



# Volkswagen of America

Industrial  
Jacksonville, FL

## Project Highlights

R.R. Simmons is excited about its current project located in Jacksonville, FL. The tenant for the building, Volkswagen of America, needed to expand beyond its current space due to growing distribution activities in the southeast. Furthermore, this facility is one of only four located in the country that serve Volkswagen of America. R.R. Simmons worked with one of its long-term clients in the real estate development sector to design and build 260,000sf of warehouse and office spaces under one roof.

Features of the building include design provisions for future expansion, up to 40,000sf, to the north and knock out panels in exterior walls to allow for future cross dock loading and future multi-tenant use. The interior buildout includes offices, breakrooms, restrooms, and locker and shower areas. To enhance employee satisfaction, VW is conditioning the entire building (including warehouse spaces) with 29 RTU's. The project also includes a 3-level (grade + 2 levels) pre-engineered mezzanine. The mezzanine employs a vertical reciprocating lift for material hoisting, and wheel chair lifts for accessibility. Finally, VW requested that Simmons include a continuous pit at the loading dock area, an initiative to enhance security and efficiency in its operations.



## Project Summary

- **Client**  
Trammell Crow Company
- **Location**  
Jacksonville, FL
- **Delivery System**  
Design/Build
- **Project Size**  
260,000 SF
- **Building Systems**  
Tilt-Up Concrete
- **Project Features**  
50,000 Square Foot Parts Mezzanine  
Fully Air Conditioned Space  
Continuous pit at loading dock