



70-ACRE MARITIME PROPERTY FOR LEASE

at the Jacksonville Port Authority's Dames Point Marine Terminal

Jacksonville, Florida (USA)

PROPERTY OVERVIEW

The Jacksonville Port Authority (JAXPORT) in Jacksonville, Florida is soliciting interest from one or more companies with the operational experience, financial capability and business vision to enter into a **LONG-TERM LEASE** agreement with JAXPORT for the development of JAXPORT-owned industrial maritime property in Jacksonville, FL (USA).

JAXPORT seeks one or more tenant-operators for this property **in support of growth of the port's import and/or export cargo volumes**. Total available acreage is approximately 70 acres; proposers must seek to lease a minimum of 35 acres of this property with a strong port-related component.

None of this property is for sale.

The property is located at JAXPORT's Dames Point Marine Terminal, with access to ship berths suitable for container, breakbulk, Roll-On-Roll-Off and similar cargoes. The terminal is located approximately one mile from I-295 and can be rail served by CSX via an adjacent intermodal yard and/or a possible rail spur onto the property. JAXPORT seeks to identify companies for further consideration of their capabilities to develop portions or all of this property for port-related use(s).

Interested parties are asked to submit responses to the attached questions for JAXPORT's review.

PLEASE SUBMIT RESPONSES BY
Monday, March 10, 2025

to

Robert Peek, Chief Commercial Officer

Robert.PEEK@JAXPORT.com

Ph: (904) 357-3047

2831 Talleyrand Avenue, Jacksonville, Florida 32206

JAXPORT OVERVIEW

The Jacksonville Port Authority (JAXPORT) is a full-service international trade seaport located in the Southeastern United States and the global gateway to the State of Florida, the third most populous state in the nation. JAXPORT owns, maintains and markets three cargo terminals, two intermodal rail terminals and one passenger cruise terminal along the St. Johns River.

JAXPORT is a landlord port, leasing these facilities to a network of terminal operators, ocean carriers, vehicle processors and other companies to handle a variety of cargoes, including containerized freight, automobiles, recreational boats and construction equipment, over-sized and specialty cargoes, breakbulk cargoes and dry and liquid bulk. JAXPORT's three marine terminals combine to handle more than 10 million tons of cargo annually, including more than 1.3 million TEUs (containers) – making Jacksonville the largest container handling port in Florida – and 500,000+ vehicles, ranking JAXPORT as one of the top vehicle handling ports in the United States.

All JAXPORT property, including the Dames Point acreage, is available within Foreign Trade Zone #64.

For more information about JAXPORT, visit www.jaxport.com.

POTENTIAL USES

Preferred potential uses for the property available for lease will support JAXPORT's growth of containerized, breakbulk/general and/or Roll On-Roll Off (vehicle) cargo, including but not limited to facilities for container import or export distribution (e.g. import distribution center), cross-docking, consolidation, warehousing; vehicle handling, processing and/or distribution; breakbulk and general cargo throughput; or a related use in support of JAXPORT cargo and revenue growth.

PROPERTY INFORMATION

- The property for lease is entirely owned by JAXPORT.
- The property is not for sale; JAXPORT may issue a long-term lease to one or more users.
- Proposers must seek to lease a minimum of 35 acres with a strong port-related component.
- The entire Dames Point Marine Terminal comprises four ship berths, including two suitable for container vessels, one for dry bulk ships and one currently used primarily for cruise ships but capable of handling multiple cargo types.
- Five Ship-to-Shore container cranes (up to 35-ton, 100 gauge) are available
- Buildings on site available for lease include the following:
 - 14,000-square-foot open warehouse with loading docks and two ramps
 - Two 1,000-square-foot restroom facilities
 - 21,000-square-foot covered canopy covering 10 vehicle lanes
- Property is adjacent to JAXPORT's container Intermodal Rail Yard (ICTF)
- An additional undeveloped 40 acres at the same terminal could be considered for future expansion.
- Respondents may propose new structures, equipment, etc.
- Property use is intended to generate new cargo volumes at JAXPORT.
- A minimum annual revenue guarantee will be required of each lessee.
- See attached maps for property location.

