

NorthPort Logistics Center

11530 New Berlin Rd | Jacksonville, FL | 32226



±872,627 SF Warehouse and Distribution Space - FOR LEASE

As exclusive agents, we are pleased to offer Florida's largest contiguous warehouse / Distribution Space for Lease :

- ◆ Largest contiguous warehouse / distribution space in FL.
- ◆ ±872,627 SF Cross Dock (may be divisible)
- ◆ ±2,400 SF of newly constructed office space
- ◆ 2.5 miles from JAXPORT / Blount Island Marine Terminal
- ◆ Ideally located in Jacksonville, FL "America's Logistics Center"
- ◆ LEED Silver Certification
- ◆ FTZ available
- ◆ 2 access points to I-295
- ◆ Clear height - 32' minimum
- ◆ 369 trailer storage spaces
- ◆ Full concrete truck courts
- ◆ Food grade ready
- ◆ Truck transit time - 50,000,000 consumers can be reached within 8 hours & 60% of the U.S. population is reached within 24 hours

For further information, please contact our exclusive agents:

Dan Stover First Vice President dstover@phoenixrealty.net

John Richardson President / Principal jrichardson@phoenixrealty.net

Bryan Bartlett Senior Vice President / Principal bbartlett@phoenixrealty.net

Newmark Grubb Phoenix Realty Group, Inc.
904.399.5222/
10739 Deerwood Park Blvd. #310

Newmark Grubb
Phoenix Realty Group

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.



www.phoenixrealty/northport.com

www.phoenixrealty.net

Overview & Aerial

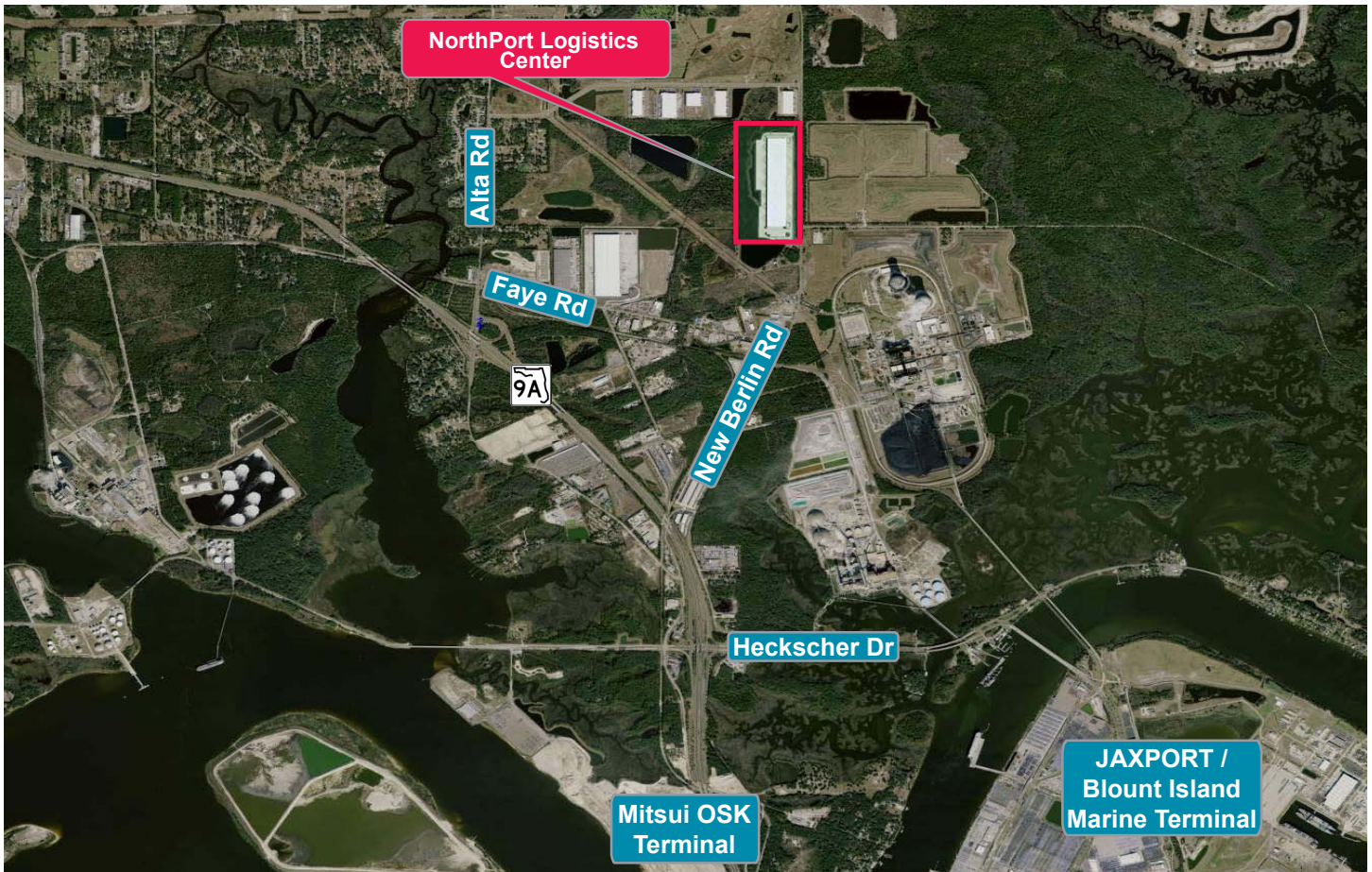
NorthPort Logistics | 11530 New Berlin Rd | Jacksonville, FL | 32226



