



**HD SUPPLY**  
Jacksonville, FL

In early 2023 Becknell Industrial in partnership with Washington Capital commenced construction on its speculative industrial facility at its Westlake Lot 24 master planned park in Jacksonville, Florida. Building 2 would include 419,284 square feet, 36' clear height, dedicated trailer parking, and ample loading in a cross-dock configuration.

The proposed speculative project was well received by the market, and soon after construction commencement, Becknell received a Request for Proposal from HD Supply, a wholly owned subsidiary of The Home Depot, a leading wholesale distribution company serving customers across its expansive network of over 100 distribution centers across the U.S. and Canada. HD Supply would consolidate four area distribution centers into one within Becknell's Building 2. The timing was immediate as HD Supply's existing lease expirations were imminent. Terms were agreed to, and the ten-year lease agreement was drafted prior to completion of the shell building.

The Tenant's required improvements would initially include expansion of the speculative office, upgraded loading dock equipment, motion sensor warehouse lighting, plus fencing and perimeter control with automated gates. As project discussions progressed, the Tenant requested Becknell incorporate and deliver a larger additional scope of work to create a best-in-class warehouse and distribution facility for HD Supply.

The enlarged project would require careful coordination and sequencing. At a total cost exceeding \$14M, Becknell managed an expansive tenant improvement project including upgraded, warehouse exhaust and ventilation to achieve four air changes an hour, a third 2000 amp electrical service, Installation of three permanent stand by power generators, MHE battery charging area for 72 units, entrance canopies, office and restroom expansions, and a 9,600 square foot hazmat storage area to contain hundreds of different products - all within a fully operational HD Supply distribution center. To facilitate the schedule and minimize impact to Tenant's business, Becknell provided temporary restroom and office facilities, created phasing plans and traffic management strategies, and effectively managed 25 contractors and vendors.

Through meticulous planning and execution, Becknell delivered the complicated project on time and within budget in July 2024. This successful project not only solidified Becknell's relationship with HD Supply but also showcased expertise in handling large-scale tenant improvement projects.

