



FOR LEASE
10760 YEAGER ROAD

Jacksonville, FL 32218

VIEW MORE AT:
WWW.10760YEAGER.COM

NEW CONSTRUCTION
DELIVERING AUGUST 2022

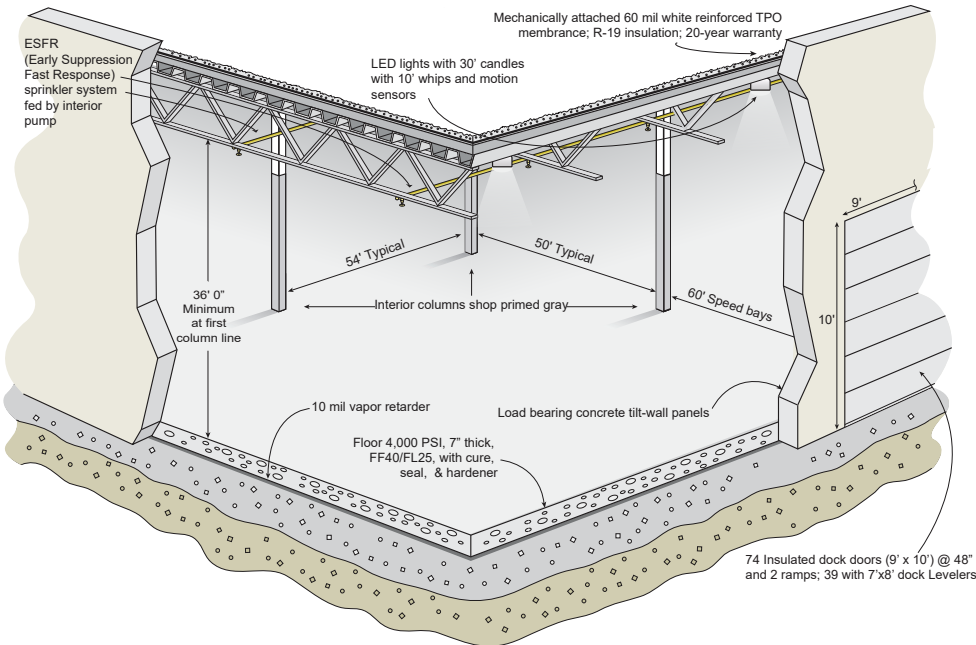


**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES

10760 Yeager Road is a premier state-of-the-art, Class A warehouse in Imeson Industrial Park. It is located directly in the middle of Jacksonville's ports, highways and international airport.

CONSTRUCTION PROCESS



BUILDING CUTOUT

Building Size:	408,240 SF
Office Area:	3,830 SF
Site Area:	23.8 Acres
Clear Height:	36' to structure at first column line
Docks:	74 (9' x 10') / 39 with levelers
Drive-ins:	2 (14' x 14')
Auto Parking:	212 (Expandable to 425)
Trailer Parking:	95
Year Built:	2022
Columns:	54' x 50' (54' x 60' along truck doors)
Building Dimensions:	1,134' x 360'
Truck Court:	185'
Sprinkler:	ESFR
Zoning:	IL (Industrial Light)
Construction:	Tilt-up concrete walls
Electric:	2,000 amp-277/480v at each end of the building
Roof:	60 mil TPO roof membrane with 20 years NDL warranty. R-19 Insulation
Floor:	4,000 PSI, 7" thick, FF40/FL25, with cure, seal, hardener.
Lighting	LED lighting in warehouse & office
Utilities:	JEA water, sewer & electric; Teco natural gas available



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DRIVE TIMES

133 **150** **356** **353**

MILES TO SAVANNAH

MILES TO ORLANDO

MILES TO ATLANTA

MILES TO MIAMI

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