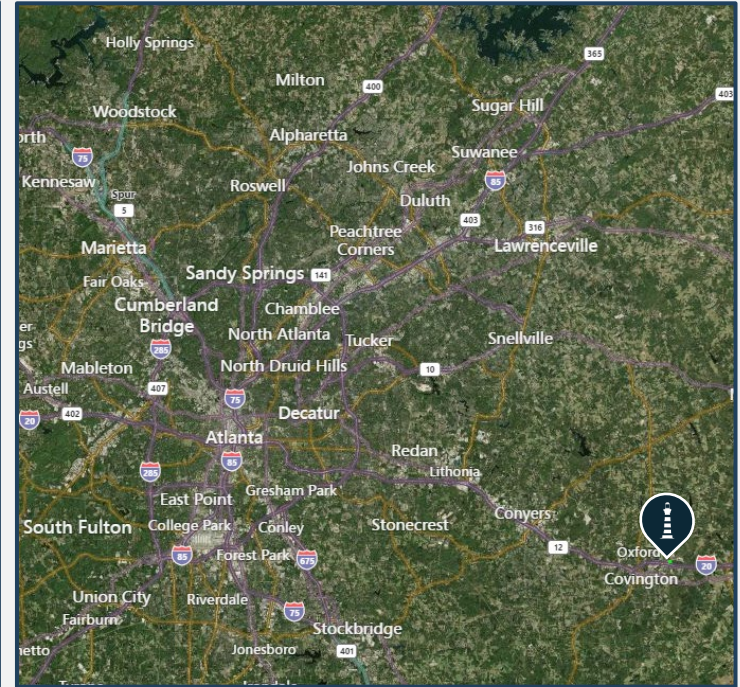
# **EXISTING PROPERTIES**

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**OWNED**







## LOCATION

The Property is located on Liberty Drive in Covington, GA, approximately 37 miles due east of downtown Atlanta via Interstate 20. The I-20 East industrial submarket is home to a robust inventory of industrial real estate, with a heavy population of manufacturers and owner-users. This corridor's distribution facilities historically stay very well occupied, and it is currently experiencing a record low vacancy rate at 2.5%. The three facilities in this portfolio all sit contiguous to each other and boast very rare interstate frontage and visibility at the northwest corner of Exit 93.

## PROPERTY

The Property consists of three existing ISP facilities totaling 31,076 SF across 3.72 contiguous acres.

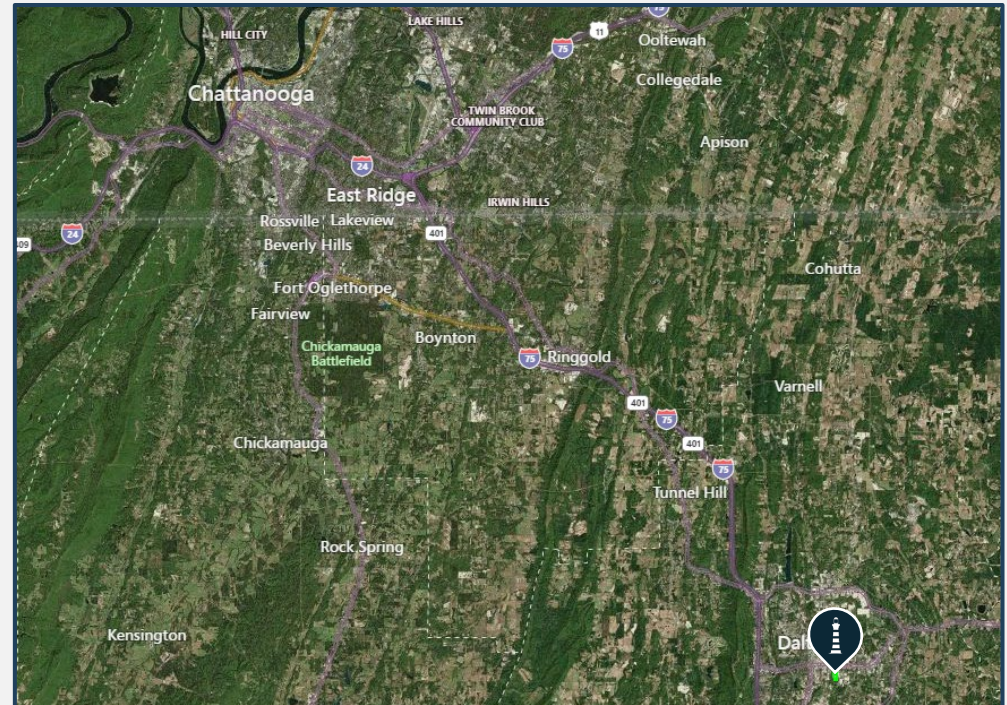
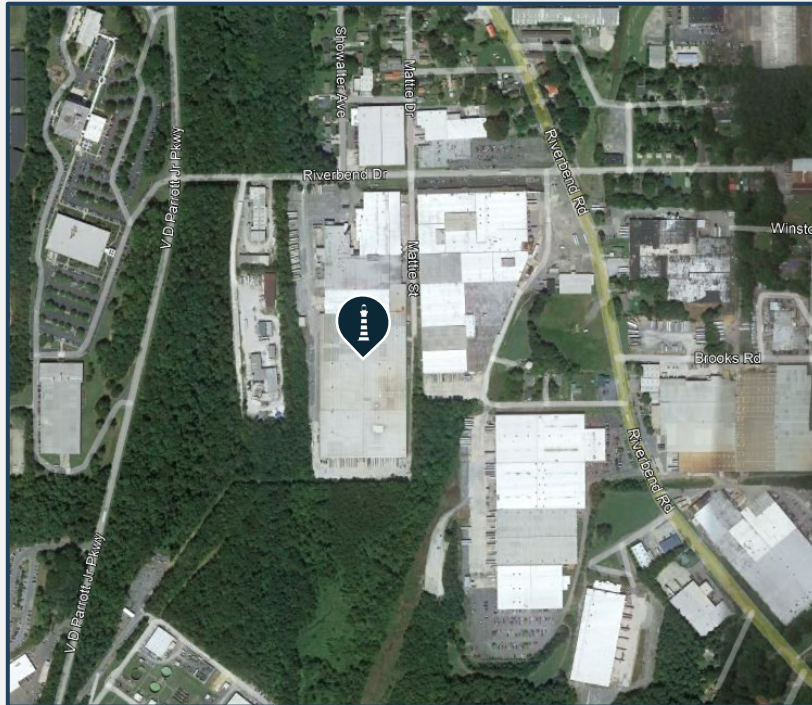
## WHY

The I-20 East industrial submarket hosts manufacturing companies of all kinds, attracting skilled labor. Rockdale and Newton Counties are viable warehouse and distribution destinations due to their access to Atlanta's dense population nodes as well as the fast-growing East Coast ports of Charleston and Savannah. Additionally, the I-20 East corridor is experiencing further growth due to recent investment announcements from Rivian and Meta, Inc.

# Dalton, GA

(Status: 98% Leased)

# RIVERBEND 950 Riverbend Drive



## LOCATION

The 21.88-acre site is located on Riverbend Drive in Dalton, GA in the I-75 North / Dalton Industrial Submarket. Dalton is the flooring capital of the world and known as the “Carpet Corridor” because of the flooring manufacturers that have operated there for decades. The Dalton submarket is incredibly tight with a 1% vacancy rate and zero new deliveries after the Green Point Industrial Park, which just delivered fully-leased in Q2 2022.

## PROPERTY

The Property consists of an existing 522,500 SF warehouse facility.

## WHY

With a large production base, the reshoring of production operations to the US along with other foreign direct investments will drive outsized industrial performance in the Upper Northwest Georgia submarket. With extremely high barriers to entry just north in Chattanooga and tenant demand continuing its trajectory northward on I-75 from Atlanta, the area is poised to capitalize on growing tenant demand from multiple directions.