Overview: The Jacksonville Industrial Market continues to benefit from the opening of international ocean carrier, Mitsui OSK. Mitsui OSK will handle more than 800,000 containers annually. While Jacksonville ranks # 4 for highest volume on the East Coast, it is estimated by the year 2015, the city's current cargo traffic will place Jacksonville among the top ten ports in the entire nation. In addition to this tremendous growth, Jacksonville features a healthy employment market, stable economic growth, excellent intermodal transportation, outstanding quality of life for employees and easy access to all of the Southeast's major transportation arteries.

Companies that have a large presence or headquarters operation in Jacksonville include:

- ◆ CSX
- ◆ Georgia Pacific
- ◆ J P Morgan Chase
- ◆ Bridgestone
- ◆ Samsonite
- ◆ Fleet Readiness Center
- ◆ Publix
- ◆ Toyota
- ◆ Wells Fargo
- ◆ Winn-Dixie
- ◆ BJ's Wholesale Club
- ◆ AT&T
- ◆ CEVA Logistics
- ◆ GE
- ◆ Winn-Dixie Stores



Newmark Grubb Phoenix Realty Group

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.

Property Features

NorthPort Logistics | 11530 New Berlin Rd | Jacksonville, FL | 32226



Size:

Total Building Size: ±872,627 SF divisible to
±150,000 SF

Existing Office Size: ±2,400 SF

Features:

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 two guard houses
with all utilities, C-TPAT
compliant

Column Spacing: 45' 3" x 54' Wide;
60' loading bays

Food Grade: All wall and floor joints caulked,
weather seals at all doors, acrylic
lenses on light fixtures, interior
sanitation strip and exterior
gravel strip

Building Depth: 436' 9"

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

Lighting: T5 lighting in 18 bays
(±424,521 SF w/ avg. 20.6 FC)

Sprinkler System: ESFR with diesel fire pump

Clear Height: 32' minimum

Access: 2 points to 9A

Electric: (2) 2000 AMP, 277/480 Volt,
3-Phase, 4 wire services

Roof System: 45 MIL mechanically
fastened TPO single ply
membrane, I-90 design

Proximity To: Ports: 2.5 miles

LEED Silver Certification:

- ◆ 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:

