

# NORTHPORT LOGISTICS CENTER

11530 New Berlin Road | Jacksonville, Florida 32226

FOR LEASE



## FEATURES

- 872,627 Square Foot Cross Dock
- 2.5 Miles from Port
- Two Access Points to 9-A
- Seeking LEED Silver Certification
- FTZ Available
- Clear Height – 32' Minimum
- 369 Trailer Storage Spaces
- Full Concrete Truck Courts
- Food Grade Ready



A development of  
**OAKMONT**  
INDUSTRIAL GROUP

FOR MORE INFORMATION:  
[www.northportlogistics.com](http://www.northportlogistics.com)

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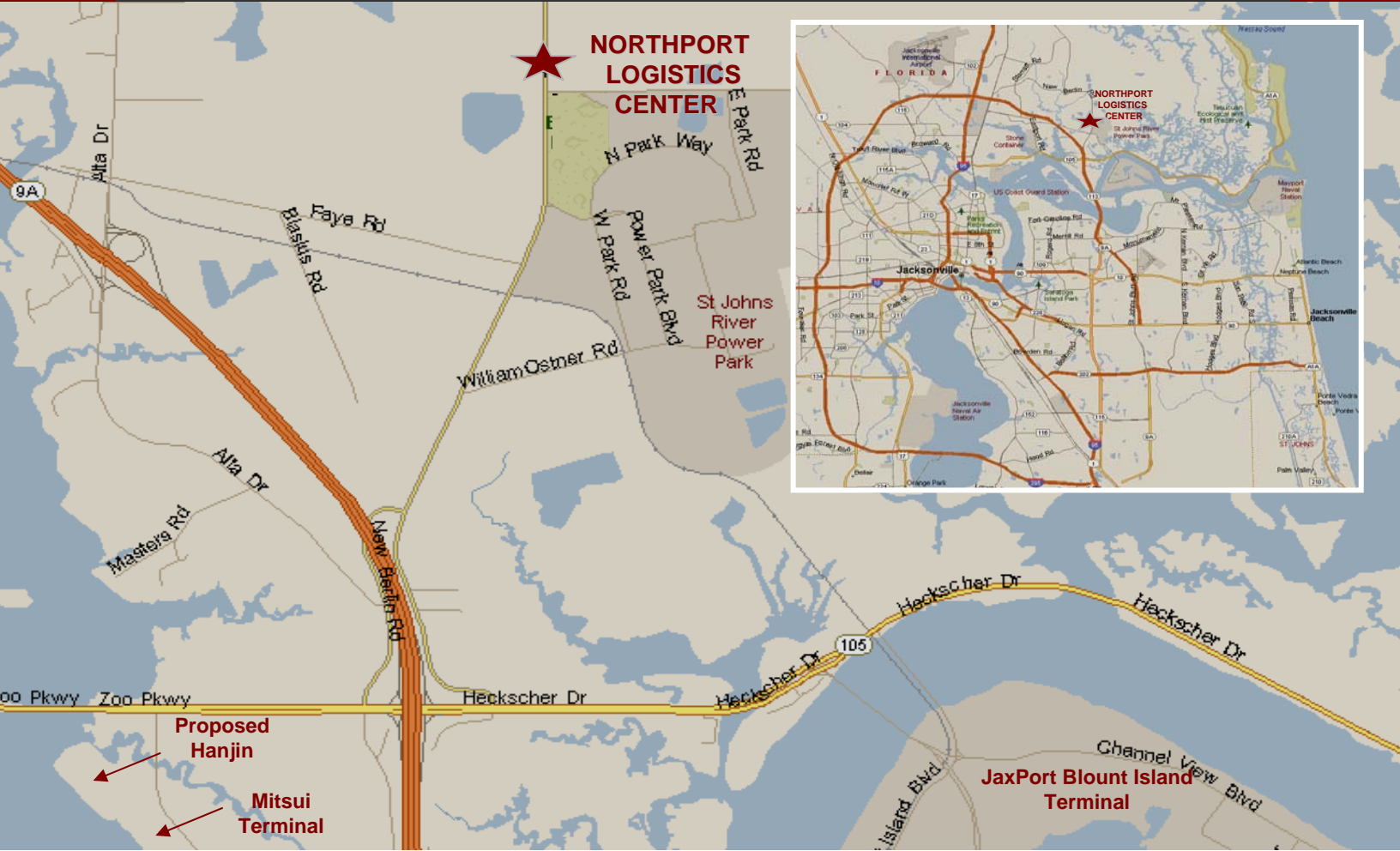
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# NORTHPORT LOGISTICS CENTER

