



ARES  
INDUSTRIAL  
MANAGEMENT



COMMONWEALTH  
LOGISTICS CENTER

7489 COMMONWEALTH AVE | 1700 IMESON RD, JACKSONVILLE, FL 32220

FOR LEASE | 50,000 - 394,128 SF | Two New Class A Industrial Warehouses



TYLER NEWMAN  
JACOB HORSLEY

121 W Forsyth St, Ste. 900  
Jacksonville, FL 32202  
904-731-9500

OWNED BY



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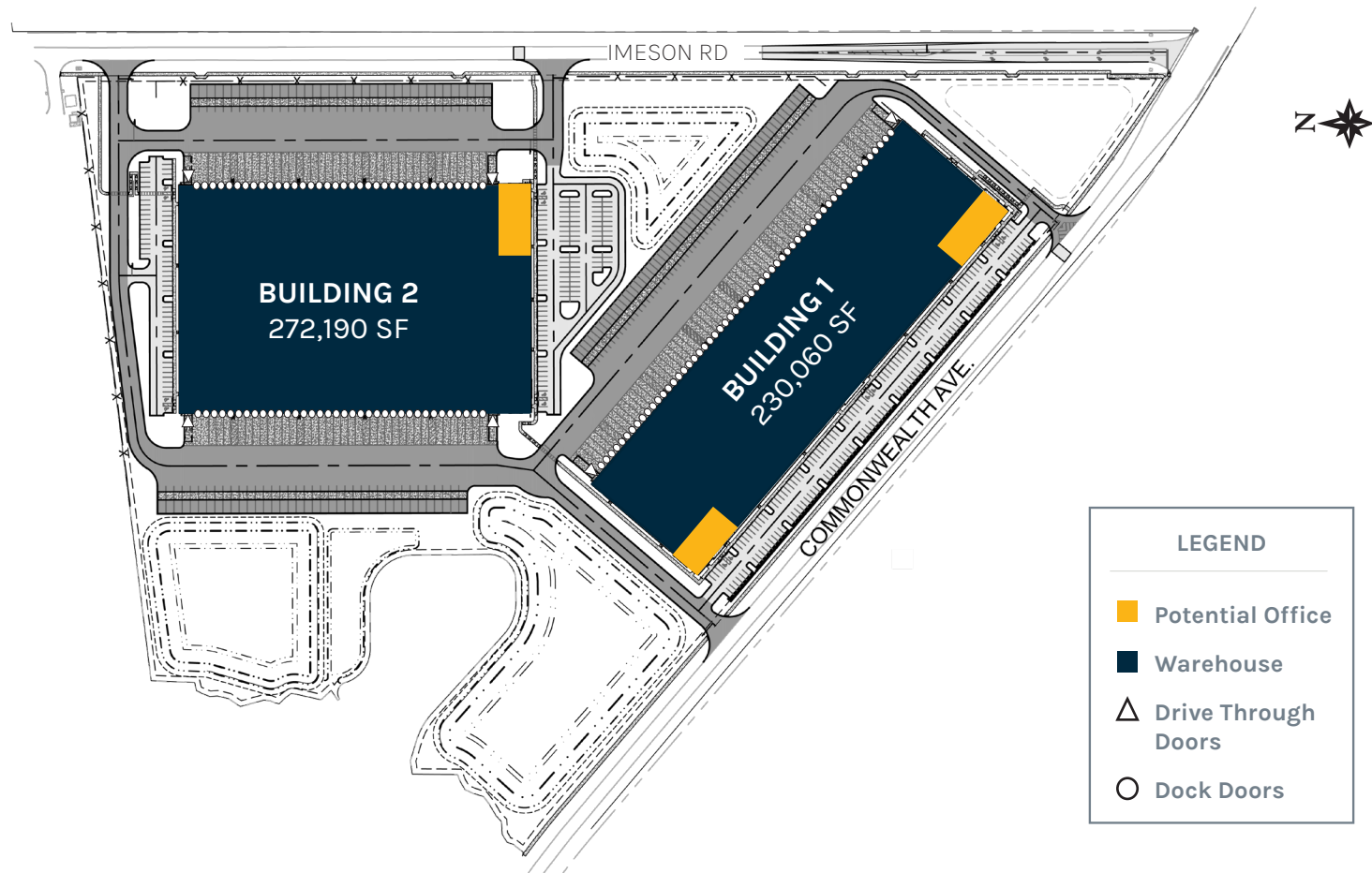
DEVELOPED BY