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# CONTROLLED SITES

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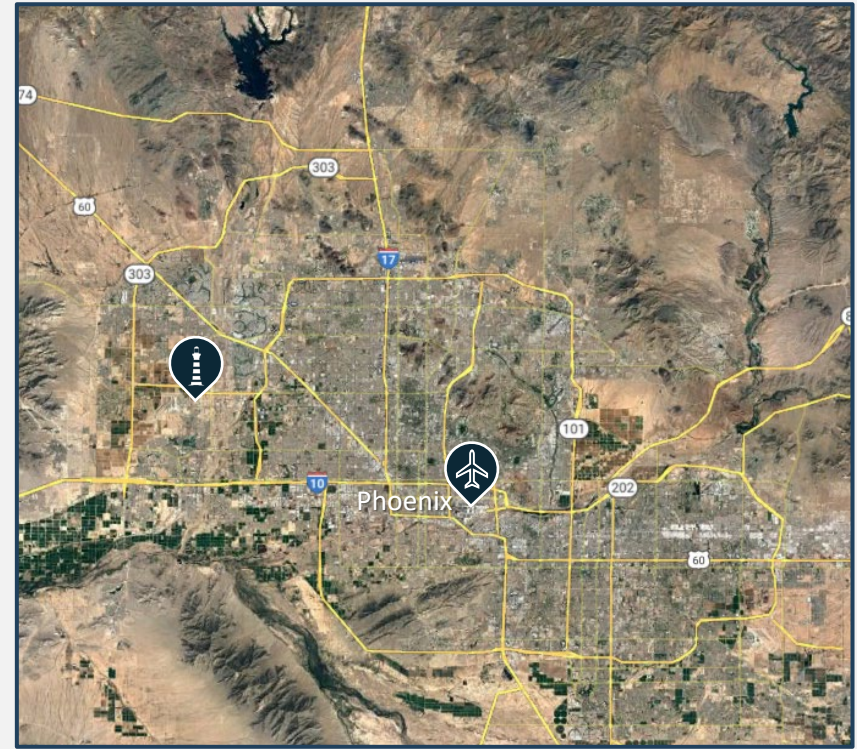
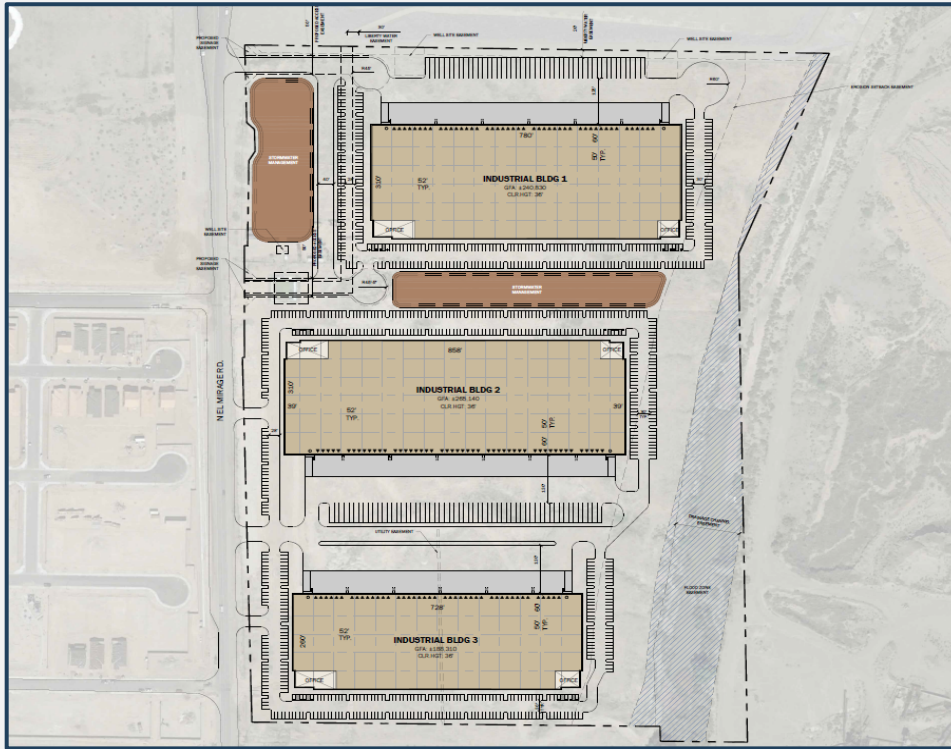


# Phoenix, AZ

(Status: Under Contract)

# MARBELLA EAST

## SEC Northern Pkwy & N El Mirage Rd



### LOCATION

Located in the West Valley submarket equidistant from Loop 303 and Loop 101 off Northern Parkway. The location allows for ease of access to many of the throughfares that help navigate the Phoenix MSA with ease.

### PROJECT

This 54-acre site has a current plan to accommodate 695,000 square feet spread across three rear loads with additional trailer parking spaces. The preliminary site plan can be adjusted for a user's specific needs. The current site plan is set to address the need for sub-300k footprints, which have had strong demand as of late.

### WHY

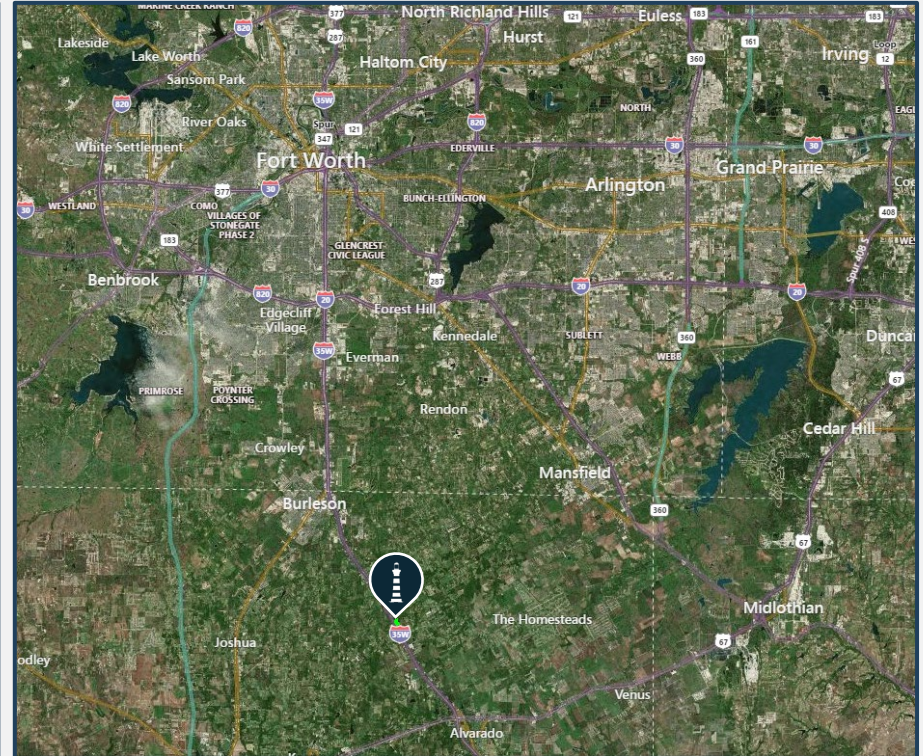
The Phoenix industrial market is a top market in the country and continues to grow as more users move out of California to Arizona. The West Valley submarket, where the Property is located, is consistently the top submarket in Phoenix in terms of Net absorption. The Project will be able to accommodate a variety of types of users including light manufacturing and distribution.

