

# Park 295 Landing

±101,138 SF TOTAL | CLASS A INDUSTRIAL PARK

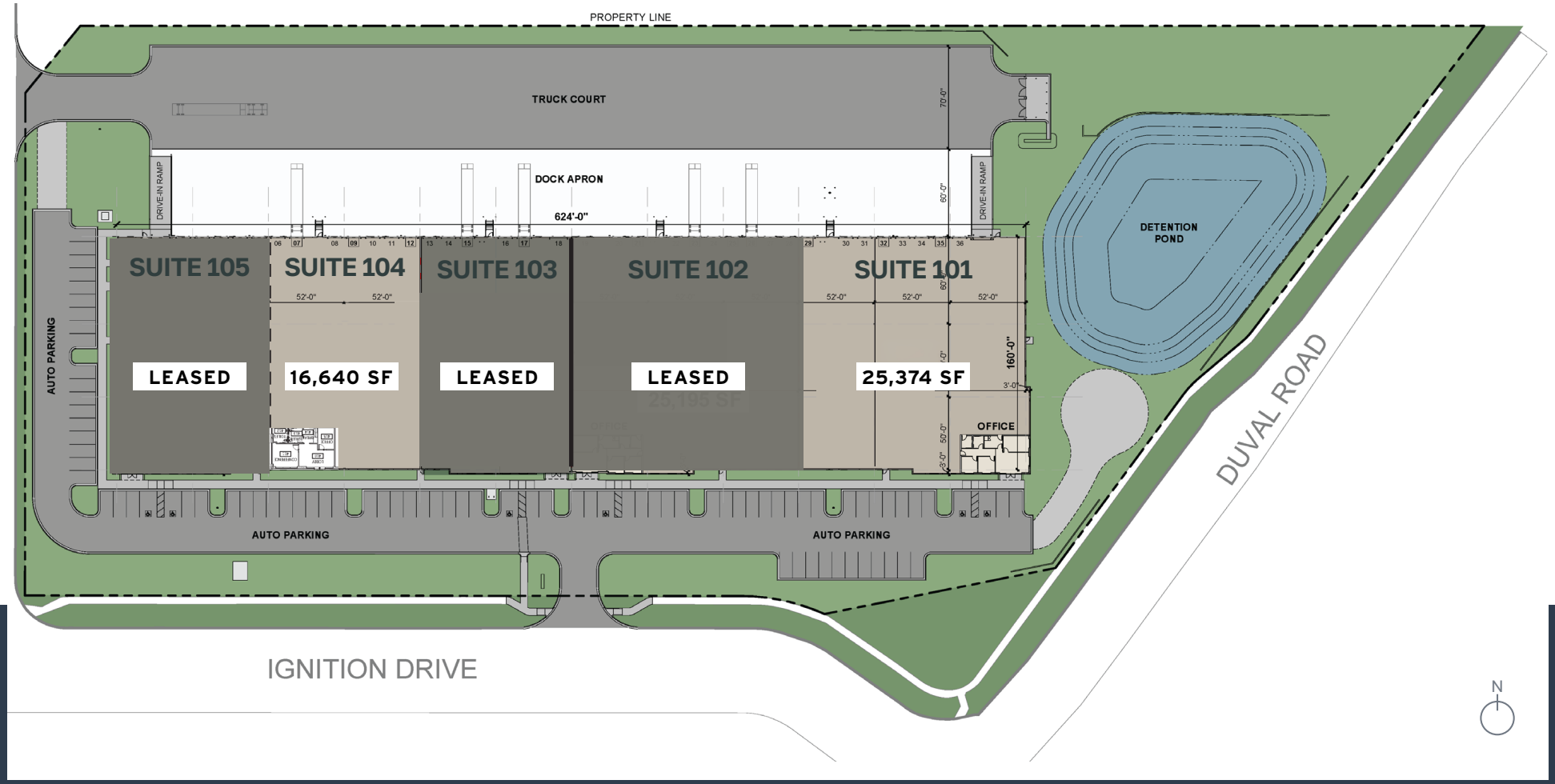
16,640 SF - 25,374 SF AVAILABLE FOR IMMEDIATE OCCUPANCY

2555 Ignition Drive,
Jacksonville, FL 32218

Hazel Street | Faropoint | CBRE

# SITE PLAN

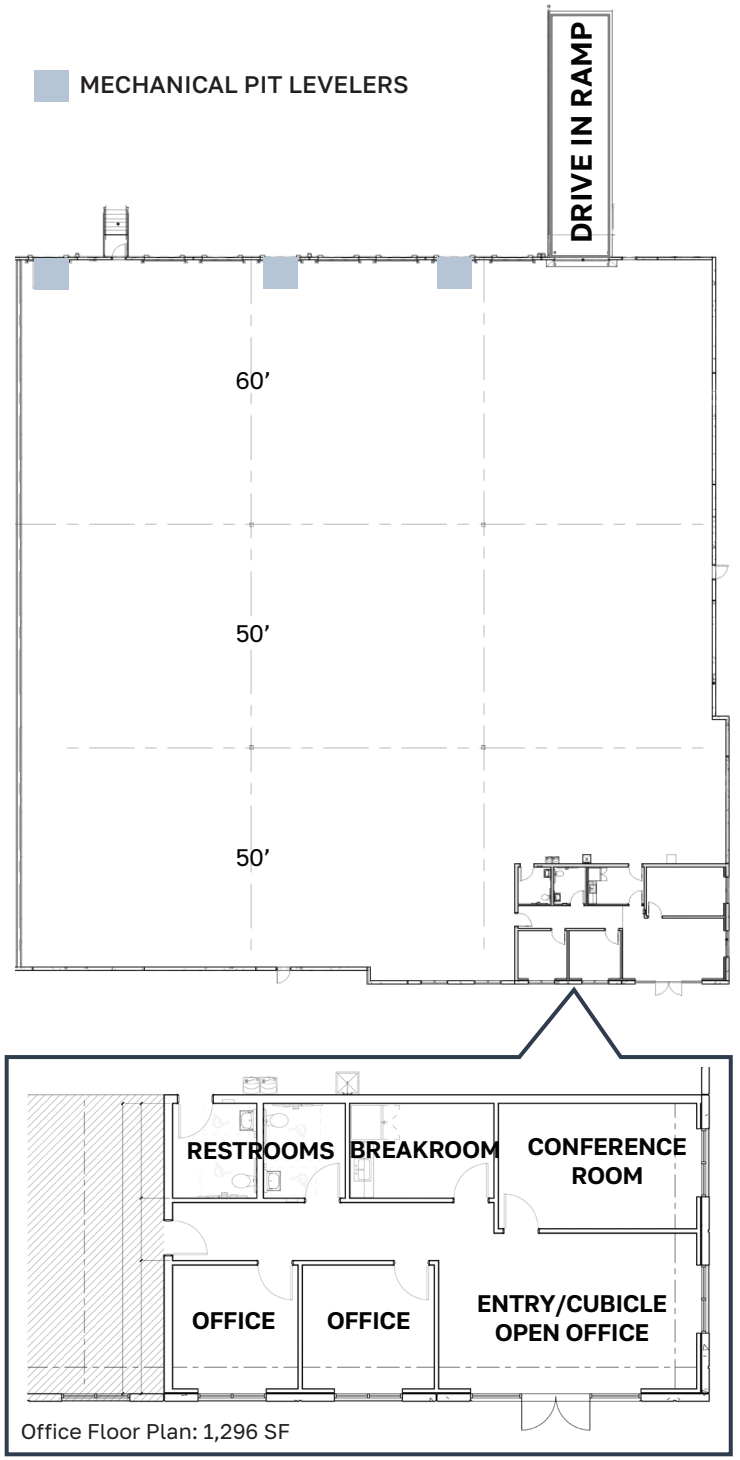
EXPLORE AVAILABLE LAYOUTS



# SUITE 101

CLICK FOR 3D TOUR