PROCESS

Interested parties are asked to respond to the questions included at the end of this document. Subsequently, JAXPORT may ask any or all proposers to make in-person presentations to provide JAXPORT with expanded information so JAXPORT can better access any proposal.

JAXPORT reserves the right to not select any company through this process.

PLEASE RESPOND WITH THE FOLLOWING INFORMATION

You do not need to confine your responses to the space below.

1. Company Overview

Please describe the proposed lessee, including the following:

- a. Company name
 - b. Corporate address
 - c. Contact name and title
 - d. Contact phone and email
 - e. Corporate website
 - f. Company profile with a focus on services offered
 - g. Additional company information, if any, relative to this leasing opportunity
2. How many of acres at JAXPORT Dames Point Terminal are you interested in leasing? (Minimum 35 acres)
 3. Please briefly describe the lessee's prior experience at any other port(s), including location, size, general physical description and ownership of each facility or project.
 4. What cargo types and/or commodities would you handle on this property; e.g. containerized cargoes, Roll-On-Roll-Off; breakbulk; etc.?
 - a. What are approximate annual projections (volume, unit, tonnage, etc.) for each cargo type?
 5. Describe the lessee's initial plans for this site, including an overview of what facilities or infrastructure might be constructed to support this use.
 6. Describe any intermodal/railroad needs or use that you anticipate as part of your plans for this site. If none, please state.
 7. For this opportunity, is it the lessee's intent for JAXPORT to fund all required infrastructure and construction of a facility at the site; or for the lessee to finance the project development in full in return for adjusted lease rates; or for a joint public-private funding model?
 8. You may submit any additional information in support of your proposal.

SUBMISSION OF RESPONSE

Please respond via email

By Monday, March 10, 2025 to the following:

Robert Peek

Chief Commercial Officer

Email: robert.peek@jaxport.com

Ph: (904) 357-3047

SEE ADDITIONAL INFORMATION AND MAPS BELOW

70 ACRE PROPERTY FOR LEASE IN JACKSONVILLE, FLORIDA

AT THE JACKSONVILLE PORT AUTHORITY

HECKSCHER DRIVE AND NEW BERLIN ROAD
JACKSONVILLE, FL 32226
70 acres / 28.3 hectares for lease

PROPERTY HIGHLIGHTS

LISTING TYPE	Property for long-term lease - not for sale
OWNER	Jacksonville Port Authority (JAXPORT)
ZONING	Land Use 4020 Water Dependent Industrial
RE #	Parcels: 109231-0000, 108830-0000, 108830-0010, 108831-0000
RAIL	Access to CSX Rail
STREET ACCESS	Adjacent to Heckscher Drive/State Road 105 and New Berlin Road
UTILITIES	Water, electric, sewer, gas available
SURFACE	Paved asphalt
WATER DRAFT	40 feet MLW
AIR DRAFT	175 feet (Dames Point Bridge)



CONNECT WITH US



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DISTANCE TO:

70 ACRE (PARCEL) AVAILABLE	MI.	KM.
BLOUNT ISLAND MARINE TERMINAL	2	3.2
JAXPORT INTERMODAL RAIL FACILITY	0.5	0.8
INTERSTATE HIGHWAY 295	0.5	0.8
INTERSTATE HIGHWAY I-95	5.9	9.5
INTERSTATE HIGHWAY I-10	12.5	20.1
DOWNTOWN JACKSONVILLE	12	19.3
ORLANDO, FLA.	145	233.3
ATLANTA, GA.	355	571.3

FEATURES

- Access to the State of Florida's #1 container port, featuring container ship service to ports worldwide.
- Efficient operations without vessel congestion
- Ample truck power in the region
- Direct service via Class I rail line CSX
- Foreign Trade Zone availability on all or portion of the property
- 881,000 skilled workers in the area's labor force

JACKSONVILLE, FL, USA/LOCATION OF PROPERTY