# Burleson, TX

(Status: Under Contract)

# FORGOTTEN LANE

## 465 Forgotten Lane



## LOCATION

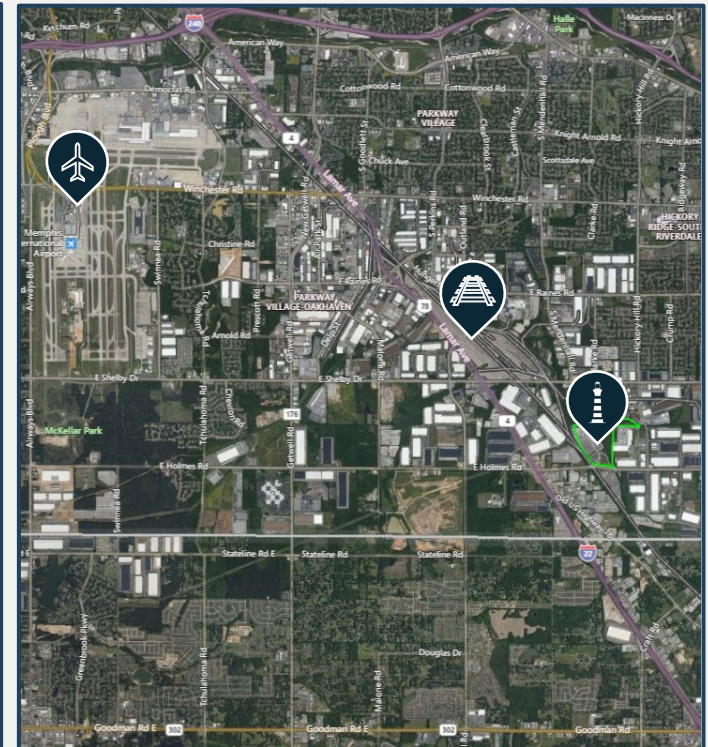
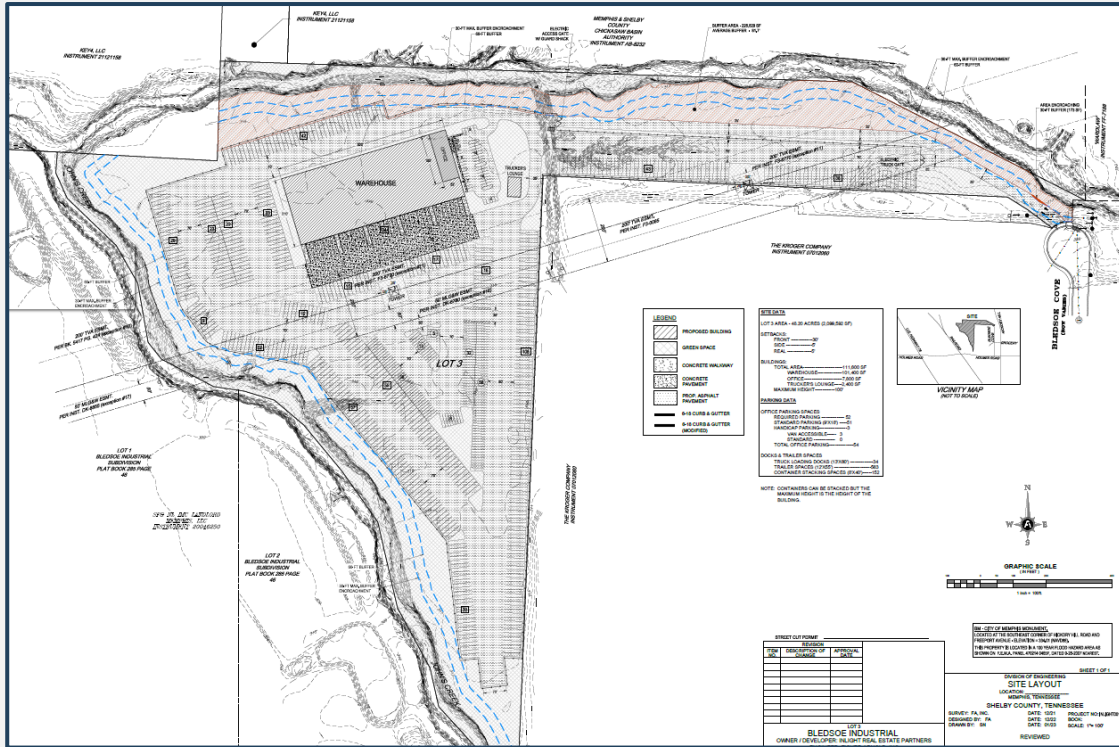
Located in Burleson, TX, the site has frontage on I-35W stretches from Laredo, Texas, on the Mexican border to Duluth, Minnesota, near the Canadian border.

## PROJECT

This 13-acre site can accommodate up to 200k SF. Site plan can be tailored to meet user's needs.

## WHY

I-35 connects numerous major cities and regions, including Dallas, Austin, San Antonio, Kansas City, Des Moines, and Minneapolis. I-35 serves as a crucial transportation link for international trade. It connects the United States with Mexico, facilitating the movement of goods and fostering trade relations between the two countries. The highway's proximity to the U.S.-Mexico border has led to the establishment of numerous industrial parks and manufacturing zones, promoting cross-border trade and investment.



## LOCATION

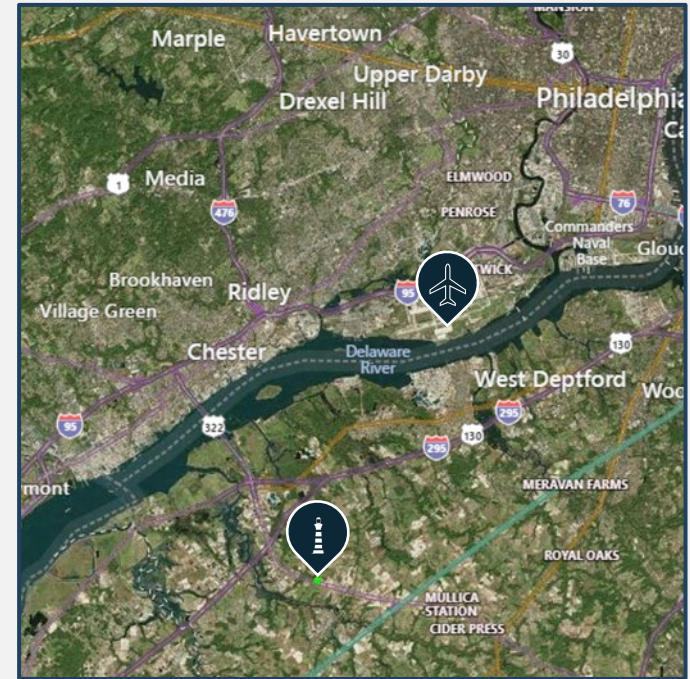
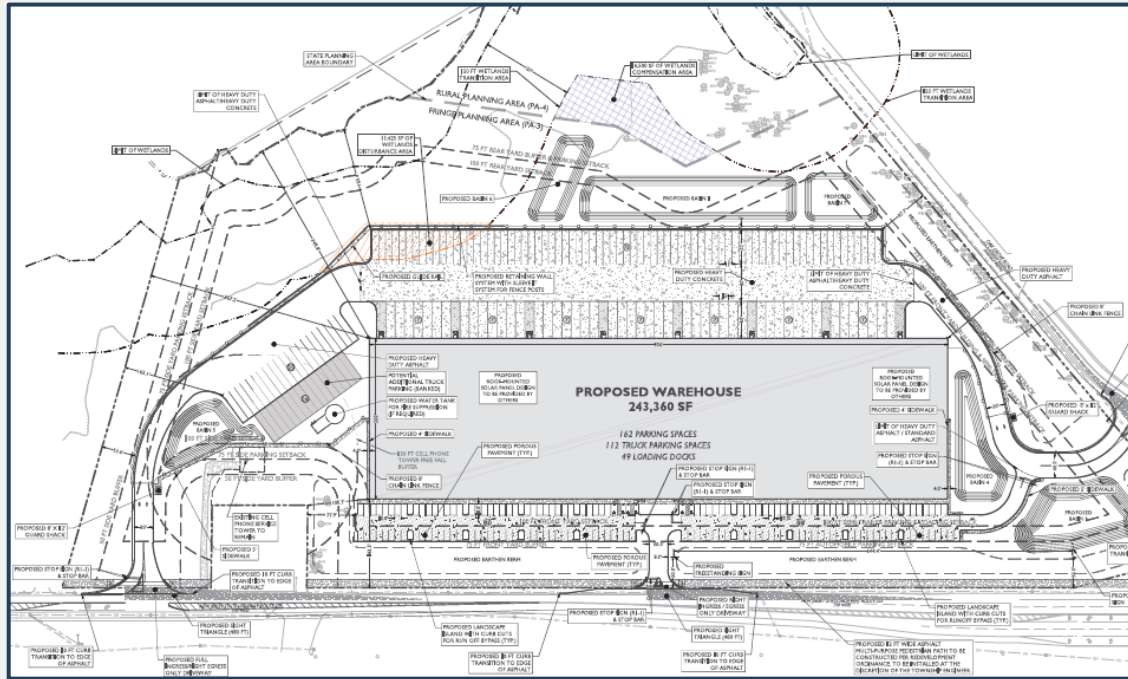
Located 2 miles from BNSF Railway, 8 miles from Memphis International Airport, and 8 miles from the FedEx Hub. A tight submarket with high leasing demand. The site is surrounded by investment grade tenants that include Ford, Nike, Amazon, and Disney.