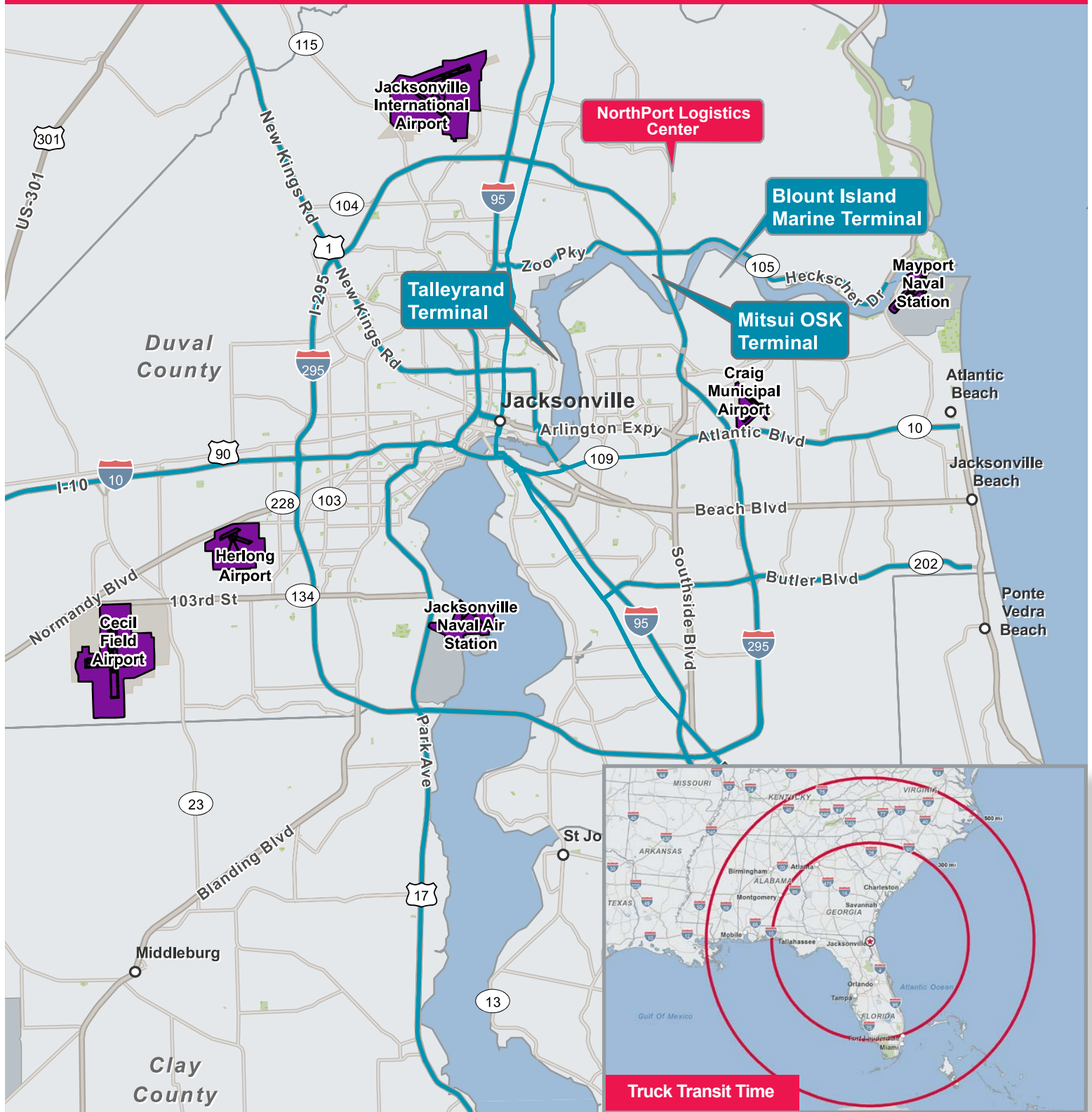
- ◆ Landscape irrigation \$.02 PSF
- ◆ Warehouse lighting \$.06 PSF
- ◆ Warehouse heat \$.04 PSF

Newmark Grubb
Phoenix Realty Group

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.

