

PROPERTY OVERVIEW

# MAGNOLIA PARK

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





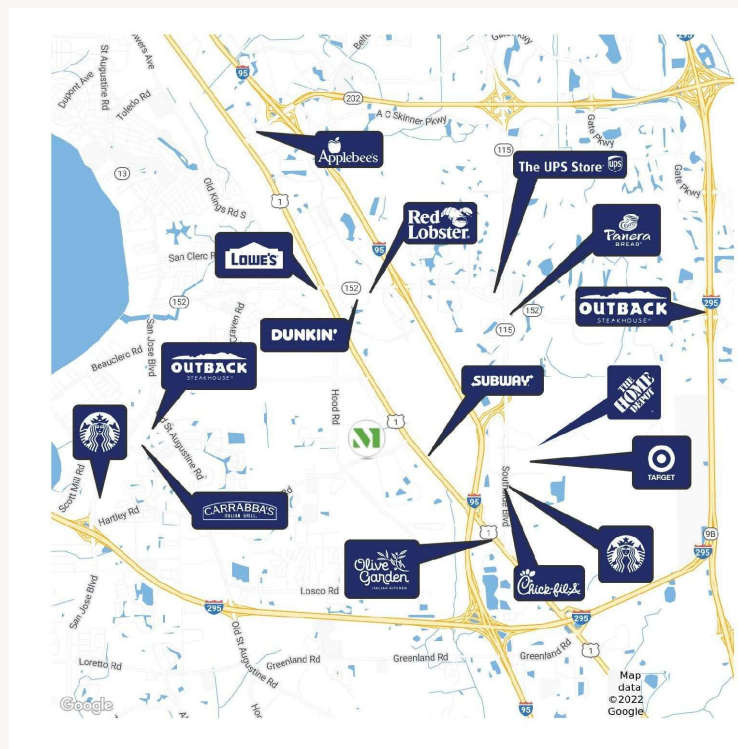
## Building Information

- 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



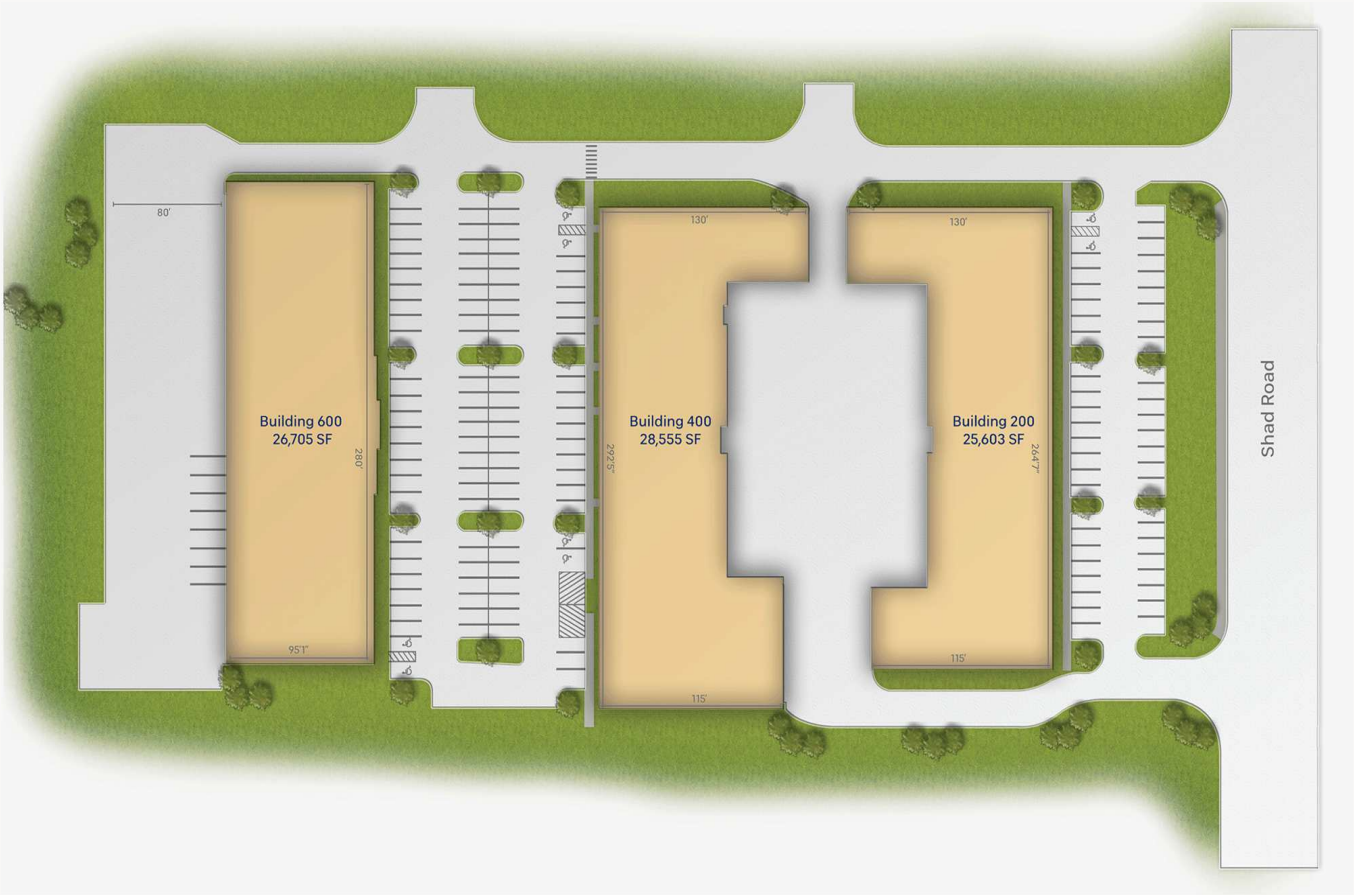