## PROJECT

The 48-acre site will feature a 111k SF Rear Load warehouse facility featuring 32' clear heights. The site will allow 563 off-dock truck trailer parking stalls and 152 container stacking spaces. The site plan is flexible and can be tailored to fit a user's needs.

## WHY

Memphis' central geographical location gives it great access to many other major MSAs, and 75% of the US population is within a 20-hour drive. Memphis is also the number one Global and Metro Logistics Hub, and benefits strongly from a diverse and well-educated workforce.



## LOCATION

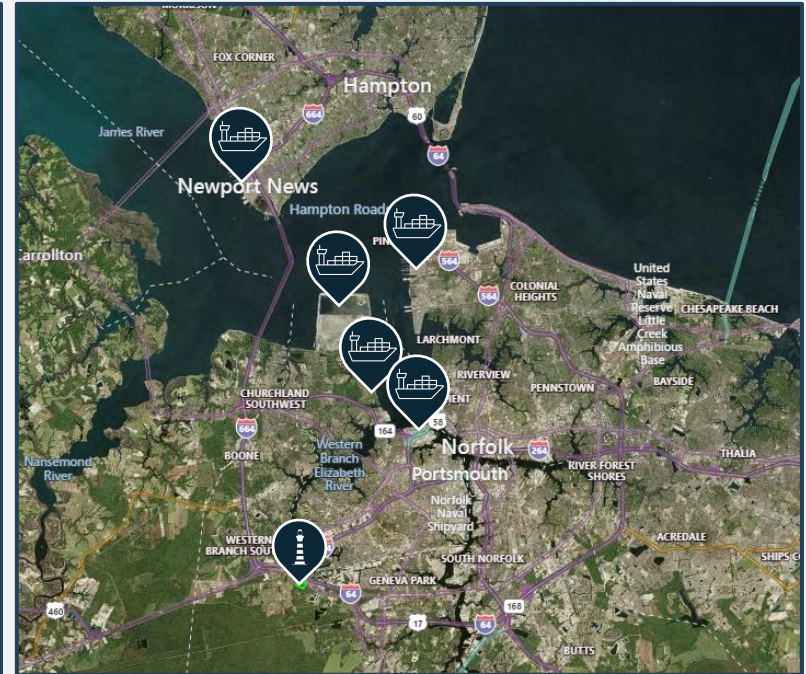
Located directly off SR-322, the Property is just 2 miles from I-295 and 15 miles from the Philadelphia International Airport. These major throughputs allow ease of access to the entire Philadelphia market.

## PROPERTY

25 Acre site that includes a 267,840 SF rear-load industrial building with 42 loading docks, 164 auto parking spaces, and 79 truck parking spaces.

## WHY

Class A product in Woolwich has a 0% vacancy over the past 3 years. Most of South Jersey's activity has landed off SR-322 recently due to the direct access it has to Philadelphia. South Jersey rents are expected to grow 20% in 2023, and most of the demand from users has been in the 50k-300k SF size range.



## LOCATION

The three-parcel 54-acre site is located within the Cavalier Industrial Submarket and offers access to/from three separate exits on I-64, I-664, and I-264 with the closest exit being only 0.9 miles or 2 minutes from the site. The site is located within 11-26 miles (13-30 minutes) of all four Active Port of Virginia Terminals.

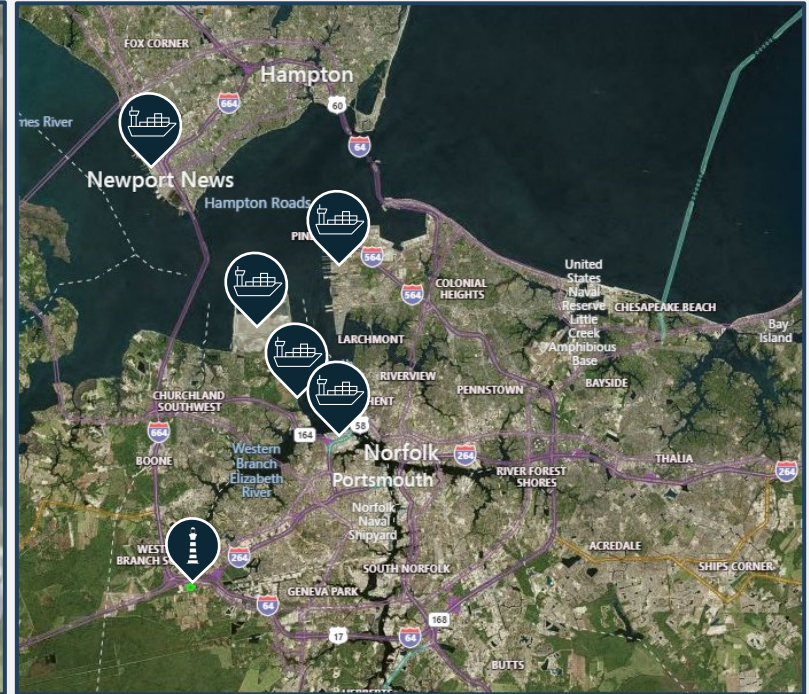
## PROJECT

The building consists of a 199,680 SF Class-A Transload. The building will offer a 32' clear height, 154 dock doors (77 per side), 600 truck trailer parking spaces, and on-site storage for up to 720 containers. The layout and building specs can be modified to fit a user's needs.

## WHY

The Port of Virginia reached a record 3,695,156 TEU volume in the 2022 fiscal year, a 14.7% increase from 2021. Between 2015 and 2025, The Port of Virginia will have invested more than \$2 billion to create one of the Western Hemisphere's most modern and technologically-advanced port complexes. An increasing number of ocean carriers and large cargo owners are taking advantage of what this port offers: a highly-efficient operation, a predictable experience for the movement of imports and exports, and data-supported decision-making that benefits all users of the Port of Virginia.





**LOCATION**

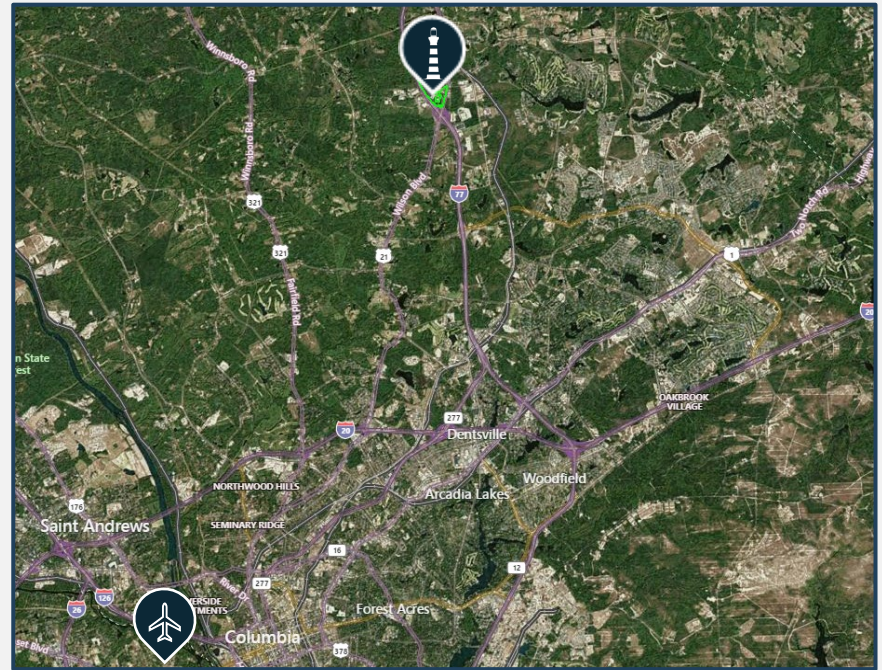
The two-parcel 37-acre site is located within the Cavalier Industrial Submarket and offers access to/from three separate exits on I-64, I-664, and I-264 with the closest exit being only 0.9 miles or 2 minutes from the site. The site is located within 11-26 miles (13-30 minutes) of all four Active Port of Virginia Terminals.