## MAP



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# NORTHPORT LOGISTICS CENTER

## FEATURES

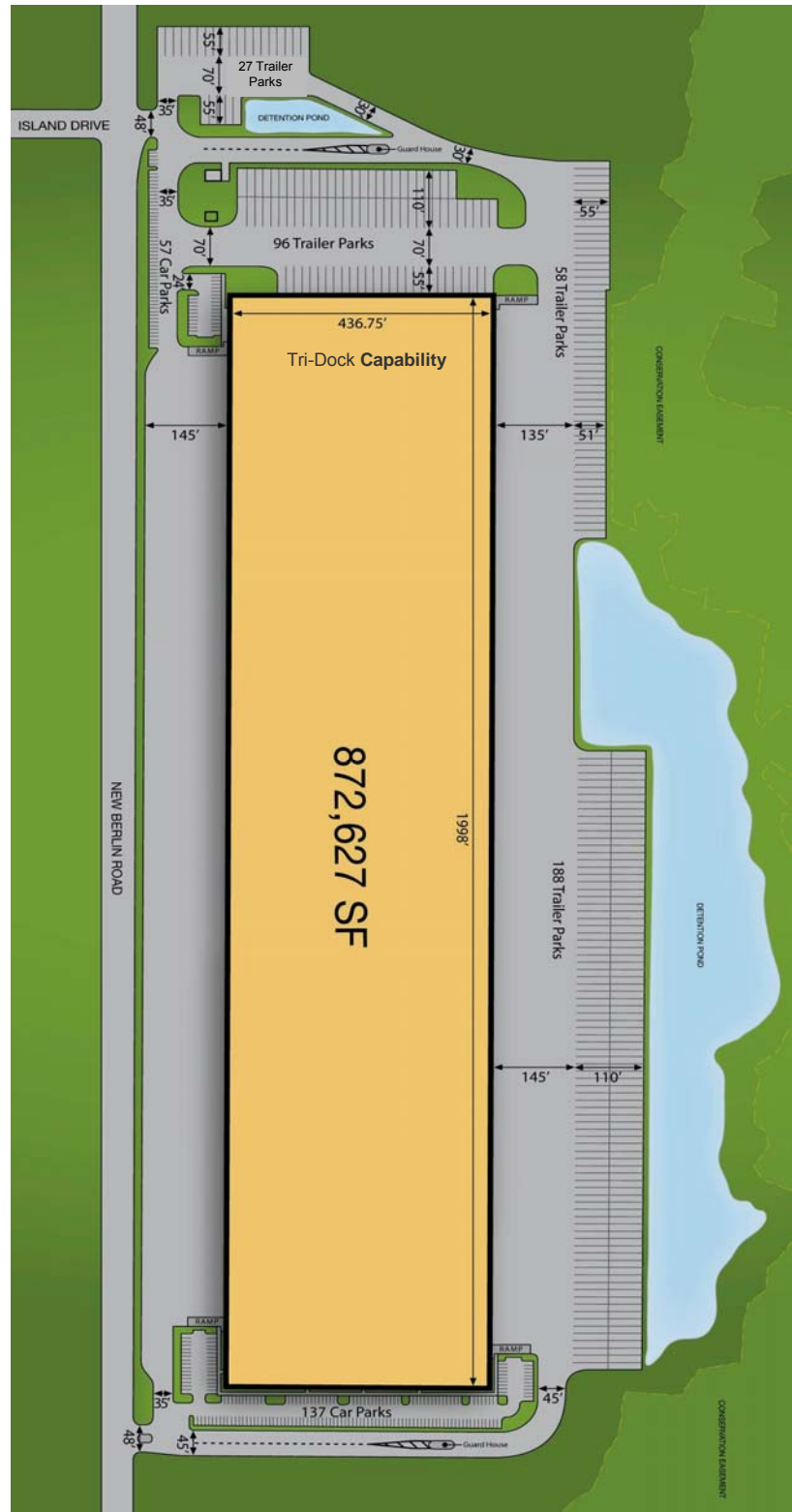
Size:	872,627 SF, Divisible to 150,000 SF
Location:	Jacksonville, Florida 2.5 Miles from Port
Available:	June 2009
Trailer Storage:	369 Spaces (12' Wide)
Dock Loading:	232 (9' x 10') Dock High 4 (12' x 16') Drive In 18 KO's for Tri-Dock Capability Loading plus Trailer Storage = 1 per 1,450 SF
Auto Parking:	194 Spaces
Site Paving:	Full Concrete, Joints Caulked, 145' to 255' Truck Court Depth
Security:	Provisions for 2 Guard Houses with all Utilities, C-TPAT Compliant
LEED:	Seeking LEED Silver Certification
Food Grade:	All Wall and Floor Joints Caulked, Weather Seals at all Doors, Acrylic Lenses on Light Fixtures, Interior Sanitation Strip and Exterior Rat Run
Building Depth:	436' 9"
Column Spacing:	45' 3" x 54' Wide; 60' Loading Bays
Warehouse Slab:	7" Fully Reinforced, 4,000 PSI Concrete with Vapor Barrier, Armor Plate Joints in Perimeter Bays and Ashford Formula Sealer, FF/69, FL/45
Sprinkler System:	ESFR with Diesel Fire Pump
Power:	Two (2) 2000 AMP, 277/480 Volt 3-Phase, 4 Wire Services
Roof System:	45 MIL Mechanically Fastened TPO Single Ply Membrane, I-90 Design
Lighting:	25 F.C. Lighting Levels with Efficient T5 Fixtures Utilizing Motion & Daylight Harvesting Sensors

