PARK 295 LANDING FOR LEASE

2555 Ignition Drive, Jacksonville, FL | 32218

- **±101,138 SF Class A Building**
- **Flexible suites starting at 25,000 SF with existing office**
- **Located at the entrance to Jacksonville International Airport**
- **Excellent access to I-295, I-95, and I-10**
- **Pre-leasing now**
- **Estimated completion Q3-2025**

Park 295 Industrial Park is a Class “A” business park located on I-295 just minutes west of the I-295 and I-95 junction makes this a highly accessible and premier warehouse, distribution and manufacturing location in the Jacksonville, FL market.

LOCAL MARKET EXPERTS

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PROPERTY OVERVIEW

2555 Ignition Drive, Jacksonville, FL | 32218

±101,138 SF Build-To-Suit

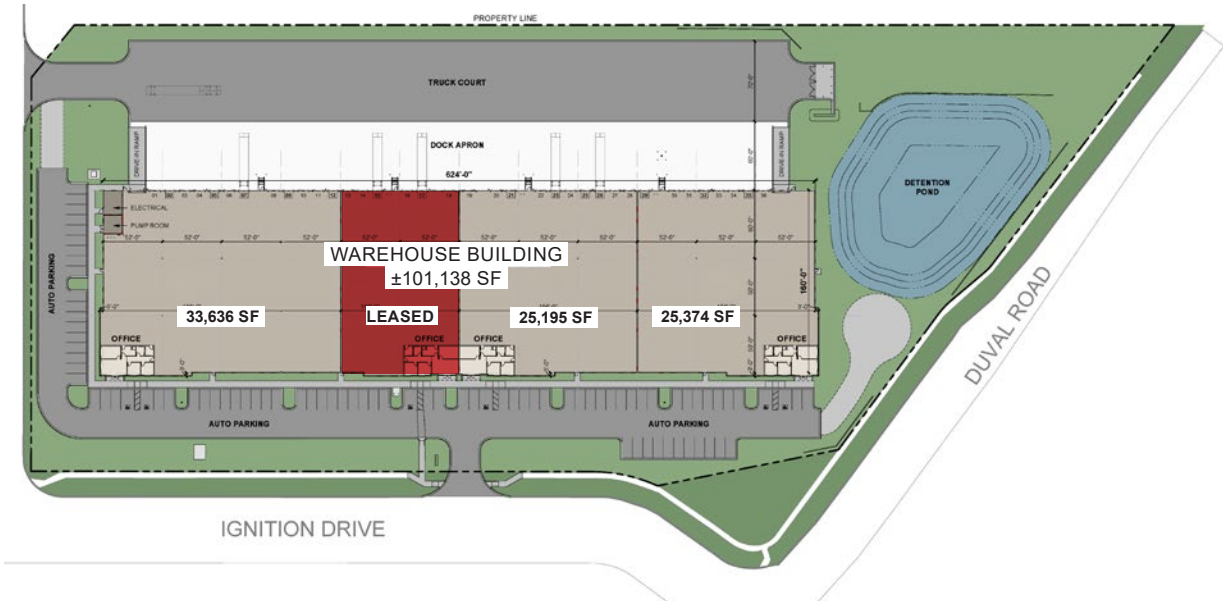
Easy Access To I-295 And I-95

First Class, master planned business park

Zoned PUD - LI (Light Industrial)

PARK 295 Landing | Area Amenities

- First Class, master planned business park
- Various State and City of Jacksonville incentives available
- Low Jacksonville city and county taxes
- Excellent frontage visibility along I-295 with traffic counts exceeding 55,000 vehicles per day
- Jacksonville provides an excellent source of labor that complements a pro-business environment; superb workforce demographics
- Key transportation and logistics hub with strong intermodal connectivity
- Pro-Growth local government



Total Building Size:	±101,138 SF
Office Size:	±1,296 SF
Building Dimensions:	160' x 624'
Building Configuration:	Single Load
Column Bay Spacing:	52' x 50'
Dock Speed Bay:	52' x 60'
Docks:	Up to 36
Ceiling Clear Height:	32'
Truck Court:	130'
Fire Protection:	ESFR
Car Parking:	83 spaces
Exterior Lighting:	LED wall packs and LED sconce lights at entrance doors
Warehouse Lighting:	LED - light fixtures, individual motion detectors, 30 FC measured at 36" above finished door.
Exterior Structure:	Site cast, tilt-up concrete panels
Warehouse Finishes:	Interior walls and demising walls painted white
Zoning:	PUD - LI (Light Industrial)
Dock Equipment /every 3rd door:	40,000 LB mechanical dock levelers & dock seals, dock light and duplex outlet
Ventilation:	Fan mounted in roof with a louver in the dock wall
Electrical:	400 amp / 480v 3-phase per suite (expandable)