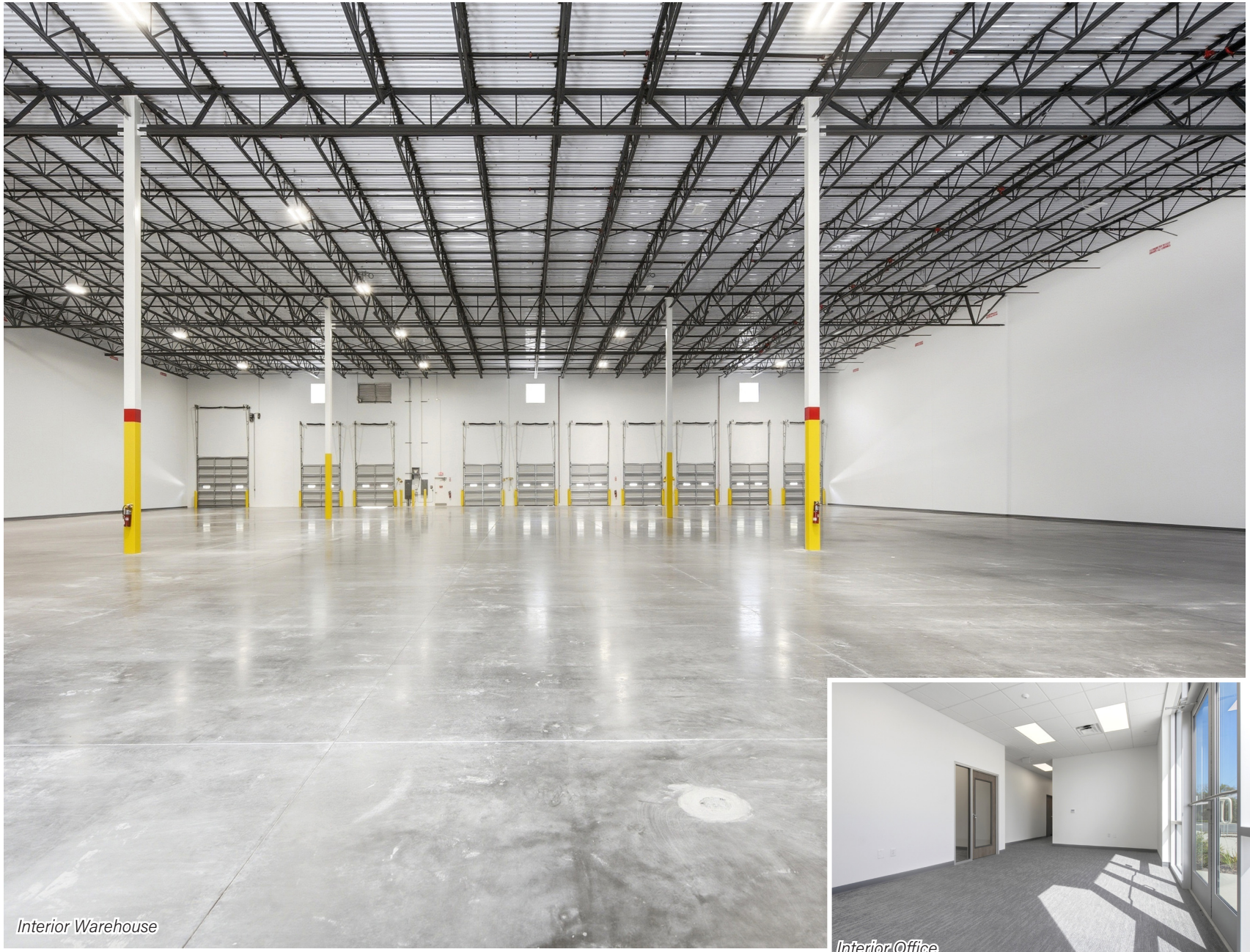
| SUITE 101 - 25,374 SF | |
|---|---|
| SPEC OFFICE: | 1,296 SF (One (1) Conference Room, Two (2) Private Offices, One (1) Breakroom and Two (2) Restrooms |
| LIGHTING: | LED - light fixtures, individual motion detectors, 30 FC measured at 36” above finished door |
| INTERIOR WAREHOUSE WALLS: | Painted White |
| TRUCK COURT: | 130’ |
| LOADING DOCKS: | Eight (8) Dock High Doors (9’x10’) |
| DOCK EQUIPMENT: | Three (3) Dock doors equipped with seal, dock light and duplex outlet |
| MECHANICAL PIT LEVELERS | Three (3) 40,000 LB mechanical pit levelers |
| DRIVE IN DOOR: | One (1) Drive in Door (12’x14’) |
| CLEAR HEIGHT: | 32’ |
| COLUMN SPACING | 52’ (W) x 50’ (D) |
| FIRE SUPPRESSION: | ESFR |