**PROJECT**

The site plan depicts two buildings with a combined 350k SF. The layout and building specs can be modified to fit a user's needs.

**WHY**

The Port of Virginia reached a record 3,695,156 TEU volume in the 2022 fiscal year, a 14.7% increase from 2021. Between 2015 and 2025, The Port of Virginia will have invested more than \$2 billion to create one of the Western Hemisphere's most modern and technologically-advanced port complexes. An increasing number of ocean carriers and large cargo owners are taking advantage of what this port offers: a highly-efficient operation, a predictable experience for the movement of imports and exports, and data-supported decision-making that benefits all users of the Port of Virginia.



## LOCATION

Located +/- 25 miles from Columbia, 25 miles from the Columbia airport, 18.5 miles from I-26, and 1 mile from I-77. A strategic asset with a location that feeds into a supply chain reliant on the South Carolina Ports Authority. The site is adjacent to the future Scout Motors electric vehicle manufacturing facility that provide a \$1.3B investment to the state of South Carolina and create over 4,000 jobs.

## PROJECT

The 85-acre site can accommodate a wide variety of site plans making it feasible for a large variety of users, ideal for a built-to-suit.

## WHY

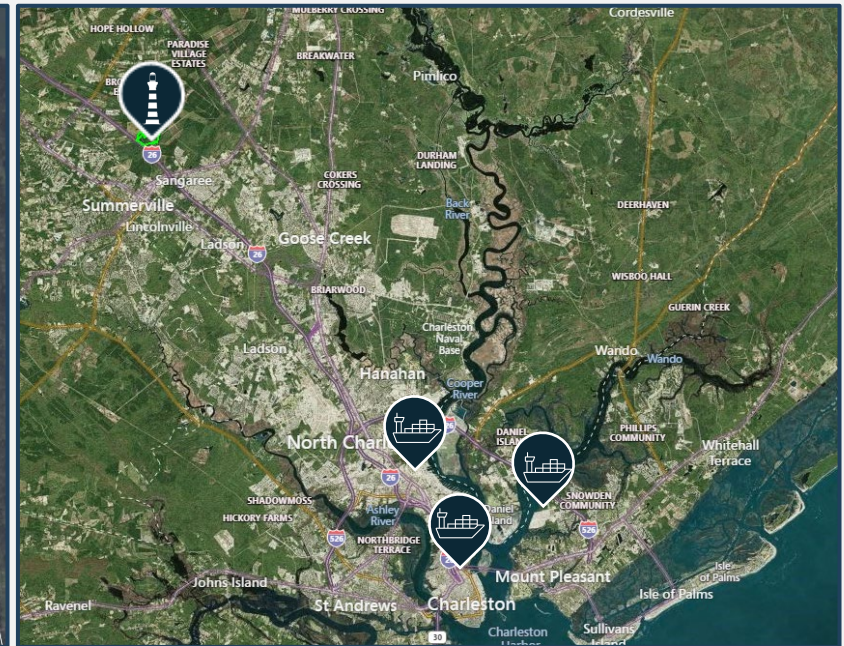
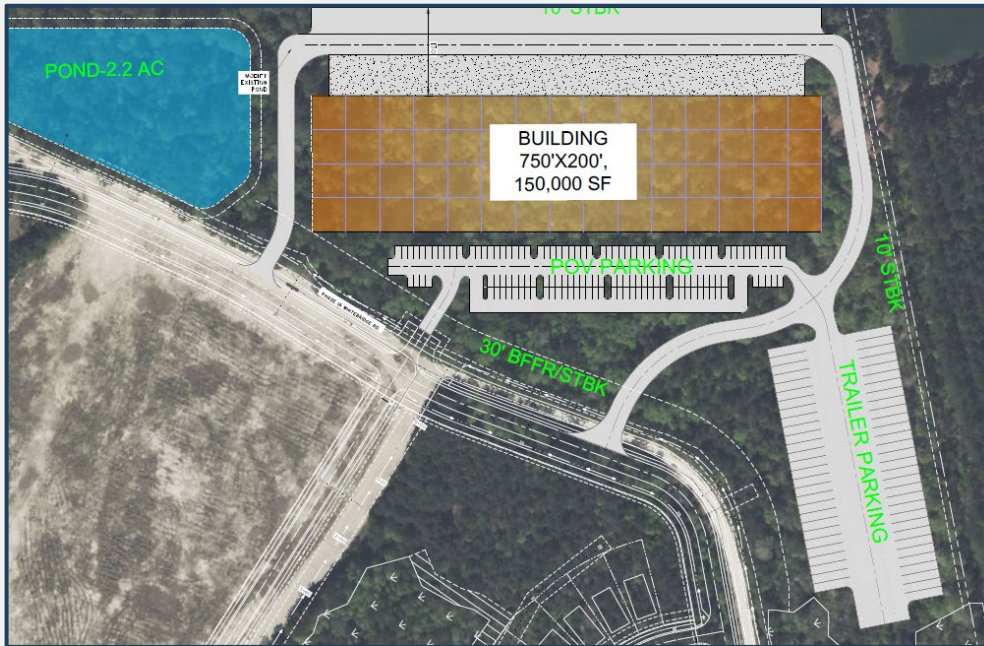
The site has a competitive advantage with direct connectivity to I-77 and is connected to the Scout Motors site. This allows us to target Tier 1 Suppliers that require close proximity to Scout due to their “Just-in-Time”, “Just-in-Sequence” assembly model. Columbia has been an emerging marketing with recent investments from White Claw and Smart Warehouses all driven by the Port of Charleston and strong labor pool, while remaining the most incentivized areas in the state.

# Summerville, SC

(Status: Under Contract)

# SHEEP ISLAND

## 446 Linda Way



## LOCATION

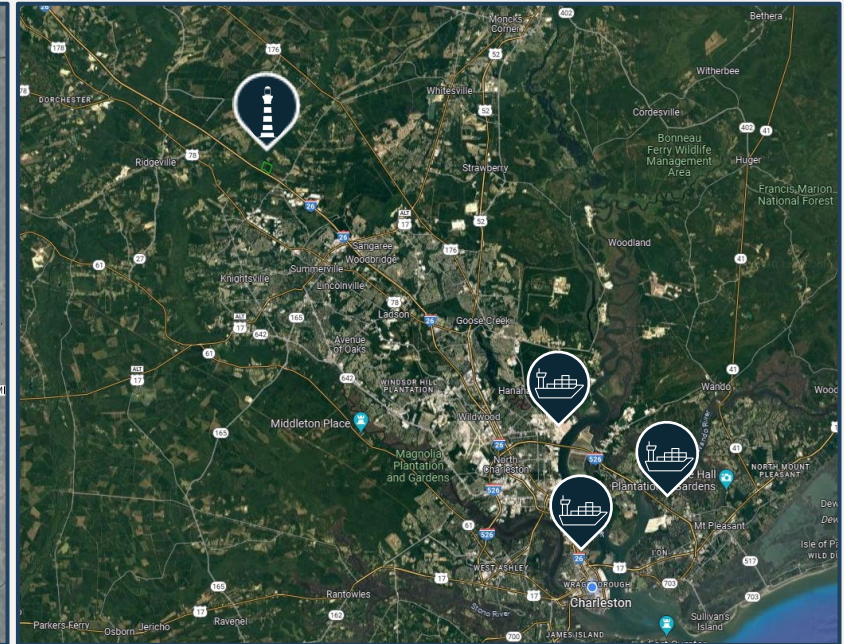
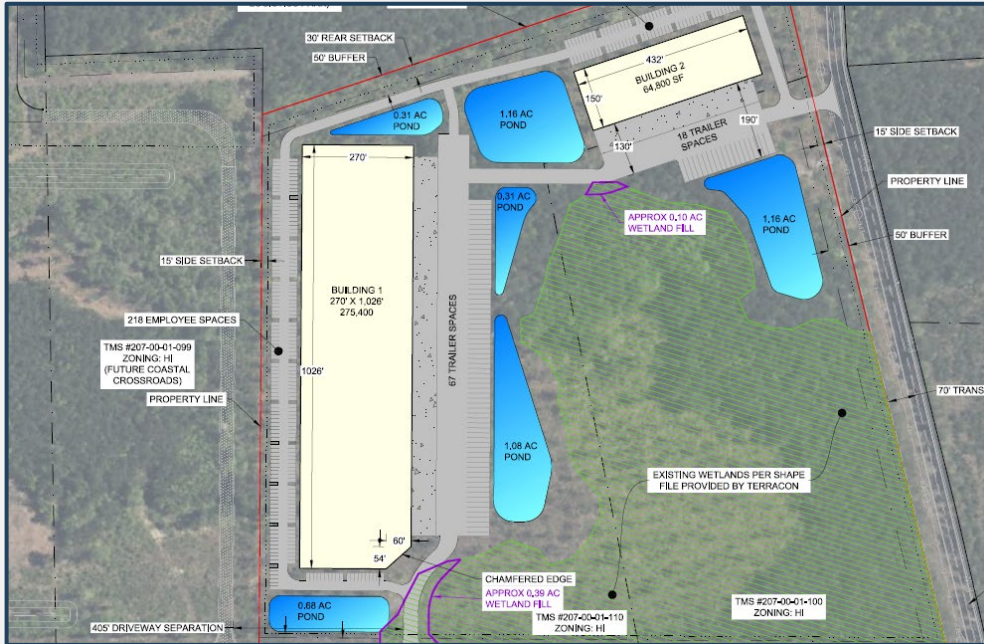
Located +/- 35 miles from South Carolina Ports Authority Wando Welch Terminal, 25 miles from South Carolina Ports Authority Hugh Leatherman Terminal, 21 miles from South Carolina Ports Authority North Charleston Terminal, and 1 mile from I-26. A well located site with proximity to the Port and I-26.