THE IDEAL LOCATION

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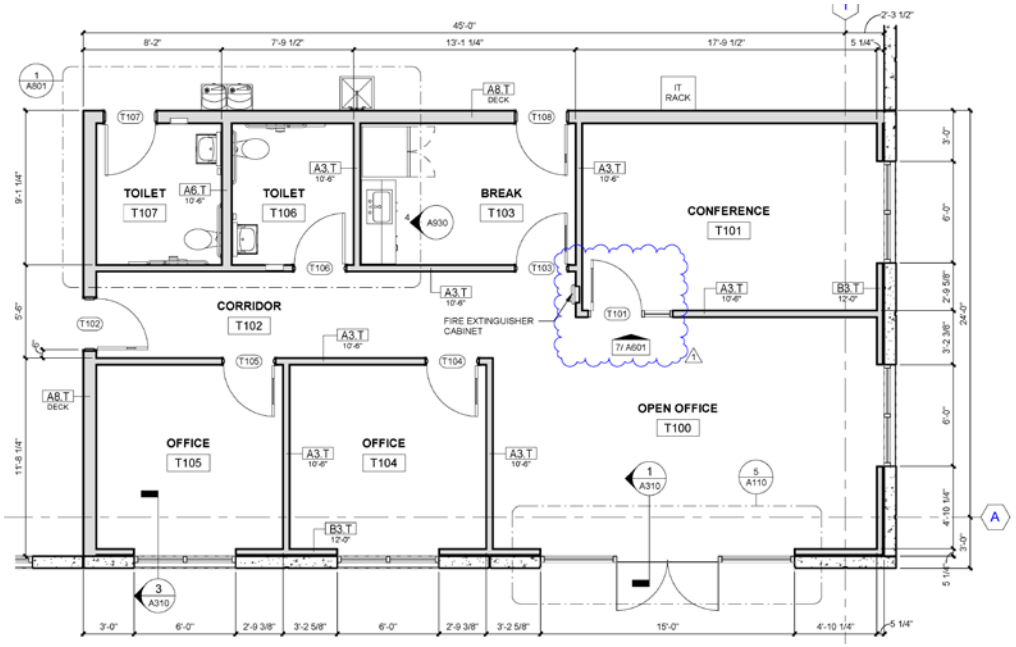
OFFICE FLOOR PLAN



PARK 295 LANDING
THE IDEAL LOCATION

DISTANCE TO JIA AIRPORT
3 miles

DISTANCE TO CSX INTERMODAL FACILITY
NORFOLK SOUTHERN FACILITY
10 Miles

DISTANCE TO FLORIDA EAST COAST RAIL
24 Miles

DISTANCE TO JAXPORT
10 miles to Blount Island
11 miles to Talleyrand and Dames Point

DISTANCE TO CERES TERMINALS | DAMES POINT
9 Miles

THE IDEAL LOCATION

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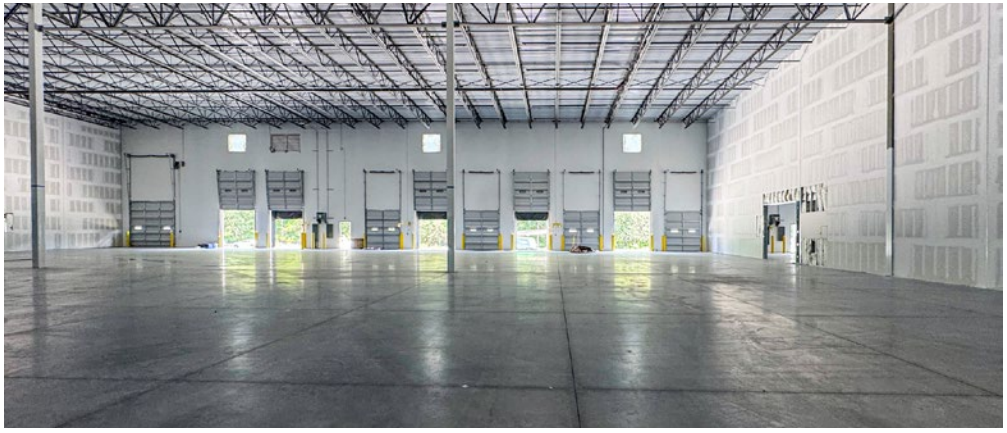
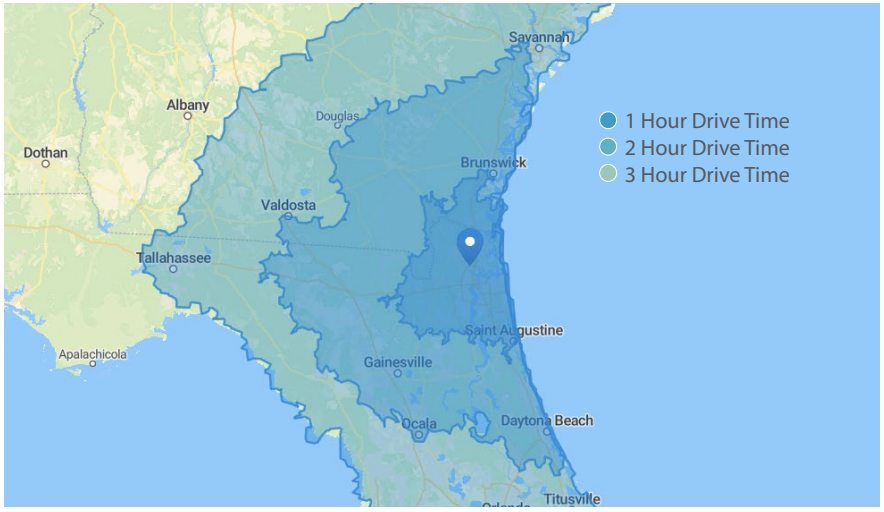


	Time	Miles
Interstate 295	2 min	0.9
Interstate 95	4 min	2.6
Interstate 10	14 min	12.8
CSX Intermodal Facility	14 min	10.8
Norfolk Southern Intermodal	15 min	10.6
FEC Intermodal Facility	24 min	19.6
Jacksonville Int'l Airport	7 min	3.8
JAXPORT | Talleyrand	16 min	11.6
JAXPORT | Dames Point	17 min	11
JAXPORT | Blount Island	15 min	10.9
Port of Savannah	2.04 hr	134
Port of Charleston	3.52 hr	232
Port of Tampa	3.24 hr	207



LOCAL AREA

2555 Ignition Drive, Jacksonville, FL | 32218

- ✓ *Premier Jacksonville industrial location for regional and local distribution*
- ✓ *Strategically located with easy access to Interstates 95 & 295*

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