Site Location - Truck Transit

NorthPort Logistics | 11530 New Berlin Rd | Jacksonville, FL | 32226



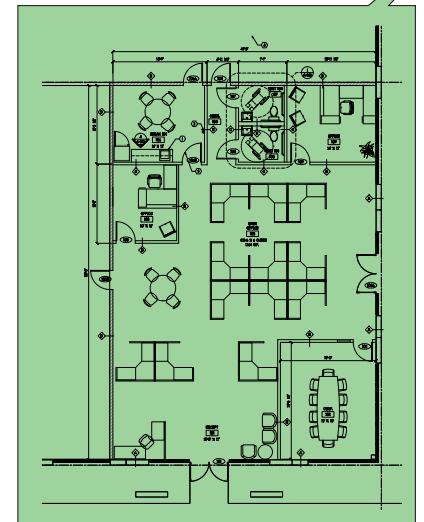
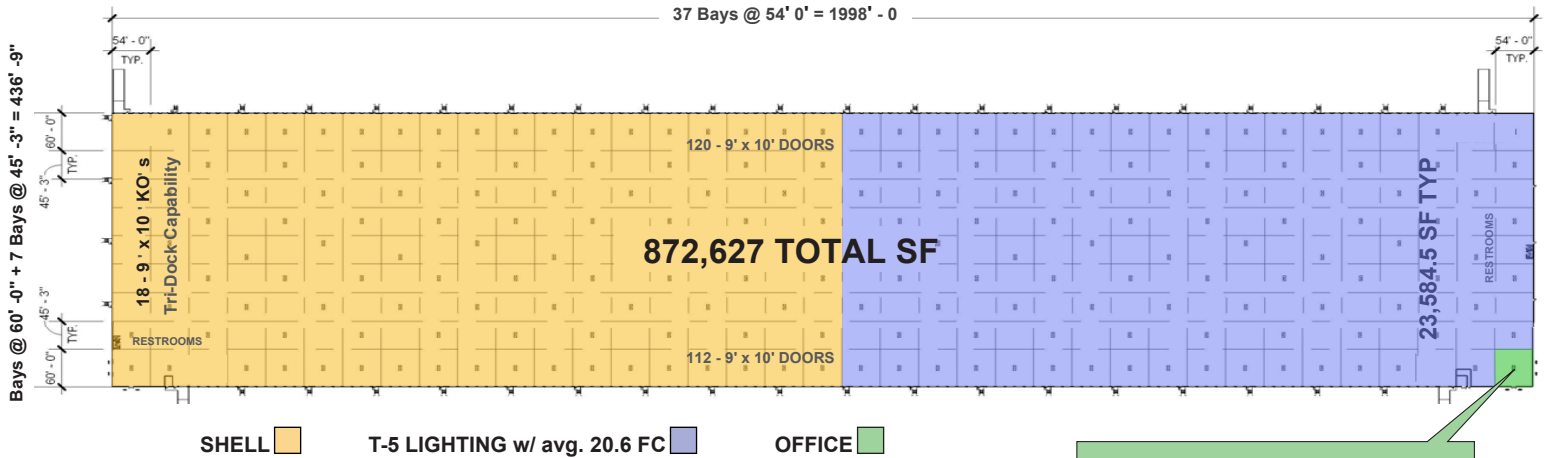
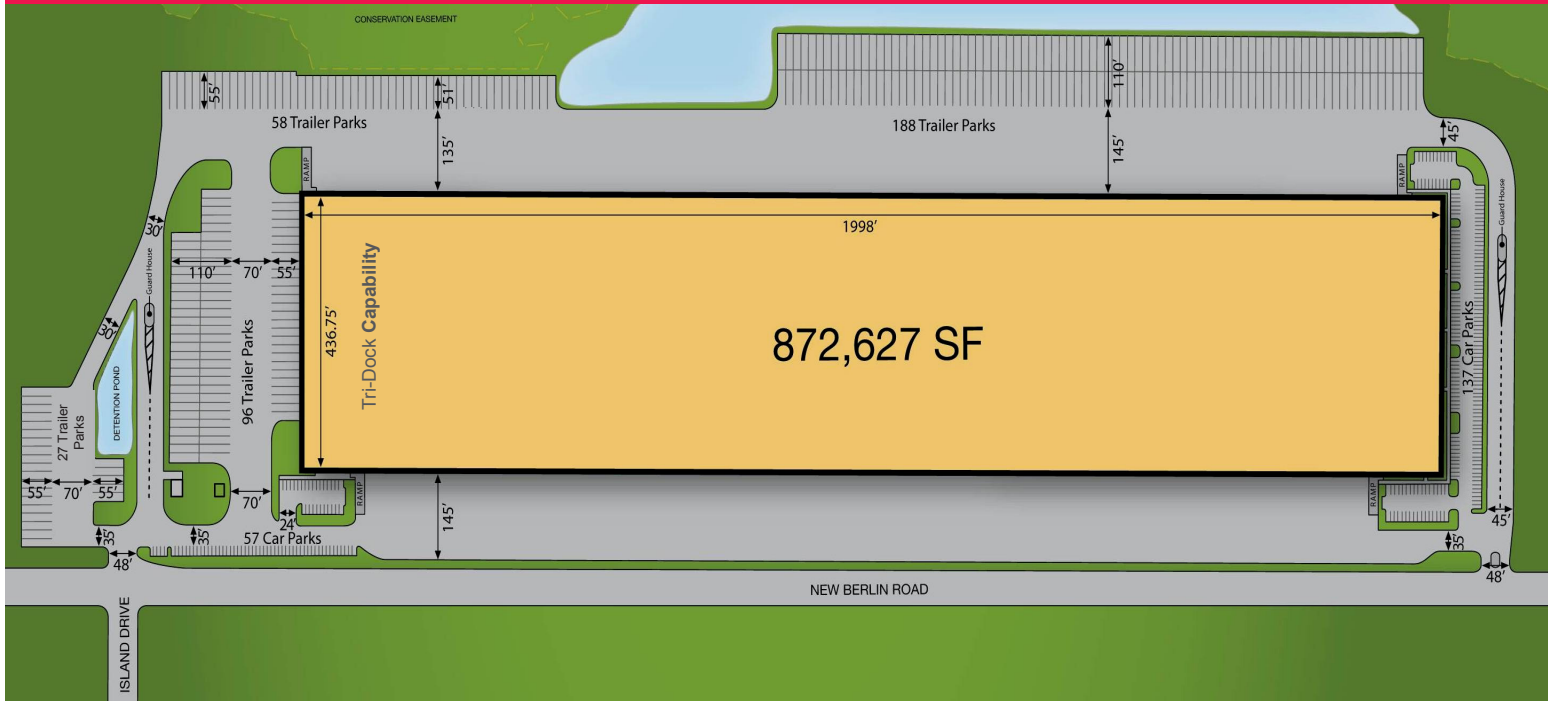
Newmark Grubb Phoenix Realty Group

