

PROPERTY OVERVIEW

MAGNOLIA PARK

5220 SHAD ROAD, BLDGS 200, 400 & 600
JACKSONVILLE, FL 32257



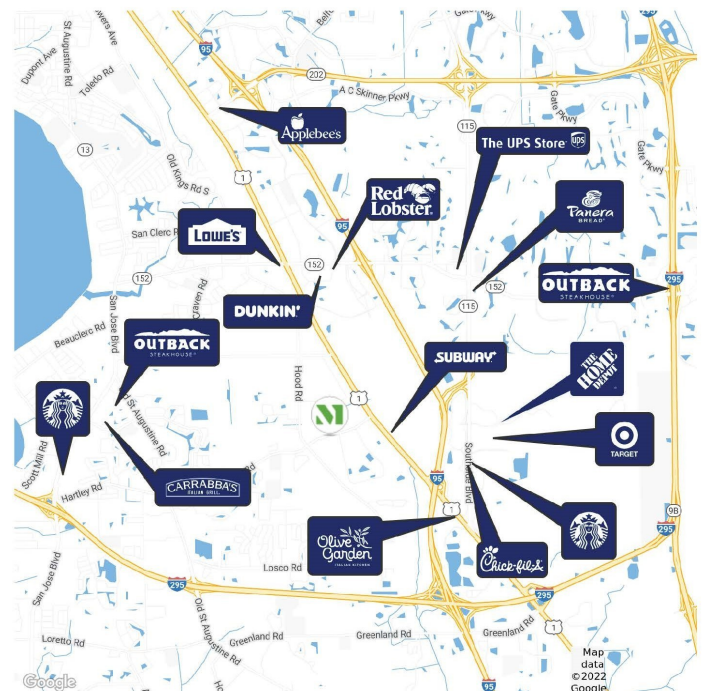
Building Information

- Three flex/light industrial buildings totaling 80,863 square feet
- Shallow-bay warehouse spaces with dock and drive-in loading positions
- Direct access to Phillips Highway (US-1) and minutes away from the major transportation and logistical thoroughfares of I-95 and I-295
- Located within the Mandarin submarket, Jacksonville's largest suburban employment hub
- Two grade-level facilities and one dock-high warehouse to accommodate a variety of customer types
- 16' and 24' clear heights
- Free parking
- Situated within the dynamic southside Jacksonville market
- Surrounded by a variety of retail amenities, including The Avenues regional shopping mall and St. Johns Town Center
- Centrally located within the Butler Corridor, one of Jacksonville's best performing industrial submarkets



