

AVAILABLE FOR SUBLEASE



END-CAP DISTRIBUTION SPACE

±86,000 SF

Available for sublease / Building 2, Suite 205

PROPERTY ADDRESS

2730 Pickettville Road, Suite 205
Jacksonville, FL 32220

\$9.00 PSF

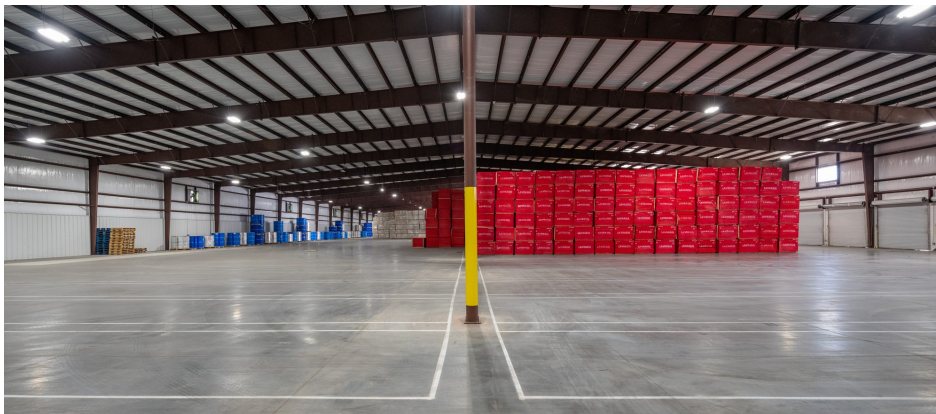
ASKING RATE / MODIFIED GROSS

Sept. 30, 2029

SUBLEASE EXPIRATION / ±3 YRS REMAINING

9 DH + 1 DI

DOCK-HIGH & DRIVE-IN DOORS





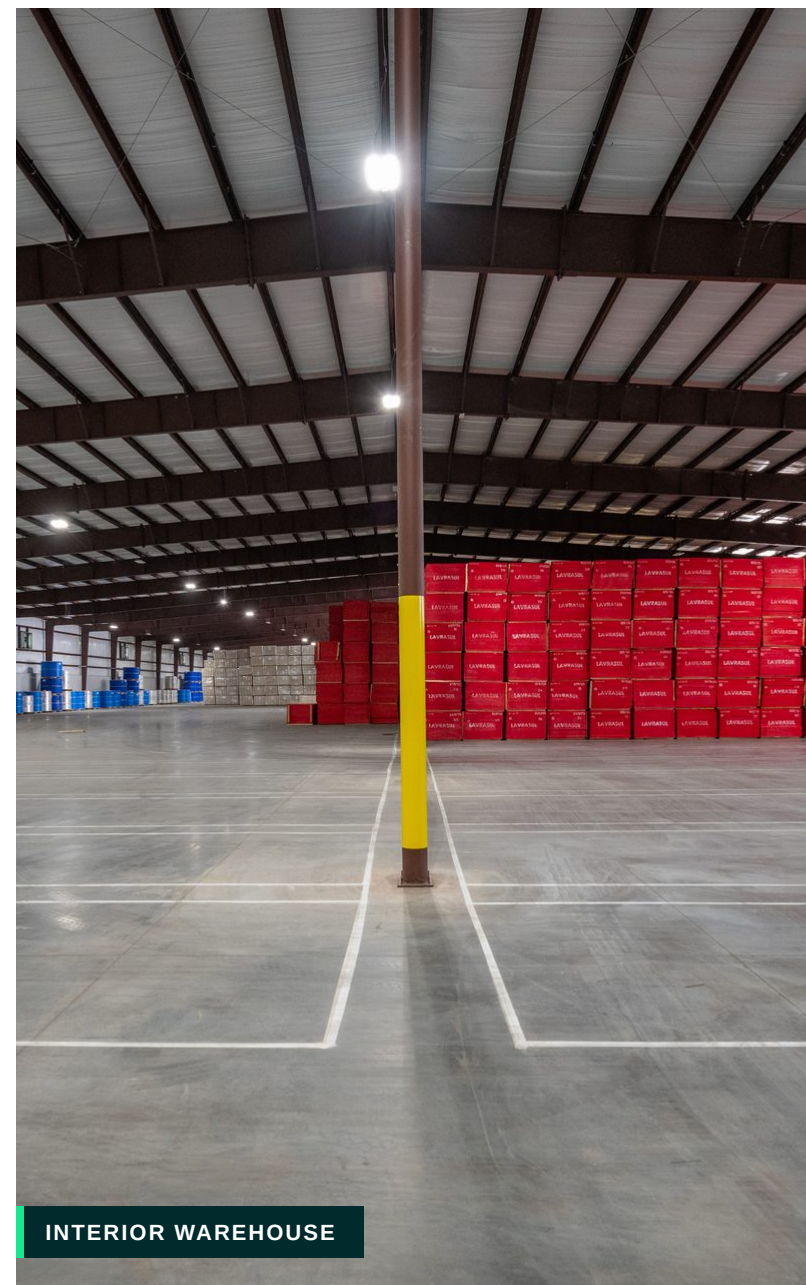
End-cap distribution space in Building 2, available for sublease on Jacksonville's Westside with heavy dock loading, ESFR sprinkler and finished office.

