



# Jacksonville Cold

Fully Convertible Freezer/Cooler Warehouse  
10105 Pritchard Rd, Jacksonville, FL

A Development by:



## ±265,264 SF Available for Lease

*Building Complete! Available Now*

Local Market Experts:



Bryan Bartlett, SIOR  
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Food Industry Experts:



Turner Wisehart  
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Stephen Bridges  
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Rail Capable:



# PROPERTY DETAILS

<b>Total SF Available:</b>	+/- 265,264
<b>Office SF:</b>	5,100 (x2)
<b>Clear Height:</b>	50' in cold storage; 30' cold dock
<b>Car Parking:</b>	140 spots
<b>Trailer Parking:</b>	56 spots
<b>No. Of Dock Doors</b>	32 (10'x11'); 6 future knock outs; 2 (10'x10') compactor doors
<b>Dock Equipment</b>	32 Kelly 40,000 lb 7'x8' Kelly Vertical Lift
<b>No. Of Drive-In Doors</b>	2 (12'x16')
<b>No. Of High Speed Doors</b>	6 (10'x20')
<b>Bay Length</b>	56' bays
<b>Bay Width/Depth</b>	54' bays
<b>Warehouse Lighting</b>	36,000 lumen output with LED fixtures; 40 foot candles at 36"
<b>Zoning</b>	IL (Under master planned PUD) - Westlake
<b>Utilities</b>	City Water and Sewer (JEA)
<b>Slab On Grade</b>	5" - 8" concrete slab
<b>Construction</b>	Insulated metal panel Freezer/Cooler; Concrete tilt wall truck dock and office
<b>Roof</b>	60 mil, single ply, fully adhered white TPO roof. Freezer/cooler insulation R-49.8. Office insulation R-31.2.
<b>Refrigeration</b>	An industrial synthetic refrigeration system for the freezer/ cooler spaces and the cold dock/speed bay. The system will be designed for the following: -10 F to 55 F and 35 F in cold storage areas and future rail docks
<b>Electrical</b>	6,000 total building amps, separated into individual 3000 amp services
<b>Sprinkler</b>	Quell K34 reaction fire sprinkler system, a dry system for all temp controlled areas, and a wet system for the office