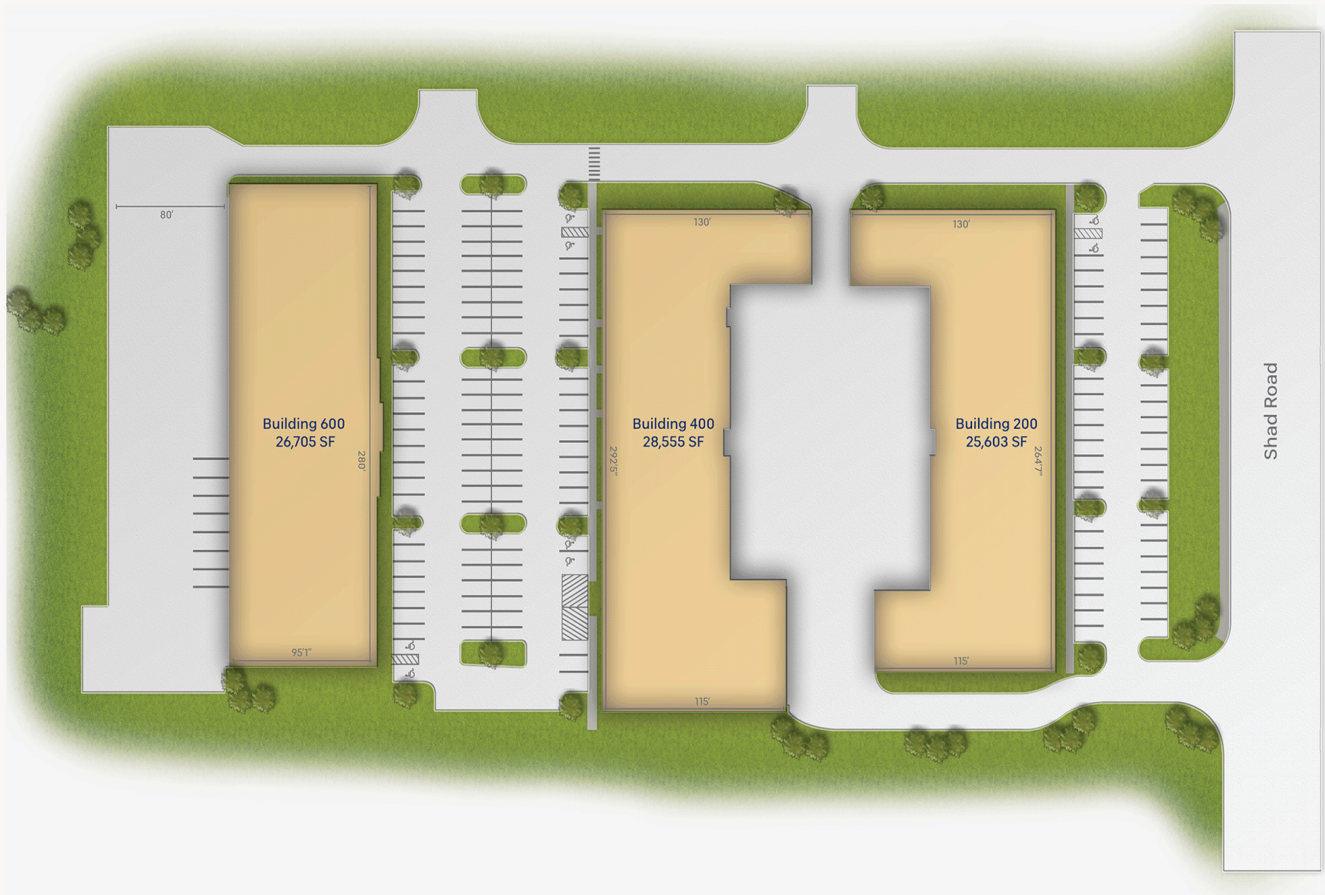
Surrounding Amenities

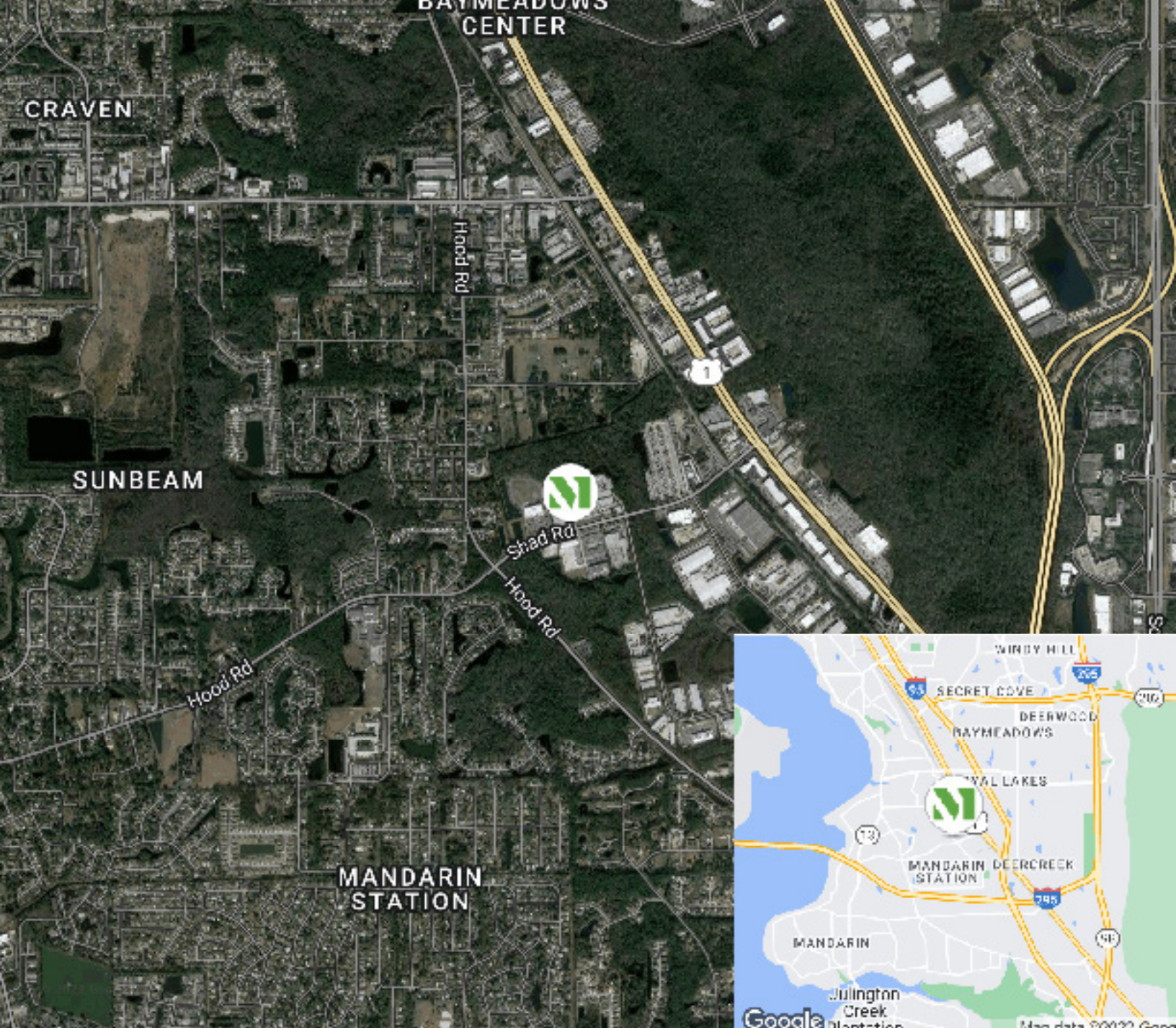
- Arby's
- Carrabba's Italian Grill
- Chick-fil-A
- Dunkin' Donuts
- Lowe's Home Improvement
- Office Depot
- Outback Steakhouse
- Panera Bread
- Subway
- The Avenues, regional shopping mall
- The UPS Store
- Walmart Supercenter
- And more!



Site Plan

Magnolia Park, Building 200	Flex/Light Industrial	25,603 SF	16' Clear Height
Magnolia Park, Building 400	Flex/Light Industrial	28,555 SF	16' Clear Height
Magnolia Park, Building 600	Flex/Light Industrial	26,705 SF	24' Clear Height





CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with over 19 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in Maryland, Virginia, North Carolina and Florida. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

For additional information or to schedule a tour, contact:



Pat Franklin
Merritt Properties
904.515.2030

pfranklin@merrittproperties.com

Remy Merritt
Merritt Properties
904.515.2030

remym@merrittproperties.com



Luke Pope
JLL

904.356.4550
luke.pope@am.jll.com

Ross Crabtree
JLL

904.599.3915
ross.crabtree@am.jll.com

Merritt-Magnolia.com