SUBLEASE TERMS

Space Available	±86,000 SF (end-cap unit, 200'd x 430'w)
Asking Rate	\$9.00 PSF, modified gross (9/30/2029) BASE RENT INCLUDES REAL ESTATE TAXES AND INSURANCE. TENANT PAYS ITS OWN UTILITIES, JANITORIAL, AND INTERIOR MAINTENANCE.
Sublease Expiration	September 30, 2029
Office Space	±1,000 SF

BUILDING SPECIFICATIONS

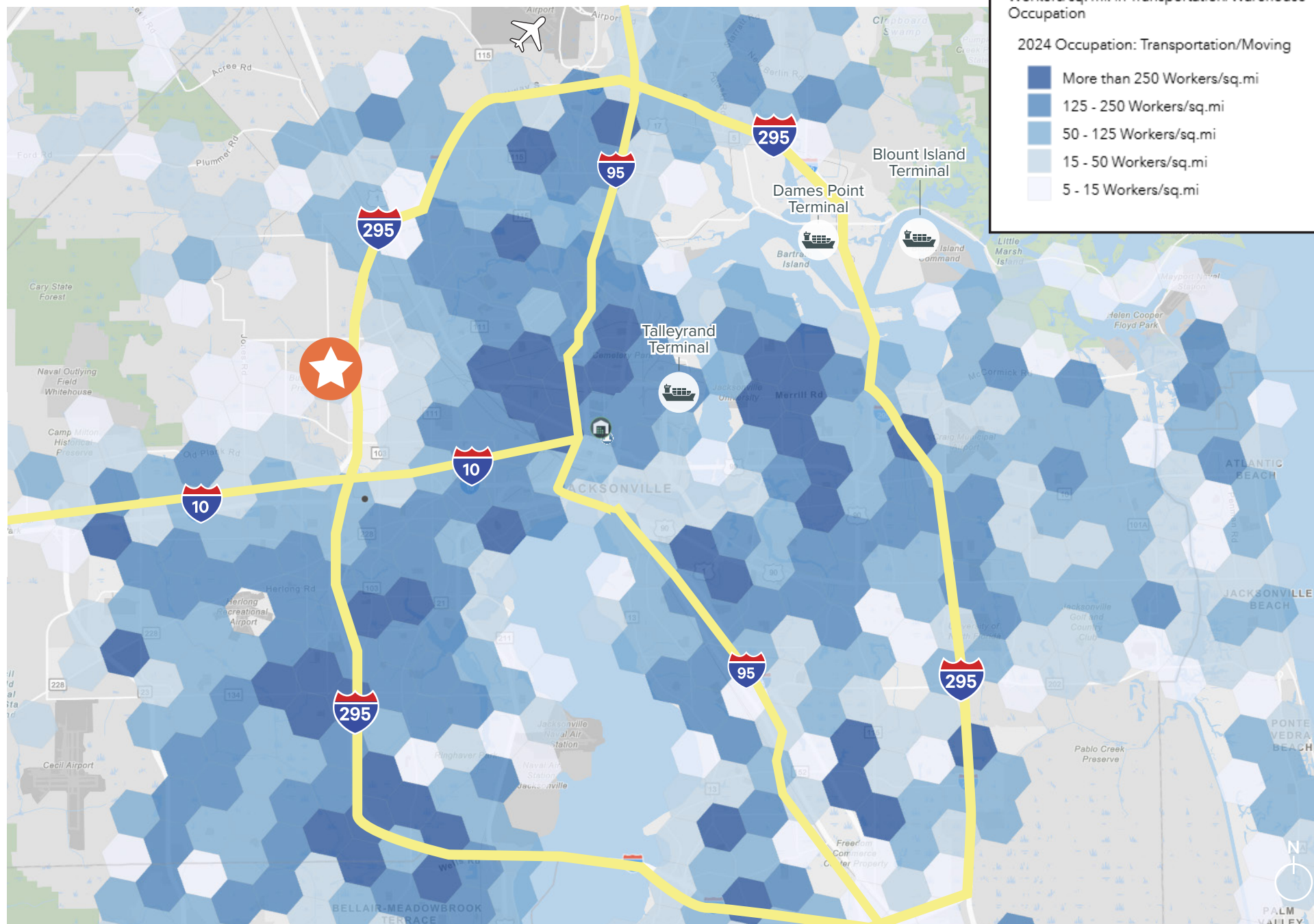
Dock-High Doors	9 (10' x 10')
Drive-In Doors	1 (12' x 14')
Dock Equipment	30,000-lb edge-of-dock levelers and bumpers at all doors
Clear Height	26' to 34'
Column Spacing	25'w x 100'd
Sprinkler System	ESFR
Power	600 amp, 277/480v, 3-phase, 4-wire
Warehouse Lighting	LED high bay, 30 footcandles
Slab / Roof	6" reinforced concrete; metal roof; R-13 insulation
Truck Court	Concrete, 200' shared
Zoning	Light Industrial (IL)



