

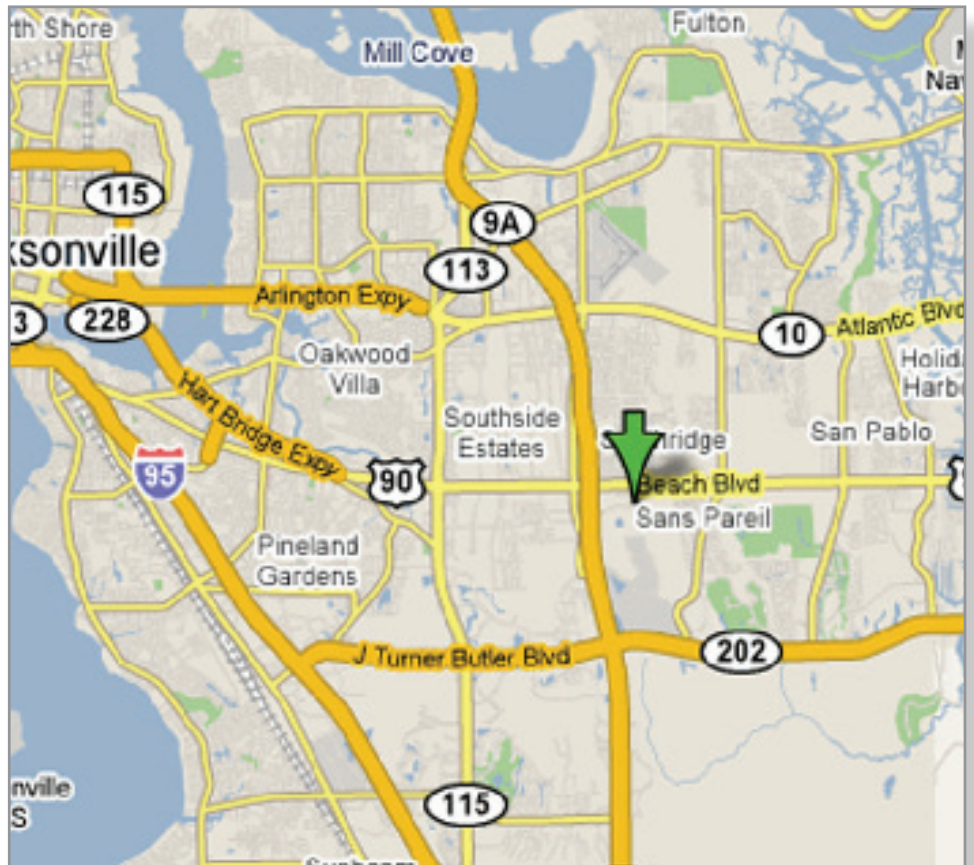
11820 Central Parkway

11820 Central Parkway Jacksonville, FL 32224

| | |
|------------------------|------------|
| Use | Warehouse |
| Building Area | 67,200 SF |
| Land Area | 5.10 Acres |
| Parking Spaces | 77 |
| Truck Docks and Pads | 4 |
| Distance from SR 9A | .5 mi. |



Built in 1981 by Maidenform, this tilt-up concrete warehouse is located at Beach Boulevard at St. Johns Bluff, near the Jacksonville beaches. Other park users include Pilot Pen, Simple Signman, North Florida Sales Inc., the local Anheuser-Busch distributor, Venus Swimwear, Nordskog, B.E. Aerospace. Land for expansion.



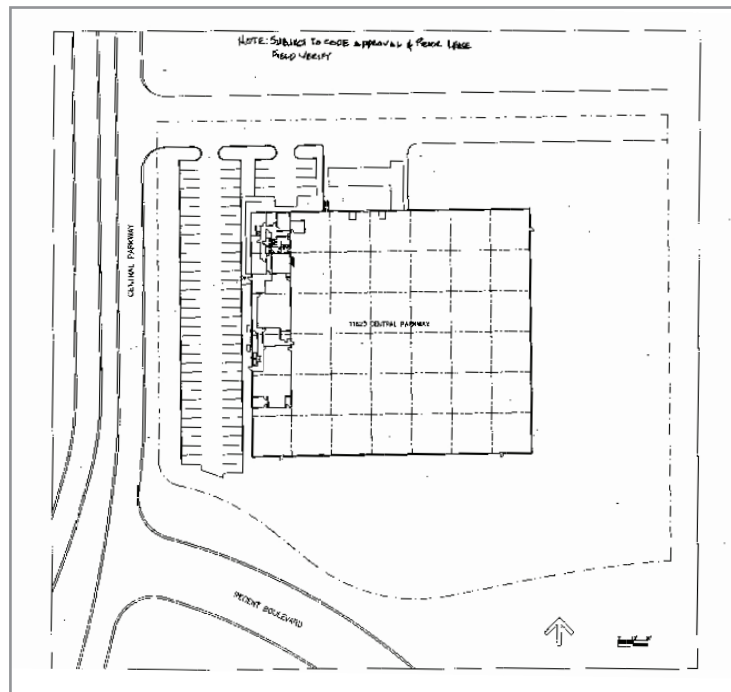
11820 Central Parkway



Property Info

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|----------------------|--|
| Year Built | 1981 |
| Year Acquired | 1997 |
| Parking Spaces | 77 |
| Truck Docks and pads | 4 |
| Clear Height | 23 ft. |
| Bay Spacing | 40 x40 |
| Office Area | 7,700± SF |
| Sprinklers | Yes |
| Water pressure | 90 psi |
| Zoning | IBP-2 |
| Electric Service | 480V 3-phase |
| Phone/Data/T-1 | All available |
| HVAC overview | Office Areas: Electric heat pumps (27.5 ton total capacity) are used to provide heating and A/C to the office areas, warehouse office and warehouse toilet rooms. The warehouse area has electric heaters and through wall cross ventilation fans and vents. |

Floor Plan



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