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.

TRUCK TRANSIT TIME: A key factor to many operators. From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.

Site Plan

NorthPort Logistics | 11530 New Berlin Rd | Jacksonville, FL | 32226



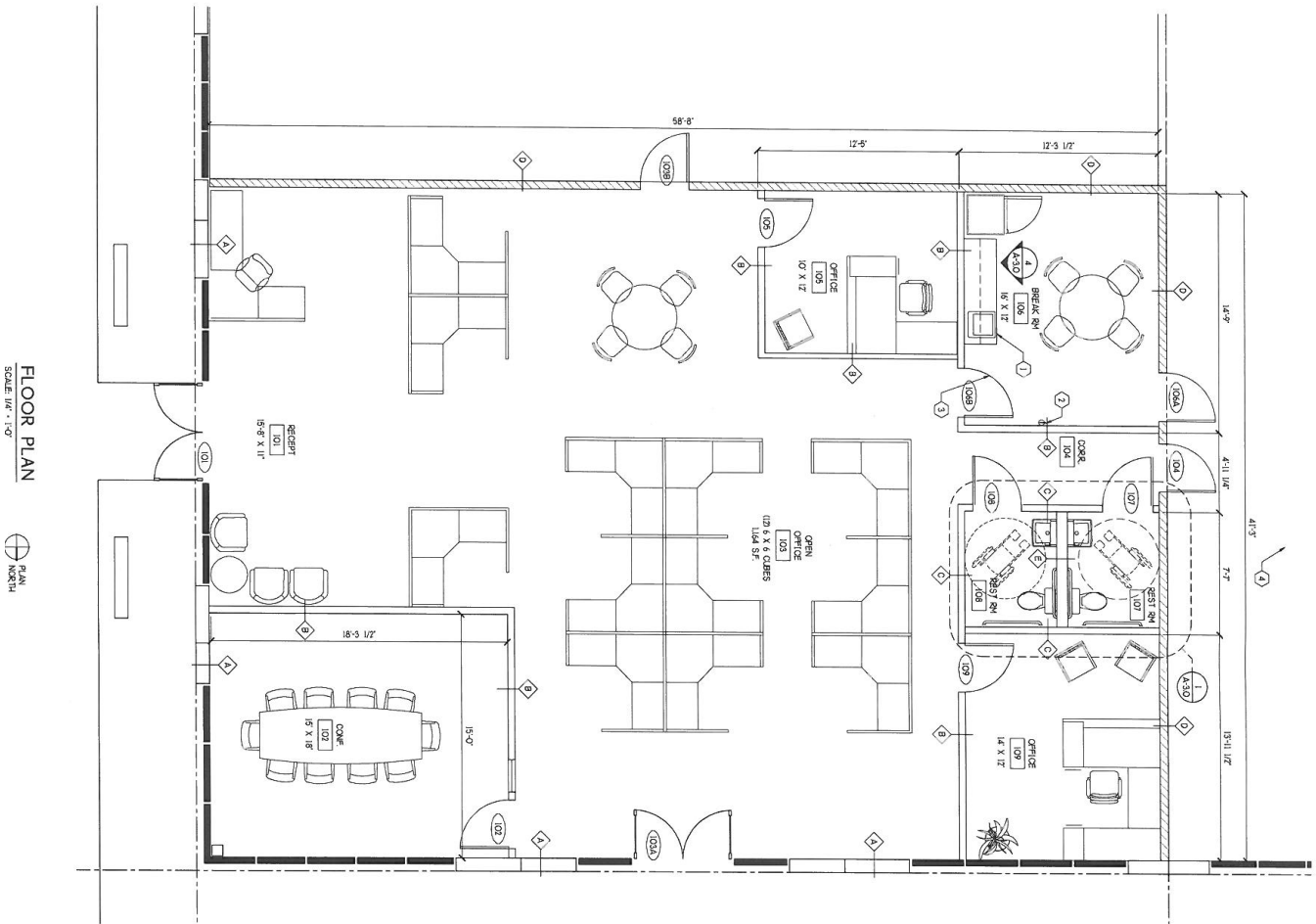
Newmark Grubb
Phoenix Realty Group

OFFICE FLOOR PLAN

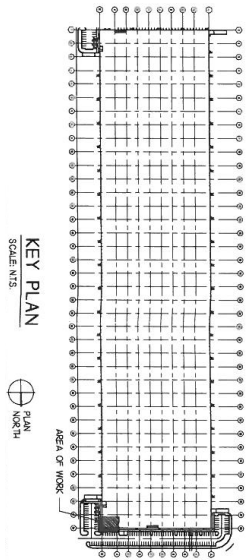
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally 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.

Office Floor Plan

NorthPort Logistics | 11530 New Berlin Rd | Jacksonville, FL | 32226



FLOOR PLAN
SCALE: 1/4" = 1'-0"



KEY PLAN
SCALE: NTS



- INTERIOR WALL LEGEND**
- 4 FLOOR OVER EXISTING CONC. WALL W/ 1/2" F. FIBERGLASS 1/2" DOOR TO ROOM ABOVE
 - 5 NEW 3/4" W/L STUDS • 1/2" OC. W/ 5/8" GYP. 90. EACH SIDE - FLOOR TO UNDERSIDE OF CEILING
 - 6 3/4" W/L STUDS • 1/2" OC. - FLOOR TO UNDERSIDE OF CEILING W/ 3/4" FIBERGLASS INSULATION BATT OPPOSITE SIDE W/ 3/4" FIBERGLASS INSULATION BATT BETWEEN FOR SOUND ATTENUATION
 - 7 3/4" W/L STUDS • 1/2" OC. W/ 5/8" GYP. 90. EACH SIDE - FLOOR TO UNDERSIDE OF CEILING W/ 3/4" FIBERGLASS INSULATION BATT BETWEEN FOR SOUND ATTENUATION
 - 8 6" W/L STUDS • 1/2" OC. - FLOOR TO UNDERSIDE OF CEILING W/ 3/4" FIBERGLASS INSULATION BATT BETWEEN FOR SOUND ATTENUATION
- KEY NOTES**
- 1 6" OF UPPER / LOWER CABINETS
 - 2 FIRE EXTINGUISHER
 - 3 THIS DOOR TO HAVE KICK LOCK FROM BREAK ROOM SIDE
 - 4 THE STORAGE WAREHOUSE SHALL BE CEASED THE RENOVATION WORK IS COMPLETED

Newmark Grubb Phoenix Realty Group

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.