## PROJECT

The 14-acre site will feature a 150,000 SF Rear Load warehouse facility. The layout of the site provides additional onsite trailer parking which will allow for plenty of outdoor storage capabilities.

## WHY

The Port of Charleston continues to set cargo records with import volume due to many of the other southeast port users experiencing significant congestion headwinds in neighboring ports like Savannah. At 150,000 SF, this building footprint caters to the bulk of Tenant activity currently in the market and is located inside of 85% of new and planned industrial development.



## LOCATION

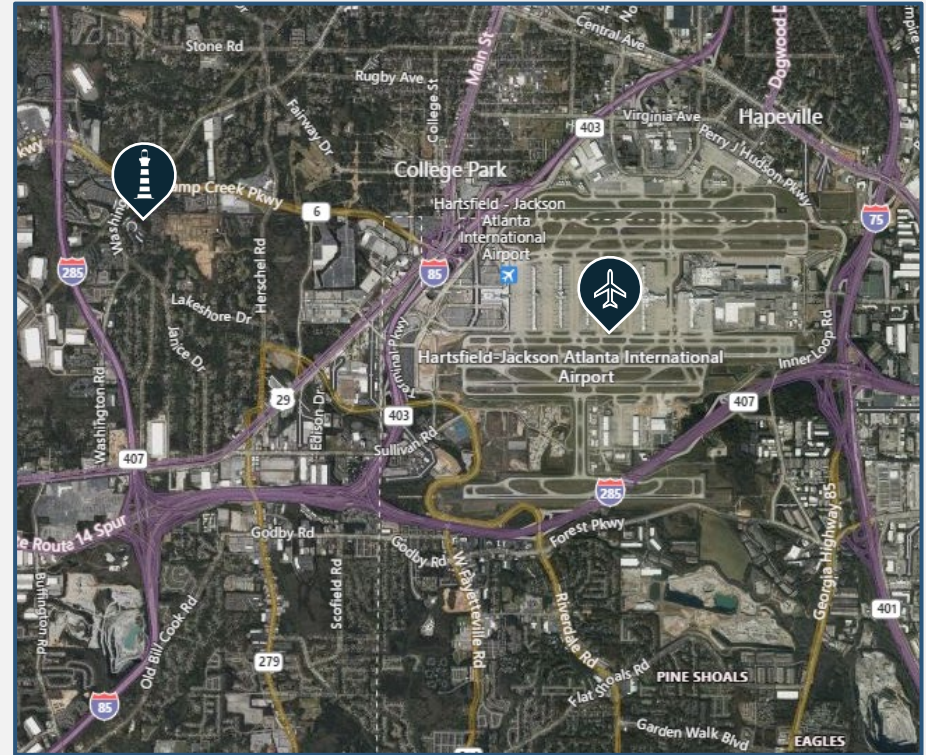
This well-located site with interstate frontage is less than 1 mile from the nearest I-26 interchange. The proximity to I-26 provides excellent connectivity to all three Charleston marine terminals, I-95, and the broader upstate markets.

## PROJECT

The 51-acre site will feature a 275,400 SF Rear Load warehouse facility, as well as a 64,800 SF Rear Load warehouse facility in the Northeast portion of the site.

## WHY

The Ports of Charleston continues to set cargo records as BCOs redirect their supply chain through Charleston in order to avoid port congestion issues in neighboring markets such as Savannah. The two-building layout caters to the largest subset of active tenants in the market and is located inside of 85% of all new and planned development sites relative the Charleston marine terminals.



**LOCATION**

Located directly on Camp Creek, just west of Hartsfield Jackson International Airport, inside I-285. 2/3 in East Point, 1/3 in College Park

**PROJECT**

12.12 Acre IOS site, partially leased infill fleet parking lot off Camp Creek across Atlanta’s southern submarket making up 1100 total parking spaces on 7.2 total usable acres

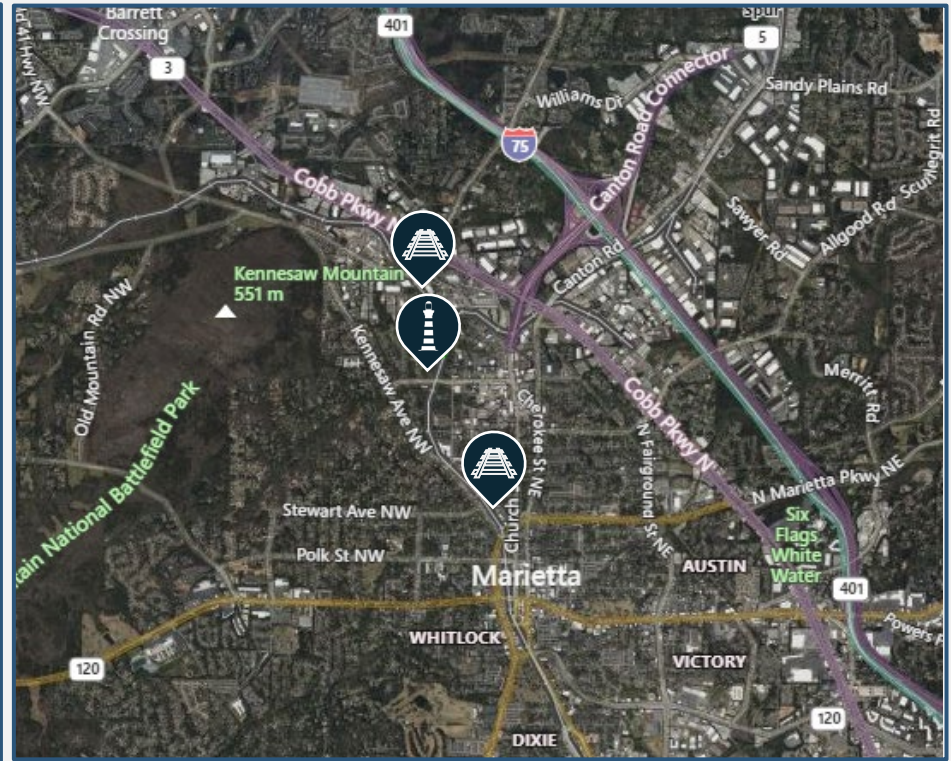
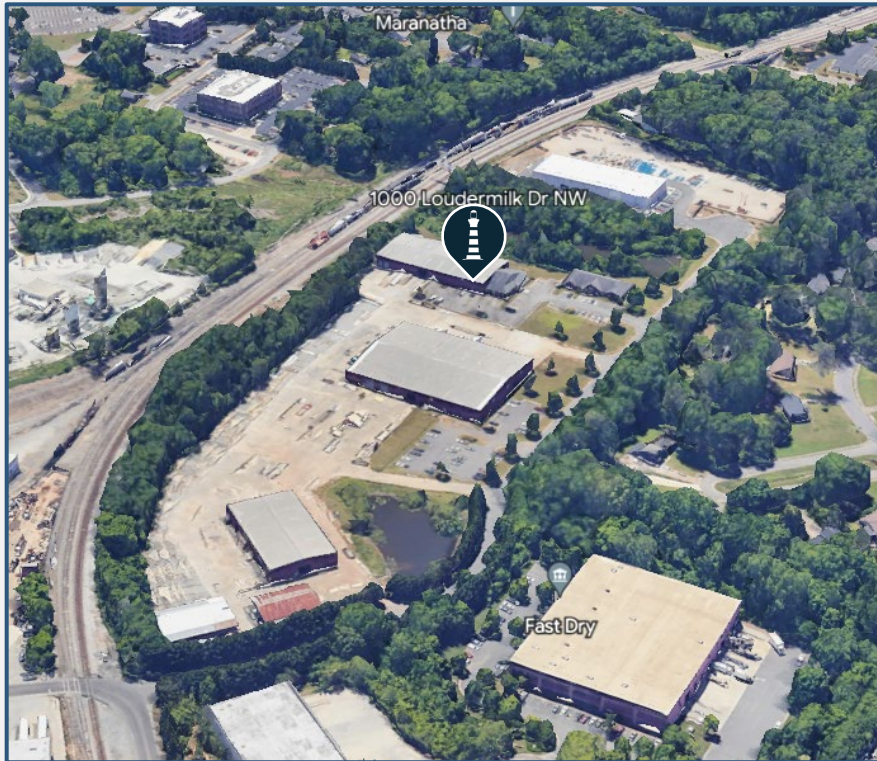
**WHY**