Office Floor Plan: 1,296 SF

# SUITE 101: 25,374 SF | INTERIOR PHOTOS

CLICK FOR 3D TOUR



*Interior Warehouse*



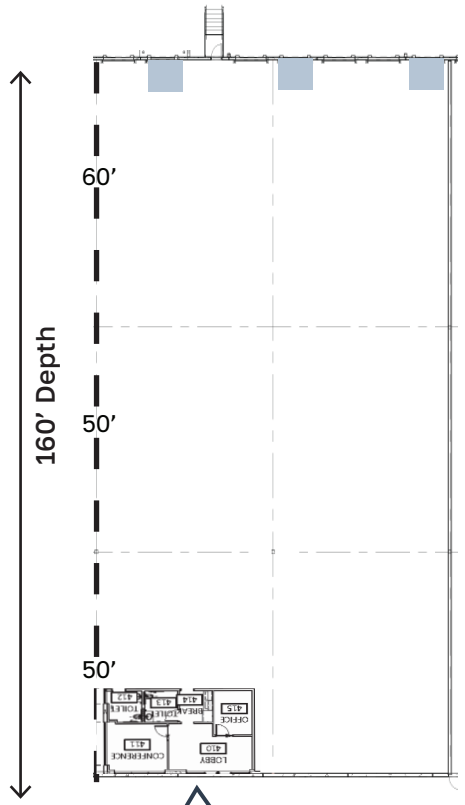
*Interior Office*

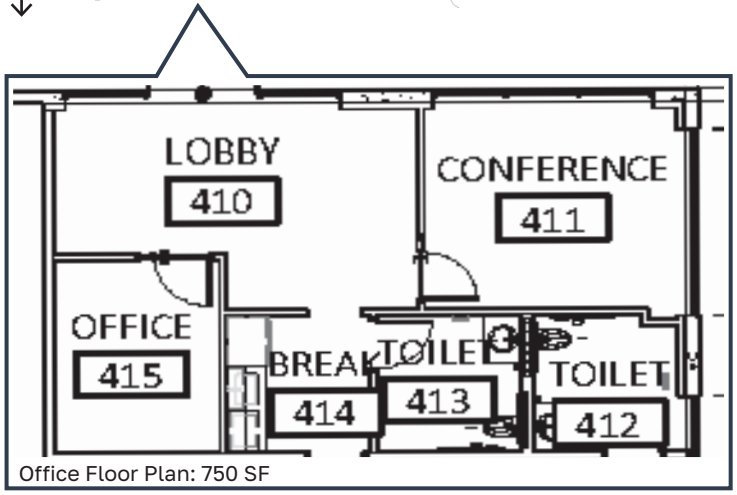
# SUITE 104

CLICK FOR 3D TOUR

| SUITE 104 - 16,640 SF | |
|---|---|
| SPEC OFFICE: | 750 SF (One (1) Conference Room, Two (1) Private Office, One (1) Breakroom, One (1) Lobby and Two (2) Restrooms |
| LIGHTING: | LED - light fixtures, individual motion detectors, 30 FC measured at 36” above finished door |
| INTERIOR WAREHOUSE WALLS: | Painted White |
| TRUCK COURT: | 130’ |
| LOADING DOCKS: | Seven (7) Dock High Doors (9’x10’) |
| DOCK EQUIPMENT: | Each Dock door equipped with seal, dock light and duplex outlet |
| MECHANICAL PIT LEVELERS | Three (3) 40,000 LB mechanical pit levelers |
| DRIVE IN DOOR: | One (1) Drive in Door (12’x14’) |
| CLEAR HEIGHT: | 32’ |
| COLUMN SPACING | 52’ (W) x 50’ (D) |
| FIRE SUPPRESSION: | ESFR |

