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JACKSONVILLE, FL (October 28, 2025) – Champion Realty Advisors (Champion), along with joint venture partner Timber Hill Group (Timber Hill), have entered into an agreement to extend their lease with TRAC Intermodal for a 10.5-acre industrial outdoor storage facility at 4419 Imeson Road in Jacksonville, FL.

The site features a compacted, crushed limestone surface, LED lighting, 8' fencing, electronic gates and extensive video surveillance. Other improvements include a 4-bay shop and two office trailers. It is located 1 mile west of the I-295/Soutel Dr./Pritchard Interchange, 1/2 miles west of the CSX Intermodal, and 2.5 miles east of the NS Intermodal. TRAC Intermodal has been the tenant at this IOS property for 10 years. TRAC was represented by Colliers. Champion and Timber Hill represented themselves.

4419 Imeson Road is located directly across from one of the largest UPS facilities in the Southeast. Champion and Timber Hill jointly own two other IOS properties in the area. 6399 Soutel Drive, a 6-acre managed truck parking facility with Marten Transport and Mesilla Valley Transportation as the lead tenants and; 6200 Old Soutel Court a 9-acre yard recently leased to Schneider Resources.

“TRAC Intermodal is a leader in the chassis management industry. The Imeson Road yard is one of their largest chassis repair yards in the Country” said Champion Managing Principal J. D. Salazar. TRAC Intermodal is based in Princeton NJ. For over

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50 years, TRAC Intermodal has been setting the industry standard in quality, reliability and innovation. TRAC is the largest marine chassis provider and chassis pool manager in the U.S

Champion and Timber Hill jointly own and operate five (5) IOS properties within a three-mile radius in Jacksonville. IOS leasing activity in the greater Jacksonville consumption zone has increased significantly in 2025 versus 2024. All of Champion and Timber Hills IOS properties in Jacksonville are currently fully leased.

About Champion

Champion Realty Advisors, a family office based in the Chicago area, specializes in investing and managing transportation related and outdoor storage properties in major consumption zones and transportation centers in the United States. Champion and related entities have 50 years of experience investing in Industrial Support Facilities. Champion operates its managed truck parking facilities under the National Truck Parking brand. For more information, please visit www.championre.com.

About Timber Hill

Chicago based Timber Hill Group was founded in 2018 by career industrial real estate executive Cary Goldman, Timber Hill Group is a private equity firm specializing in the acquisition and development of logistics related real estate. The firm also offers development, asset, construction and property management services. For more information, please visit www.timberhillgroup.com.