This site provides the unique opportunity to acquire fleet storage yards ideally positioned next to major highways, industrial hubs, and the Hartsfield-Jackson Atlanta International Airport. The property is located in densely populated and well-established submarkets which are seeing increased demand for infill industrial product and parking requirements.

# Marietta, GA

(Status: Under Contract)

# LOUDERMILK DRIVE 1000 Loudermilk Drive



## LOCATION

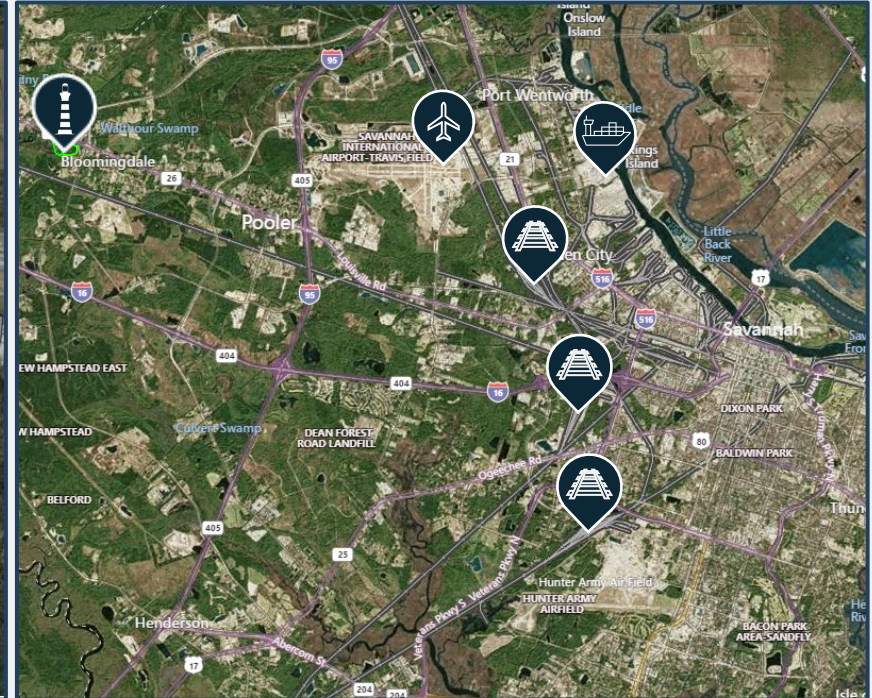
The Property is located in the I-75 N submarket, with access to I-75 less than 1 mile away, and it is also only 30 miles from Hartsfield Jackson International Airport.

## PROJECT

The site consists of 17.32 total acres, of which 9.43 acres are useable including four (4) buildings totaling  $\pm 80,964$  SF, as well as an additional 5.5 acres of concrete paved trailer storage or parking. There are also two areas for covered storage.

## WHY

The I-75 NW Submarket has experienced consistently low vacancy rates throughout the past years and continues to be one of the most competitive submarkets in the Atlanta MSA. The submarket continues to tighten due to the increasing demand from national and local tenants seeking available facilities with outside storage and warehousing space.



## LOCATION

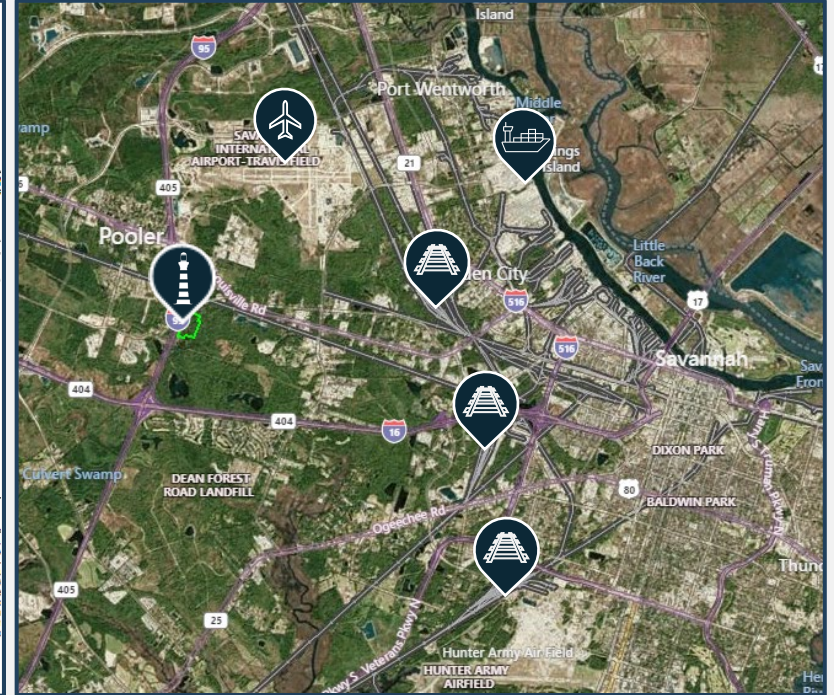
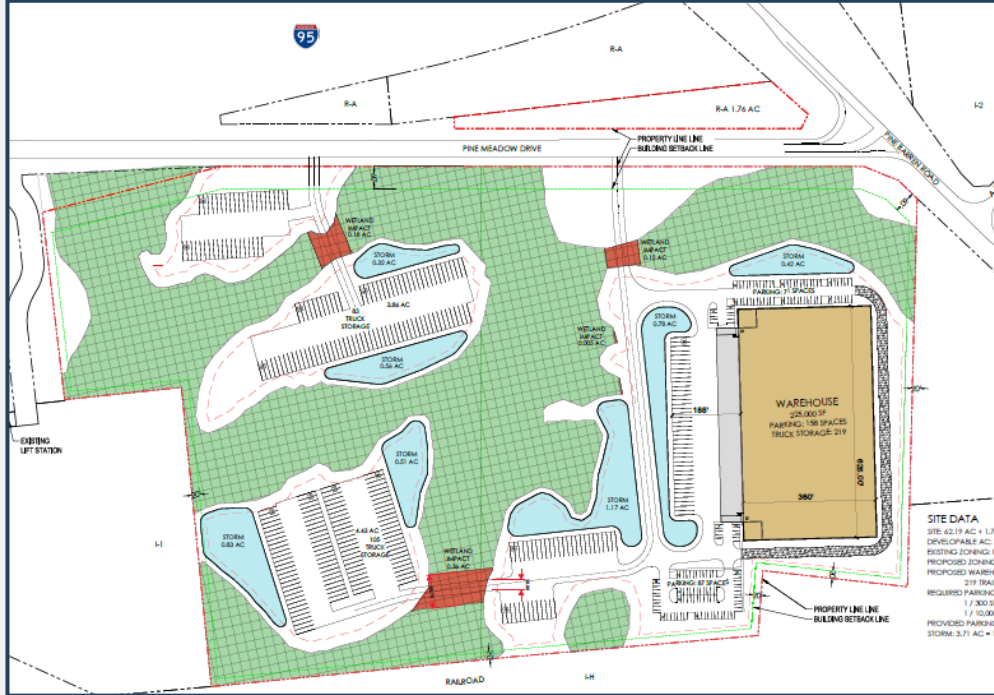
Located +/- 15.5 miles from The Georgia Ports Authority and other prominent throughput channels. The Port of Savannah is the 3rd largest port in the nation and fastest growing with continued infrastructure improvements and capital improvements to existing operations. With close proximity to I-16 and I-95, the site is well positioned for a sufficient logistics operation.