FOR MORE INFORMATION:  
[WWW.COMMONWEALTHLC.COM](http://WWW.COMMONWEALTHLC.COM)

# Property FEATURES

- Two New Construction Warehouses
- NOW AVAILABLE
- 135 Trailer and 333 Auto Parking
- Rear and Cross Dock Loading
- 39.32 Acres
- 185' Truck Courts
- ESRF Fire Suppression
- 2,500 Amp, 480 Volt, 3-Phase Power
- IBP Zoning
- Utilities Provided by JEA

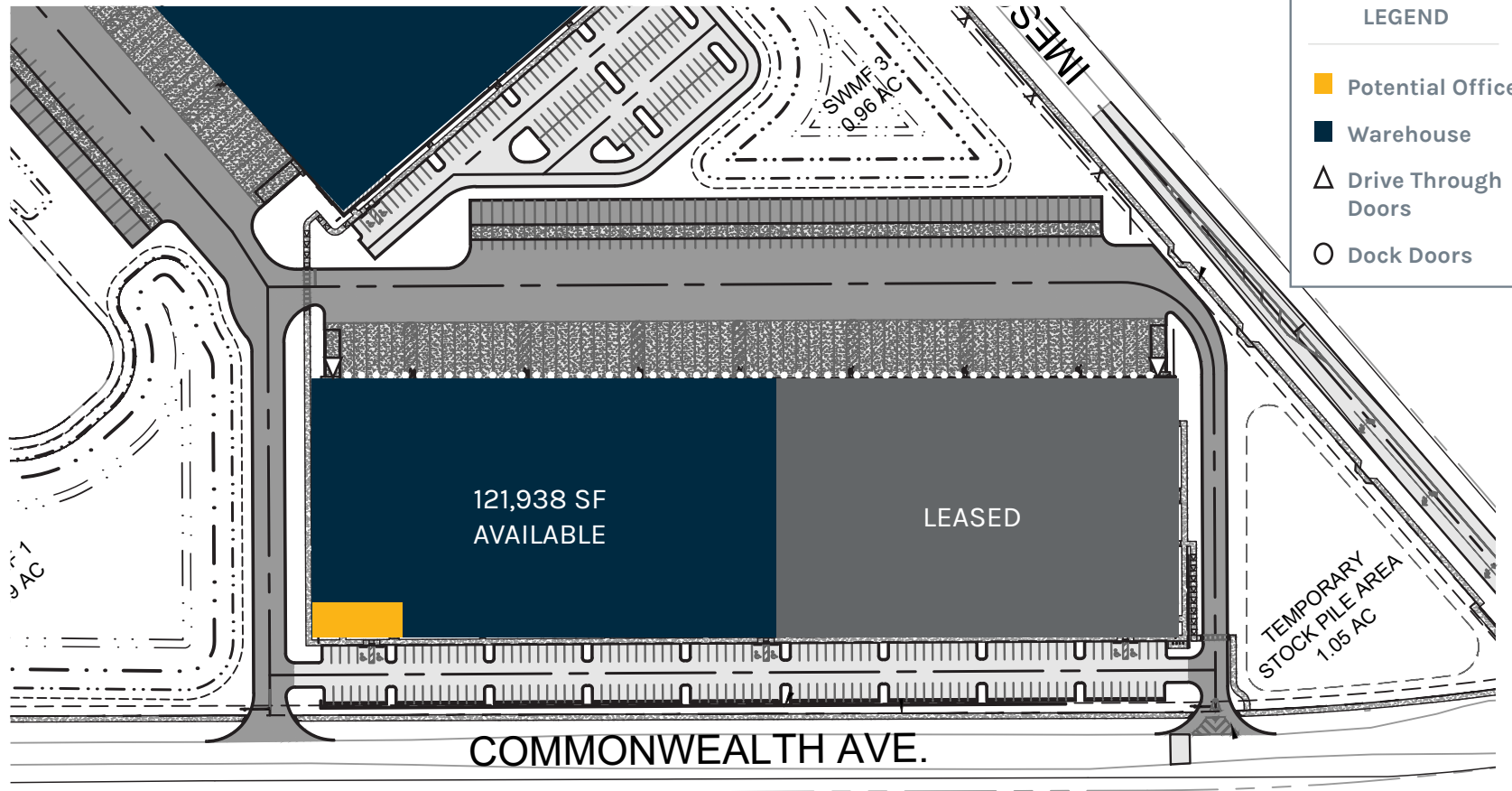


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# 7489 Commonwealth

- 121,938 SF Available
- Building Dimensions 884' x 260'
- Typical bay: 50' x 52'
- Speed bay: 60' x 52'
- 32' Clear Height