MECHANICAL PIT LEVELERS

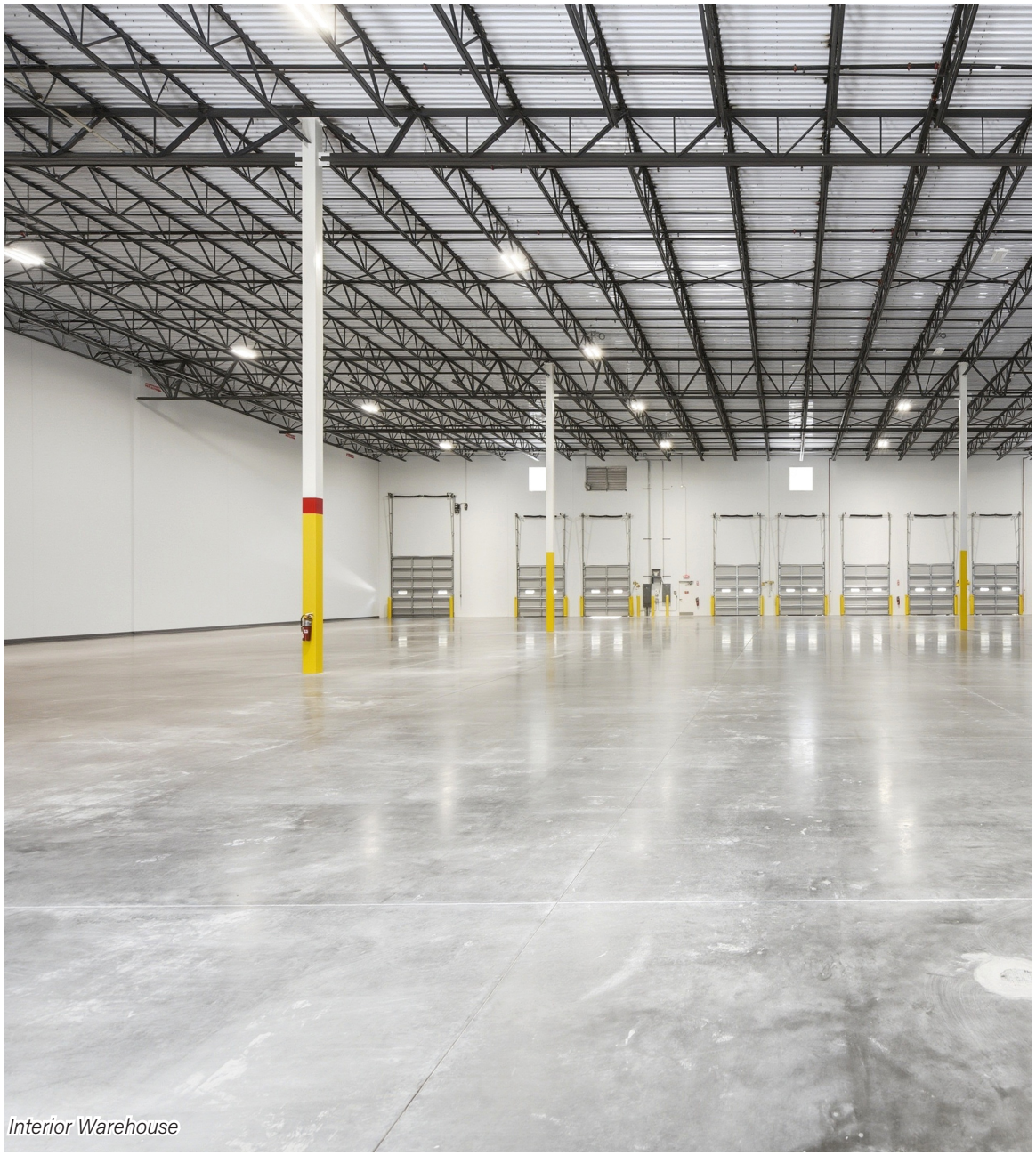



Office Floor Plan: 750 SF

# SUITE 104: 16,640 SF | INTERIOR PHOTOS

CLICK FOR 3D TOUR



Interior Warehouse



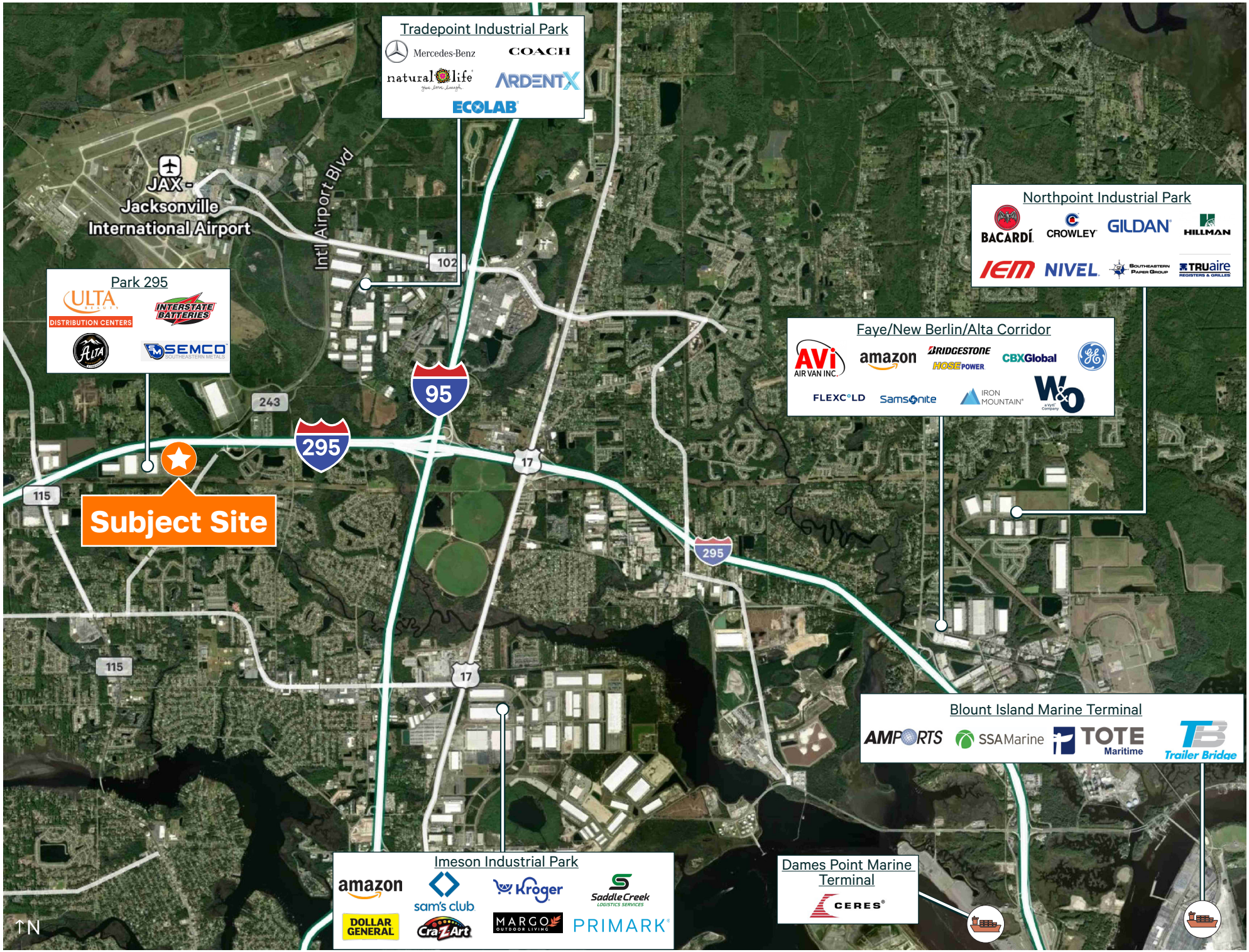
Lobby



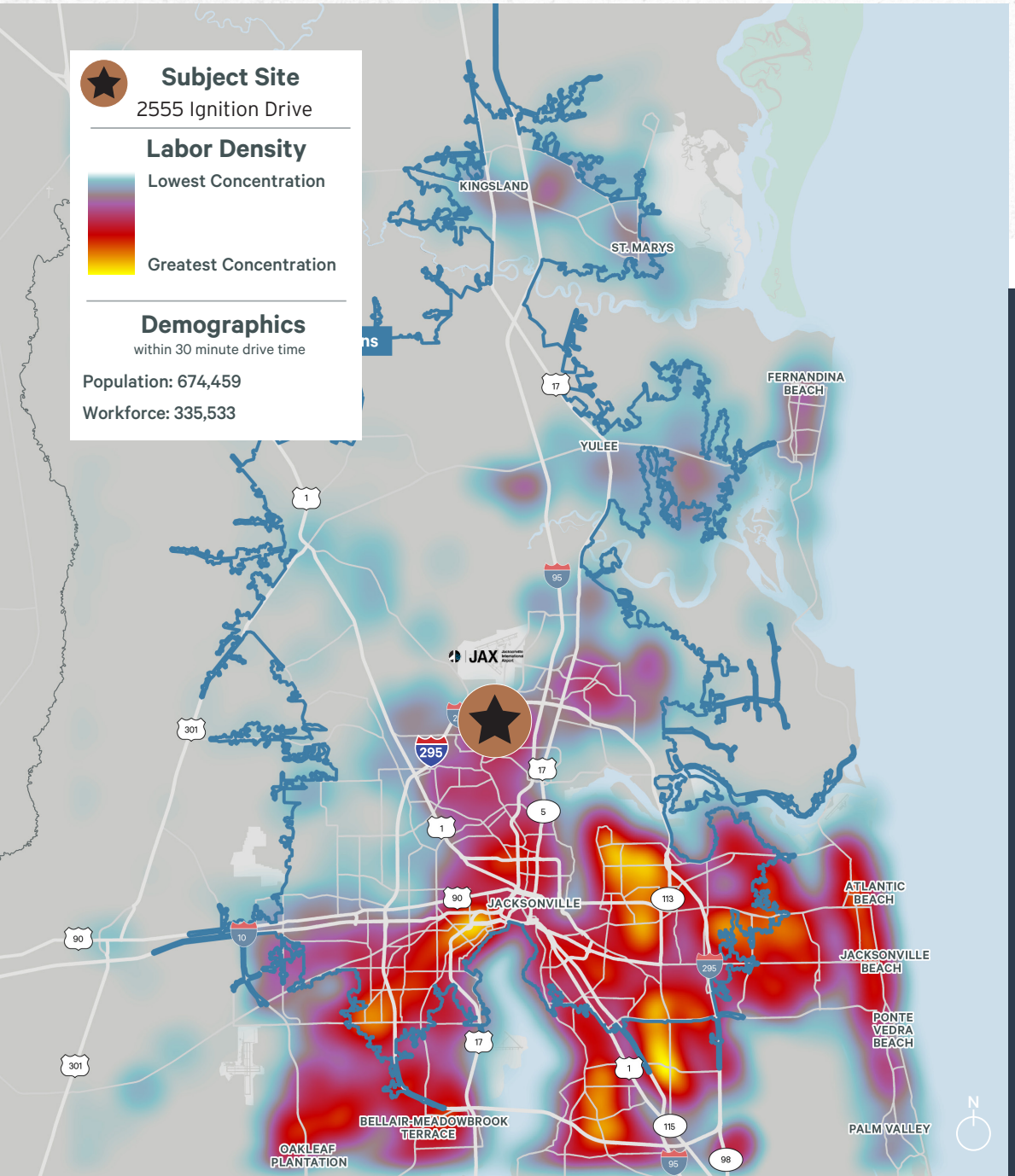
Breakroom



Private Office


Tradepoint Industrial Park
Mercedes-Benz
COACH
natural life
ARDENTX
ECOLAB
JAX - Jacksonville International Airport
Int'l Airport Blvd
102
Park 295
ULTA BEAUTY
DISTRIBUTION CENTERS
INTERSTATE BATTERIES
SEMCO
243
95
295
17
115
Subject Site
Northpoint Industrial Park
BACARDÍ
CROWLEY
GILDAN
HILLMAN
IEM
NIVEL
TRUaire
Faye/New Berlin/Alta Corridor
AVI AIR VAN INC.
amazon
BRIDGESTONE
HOSEPOWER
CBXGlobal
FLEXCOLD
Samsonite
IRON MOUNTAIN