# BUILDING PHOTOS

Exterior Building Aerial



Cold Storage Warehouse



Office Exterior



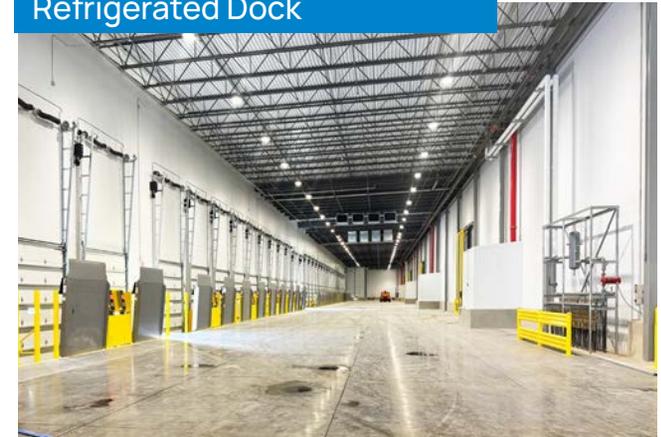
Finished Office



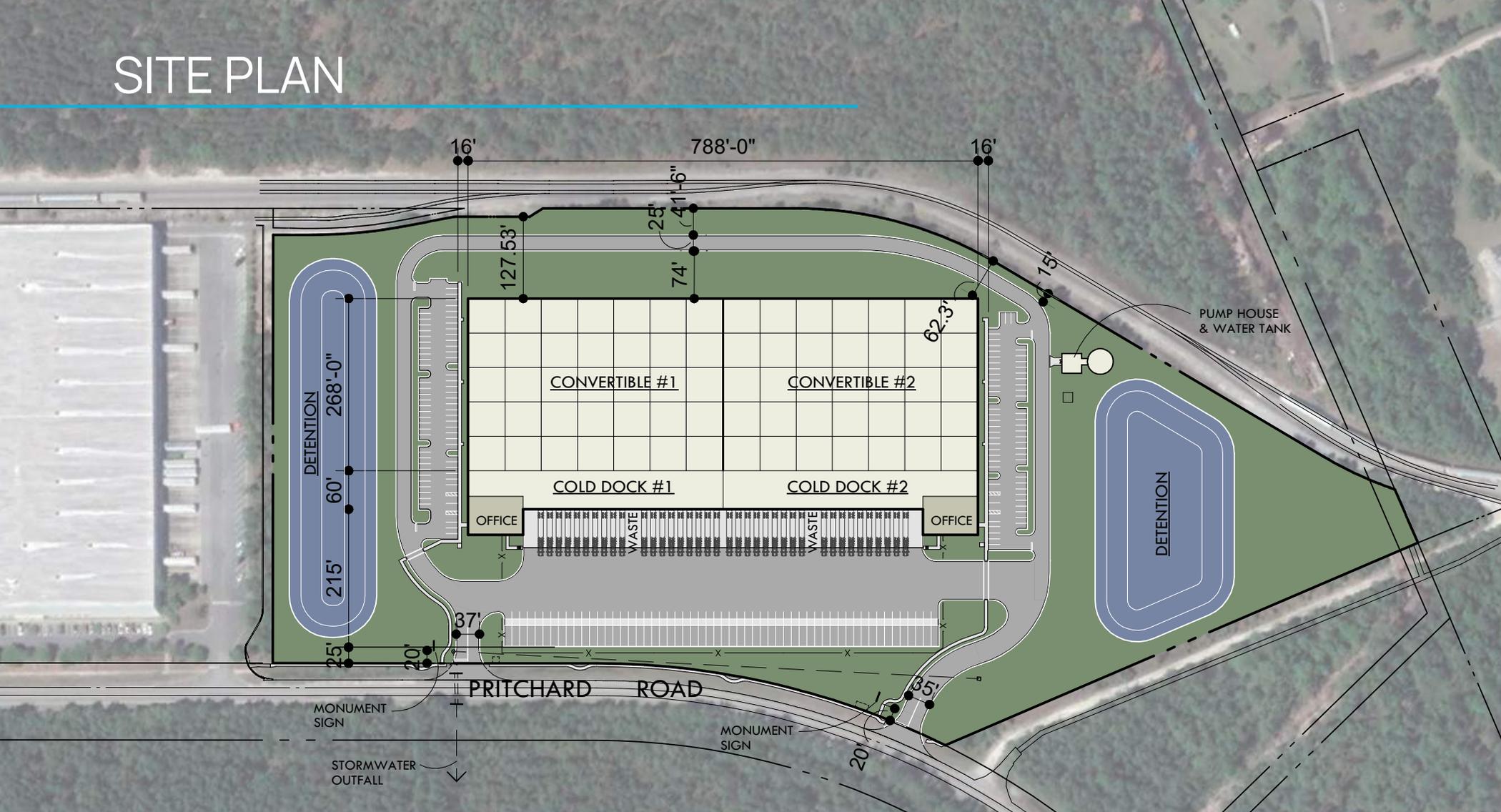
Truck Court & Dock Doors



Refrigerated Dock



# SITE PLAN



**Building Size**  
±265,264 SF  
(Divisible)



**Building Dimensions**  
±788'L x ±328'D



**Clear Height**  
Freezer Cooler  
50'



**Cold Dock Clear Height**  
30'



**Dock Doors**  
34



**Cold Dock Depth**  
65'



**Trailer Parking**  
56 spots



**Car Parking**  
140 spots

# LOCATION AERIAL



 Southeast Toyota Distributors, LLC

 FedEx

 GP  
Georgia-Pacific