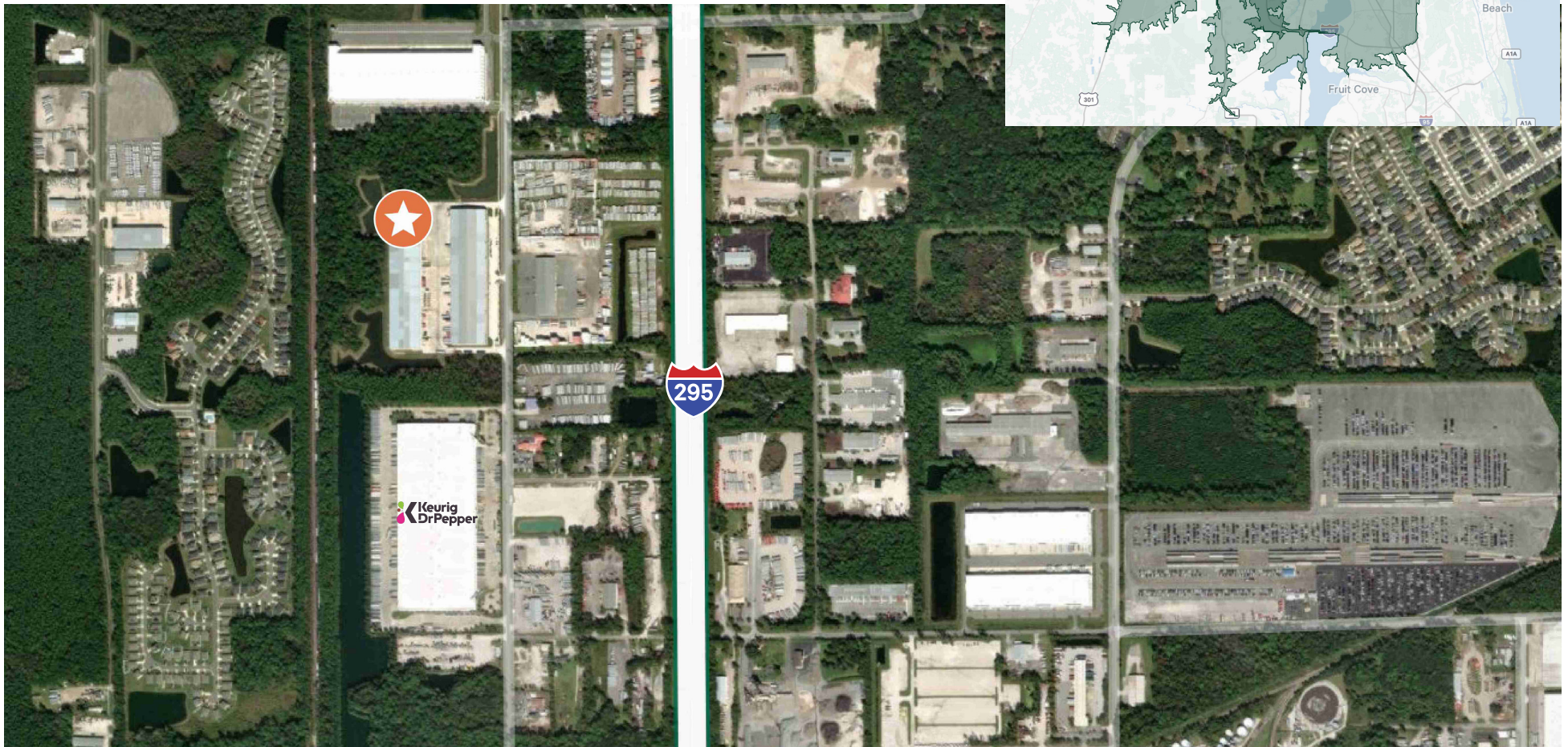
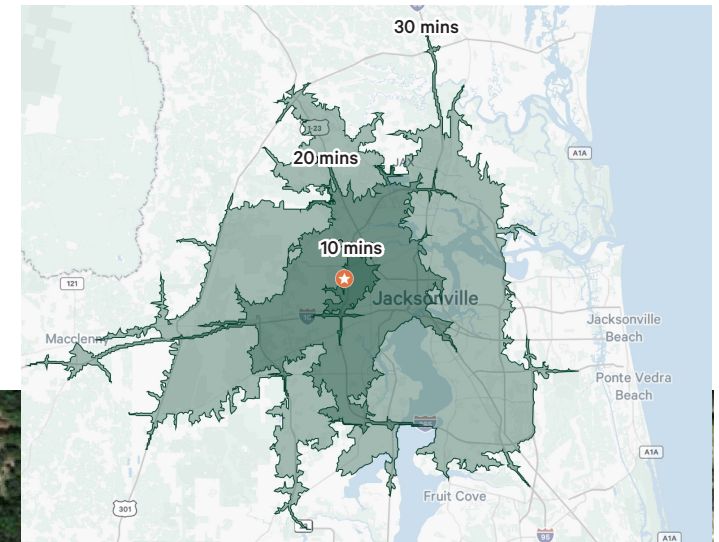
INTERIOR WAREHOUSE



Transportation & Warehousing Workforce Density



Key Metrics (Drive Time)	10 minutes	20 minutes	30 minutes
Population	24,257	413,803	987,602
Daytime Population	41,394	464,268	1,071,253
Labor Force (Transportation, Production, Material Moving)	10,747	207,163	510,005
Bachelor's Degree or Higher	2,060	47,585	149,572
Businesses	1,673	16,973	41,448





INTERIOR WAREHOUSE

FOR MORE INFORMATION, CONTACT

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PROPERTY

±86,000 SF for Sublease

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