Blount Island Marine Terminal
AMPORTS
SSAMarine
TOTE Maritime
Trailer Bridge
Imeson Industrial Park
amazon
sam's club
Kroger
Saddle Creek LOGISTICS SERVICES
DOLLAR GENERAL
CraZArt
MARGO OUTDOOR LIVING
PRIMARK
Dames Point Marine Terminal
CERES
N

# LOCATION STATISTICS




| Key Metrics (Drive Time) | 10 minutes | 20 minutes | 30 minutes |
|---|---|---|---|
| Population | 82,313 | 477,631 | 1,067,131 |
| Daytime Population | 77,877 | 543,793 | 1,150,847 |
| Labor Force (Transportation, Production, Material Moving) | 5,168 | 29,895 | 70,035 |
| Bachelor's Degree or Higher | 13,079 | 84,944 | 249,221 |
| Businesses | 2,715 | 20,391 | 44,160 |
| Avg Household Income | $80,040 | $81,855 | $96,760 |

## FOREIGN TRADE ZONE (FTZ) NO. 64 BENEFITS & STATS

+ Duty Deferral, Reduction, or Elimination - Businesses operating within FTZ No. 64 can defer, reduce, or even eliminate customs duties, including:
  - Duty deferral while goods remain stored in the FTZ
  - Duty exemption for re-exported goods
+ Streamlined Customs Efficiencies - Goods moved into FTZ No. 64 are treated as outside U.S. Customs jurisdiction, enabling:
  - Direct delivery from port to facility
  - Faster, simplified customs clearance
+ Large, High-Capacity Service Area - FTZ No. 64 is Florida's largest FTZ, offering:
  - 5,000+ square miles of zone coverage
  - 156 million sq. ft. of nearby warehouse/distribution space
+ Fast Site Activation for Industrial Properties - Industrial facilities within the FTZ service area can activate quickly:
  - ≤ 30 days for storage/distribution sites
  - ≤ 120 days for manufacturing, kitting, or assembly
+ Proven Economic Impact & Workforce Strength - FTZ No. 64 is a major regional economic engine, including:
  - 1,500+ U.S. workers employed by FTZ No. 64 operators
  - 9 participating counties and 8 active FTZ operations

*Sources: CBRE Research; JaxPort*



# Park 295 Landing

2555 Ignition Drive, Jacksonville, FL 32218

For more information, please contact Kyle Fisher by email or phone:
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Associate

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Hazel Street | Faropoint | CBRE


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