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## LEED FEATURES

- Priority Parking for Fuel Efficient and Carpool Vehicles
- All Concrete Parking and White TPO Roofs to Reduce Heat Island Effect
- Lighting Designed to Reduce Light Pollution
- Water Efficient Landscaping
- 43% Water Use Reduction with Efficient Plumbing Fixtures
- Designed to Achieve Minimum 25% Energy Savings Compared to ASHRAE 90.1-2004
- Minimum of 75% of Construction Waste Diverted from Landfills
- Minimum 10% Recycled Content on Construction Materials
- Minimum 10% of Construction Materials from Regional Sources
- 100% FSC Certified Wood
- Low VOC's in all Sealants, Paints, Flooring & Composite Wood

## OPERATIONAL EXPENSE SAVINGS

- |                        |            |
|------------------------|------------|
| • Landscape Irrigation | \$ .02 PSF |
| • Warehouse Lighting   | \$ .06 PSF |
| • Warehouse Heat       | \$ .04 PSF |



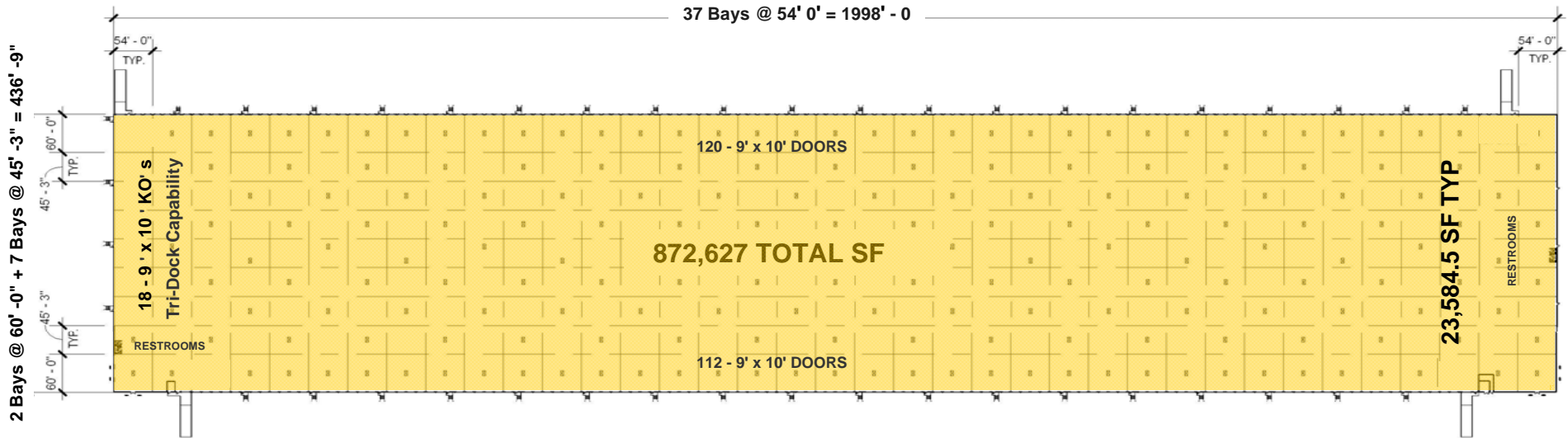
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872,627 Square Feet Total

11530 New Berlin Road | Jacksonville, Florida

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- 232 - 9' x 10' Dock Doors
- 4 - 12' x 16' Drive In Doors
- 18 - 9' x 10' Knock Outs for Tri-Dock Capability

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