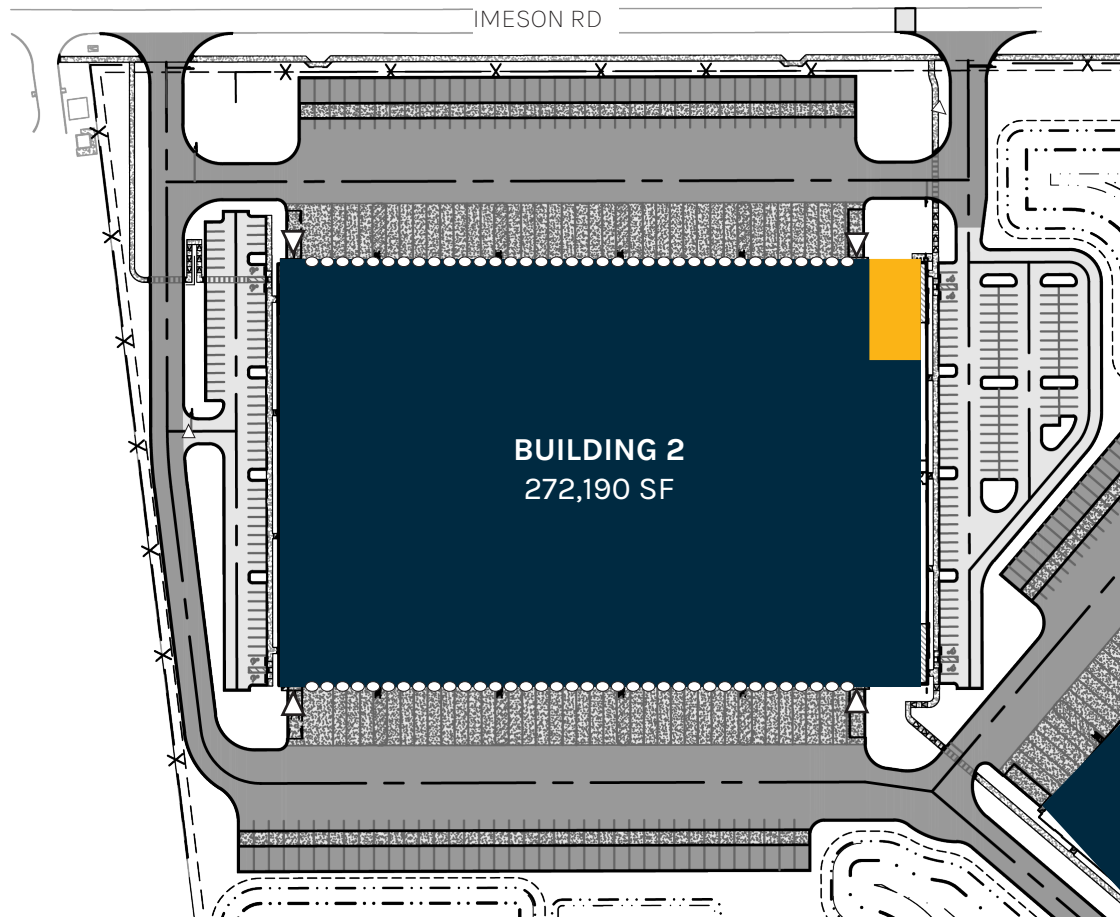
- Office to Suit
- 30 (9' x10') Docks
- 1 (12'x14') Drive-in Door
- 170 Auto Parking
- 59 Trailer Parking





# 1700 IMESON

- 272,190 SF Available
- Building Dimensions 648' x 420'
- Typical bay: 50' x 54'
- Speed bay: 60' x 54'
- 36' Clear Height
- Office to Suit
- 68 (9' x10') Docks
- 4 (12'x14') Drive-in Doors
- 163 Auto Parking
- 76 Trailer Parking