## Surrounding Amenities

- 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!

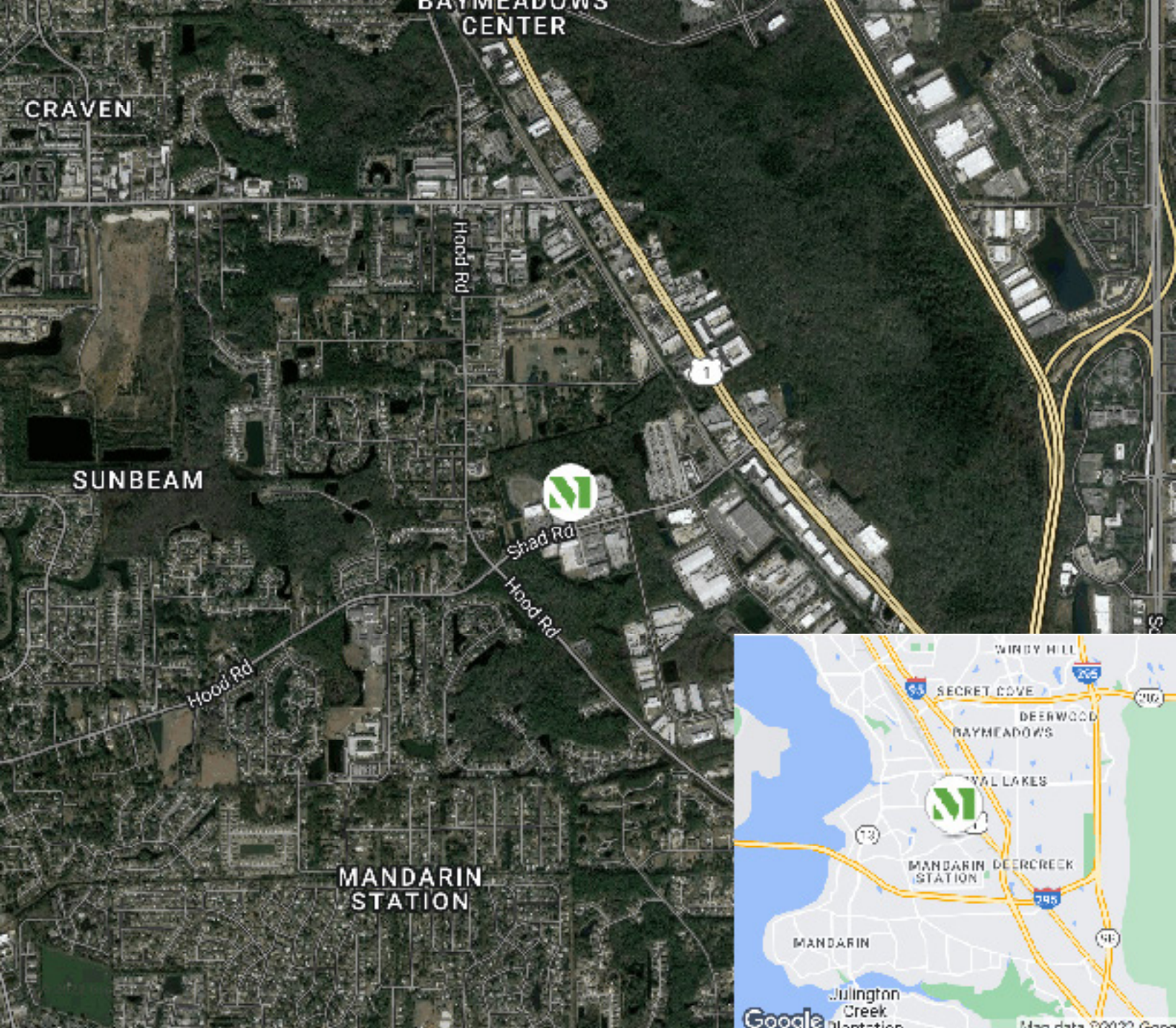


# Site Plan

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:



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