## PROJECT

The 79-acre two parcel site can accommodate a variety of User's needs.

## WHY

The site sits 5 miles from I-95, which ensures access to major throughput channels including major interstates, the Georgia Ports Authority, rail lines, and the Savannah International airport. The Port of Savannah has improved \$1.7 billion in infrastructure advancements and continues innovation to sustain long-term growth to ensure they are able to stay ahead of demand with more capacity.



## LOCATION

Located +/- 11 mile from The Georgia Ports Authority and other prominent throughput channels. The Port of Savannah is the 3rd largest port in the nation and fastest growing with continued infrastructure improvements and capital improvements to existing operations. With visibility to I-95, the site is well positioned for a sufficient logistics operation.

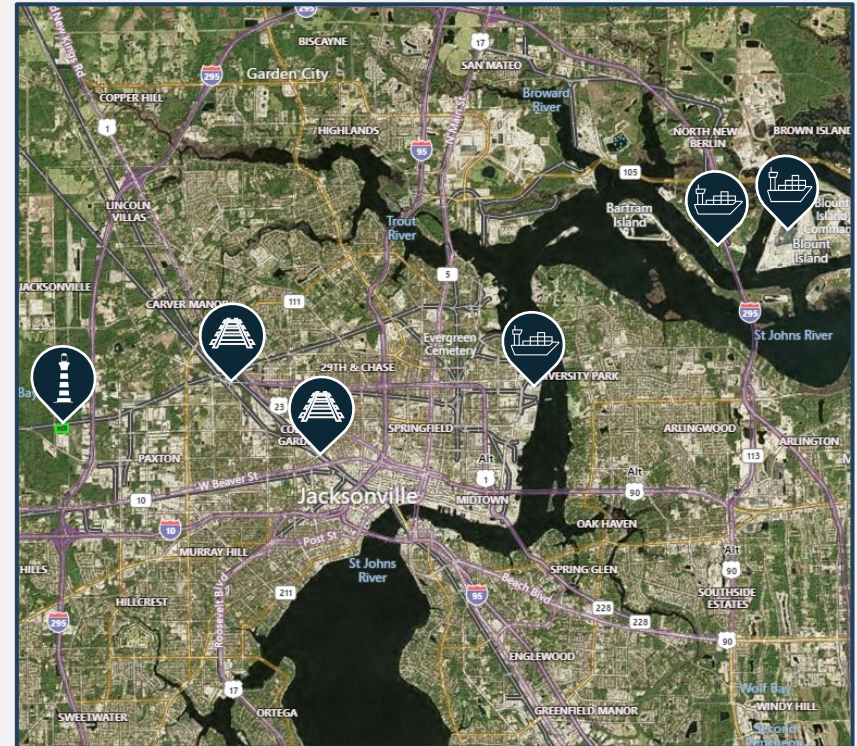
## PROJECT

The 62-acre site will feature a 225,000 SF Rear load warehouse facility. The layout of the site will provide 158 auto parking and 219 trailer spaces which will allow for outdoor storage capabilities. The site plan is flexible and can be catered to a User's needs.

## WHY

The site sits 2 miles from I-95, which ensures access to major throughput channels including major interstates, the Georgia Ports Authority, rail lines, and the Savannah International airport. The Port of Savannah has improved \$1.7 billion in infrastructure advancements and continues innovation to sustain long-term growth to ensure they are able to stay ahead of demand with more capacity.





## LOCATION

Located +/- 20 miles from Jax Port and close proximity to I-295 for access to broader Southeastern population, which has grown exponentially in the last few years. In addition, the project includes a CSX rail-spur.

## PROJECT

20.97 Acre Site that includes a 112,000 SF Trans Load warehouse facility with 100 dock positions and 272 off-dock truck trailer parking stalls. Site plan is flexible and can be configured to user operational needs including a 276K SF rear-load warehouse with 90 additional off-dock truck trailer parking stalls.

## WHY

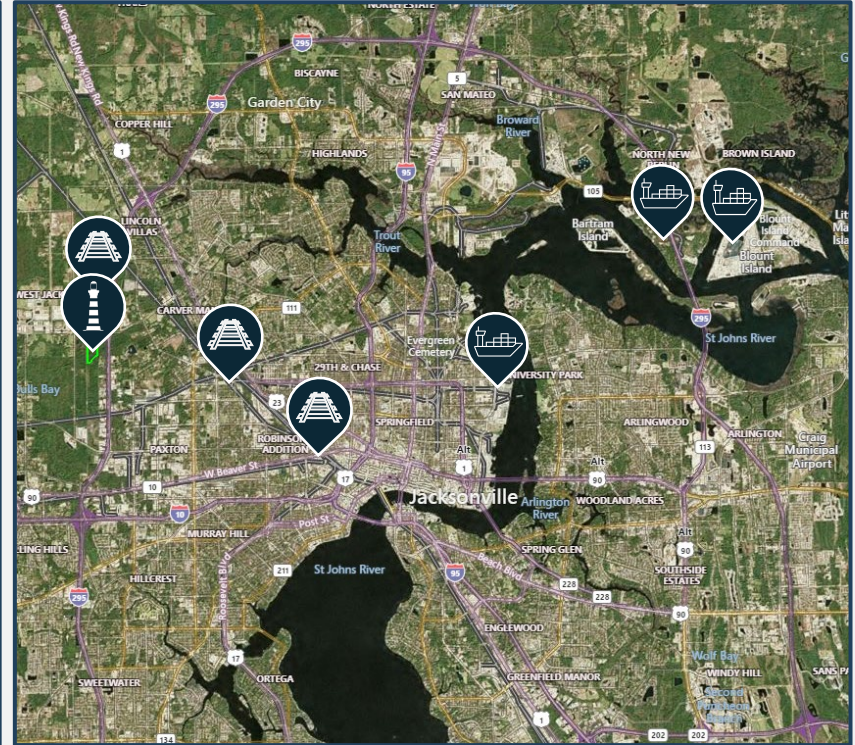
Strategically located relative to major national interstate thoroughfares, including I-95 (North-South) & I-10 (East-West), makes this site attractive for logistic users targeting local and regional markets. The site sits in the Westside submarket of Jacksonville and can access both major Jax Port Marine terminals via I-295.

# Jacksonville, FL

(Status: Under Contract)

# JONES ROAD

## 1 Jones Road



## LOCATION

Situated conveniently right off I-295, providing easy access to the rapidly expanding Southeastern population, these buildings are designed to cater to a diverse range of users, including those connected to both inland and oceanic ports.

## PROJECT

Spanning 59.03 acres, this site has the capacity to accommodate a total of 772,000 square feet. The layout and building specs can be modified to fit user's needs. Efforts are currently underway to mitigate the presence of wetlands on the property.

## WHY

Strategically located relative to major national interstate thoroughfares, including I-95 (North-South) & I-10 (East-West), makes this site attractive for logistic users targeting local and regional markets. The site sits in the Westside submarket of Jacksonville and can access both major Jax Port Marine terminals via I-295.