**LEGEND**

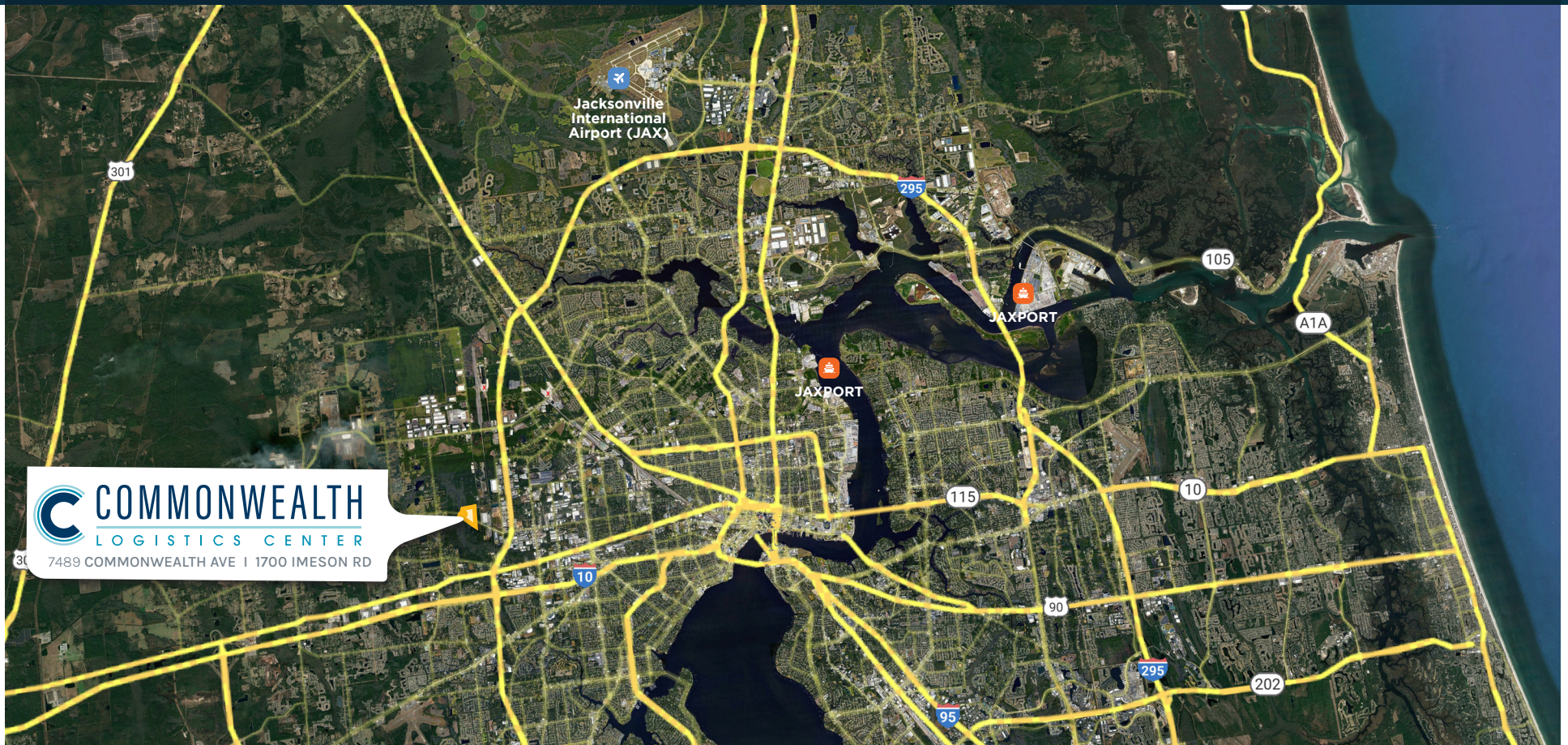
- Potential Office
- Warehouse
- △ Drive Through Doors
- Dock Doors



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# Location HIGHLIGHTS

- Situated in the Westside Industrial Submarket
- Minutes to I-295, I-10, and I-95
- Within Close Proximity to JAXPORT and JIA.
- Multiple Points of Ingress and Egress
- Ability to Reach Over 54 Million Consumers in an 8 Hour Drive Time



**COMMONWEALTH**  
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## ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit [www.aresmgmt.com](http://www.aresmgmt.com).



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