 IRON MOUNTAIN®

 BJs®

 Suddath

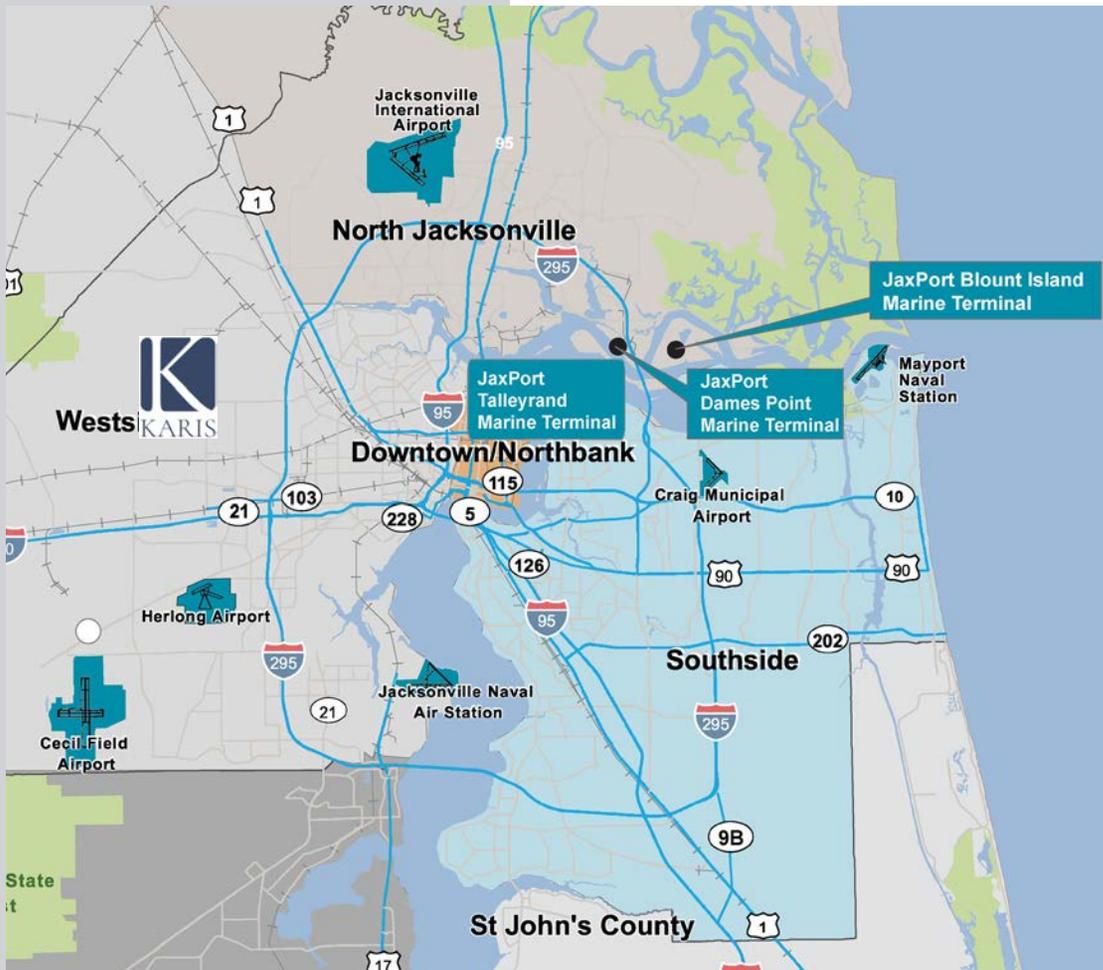


PRITCHARD RD



4 MI 

PRITCHARD RD



**Excellent Connectivity**

Karis Cold is proximate to the region's major transportation infrastructure, providing direct access and serviceability to greater Jacksonville metro and neighboring regions.

Point of Interest	Time	Miles
I-295	8 min	4
I-95	18 min	13
I-10	8 min	5
Jax International Airport	22 min	17
JaxPort	25 min	22
CSX Intermodal Facility	11 min	6
Norfolk Southern Intermodal Facility	14 min	7

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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.