Industrial Space | For Lease

2240-2280 Lane Ave N, Jacksonville, Florida

CBRE



Pre-Demised Suites Available for Lease:

+ **Suite 104**: 20,000 SF
+ **Suite 105**: 30,000 SF

For More Information, Please Contact:

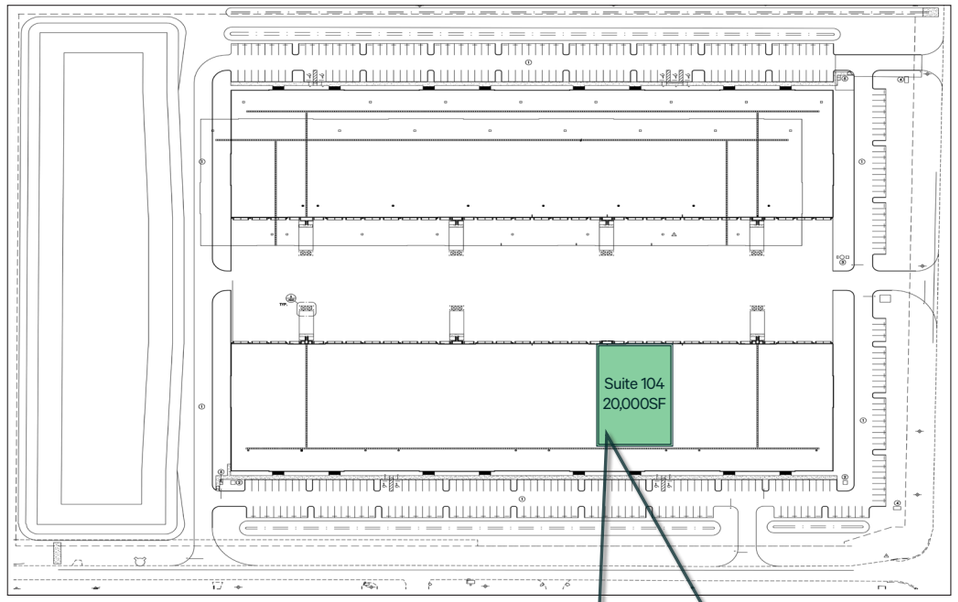
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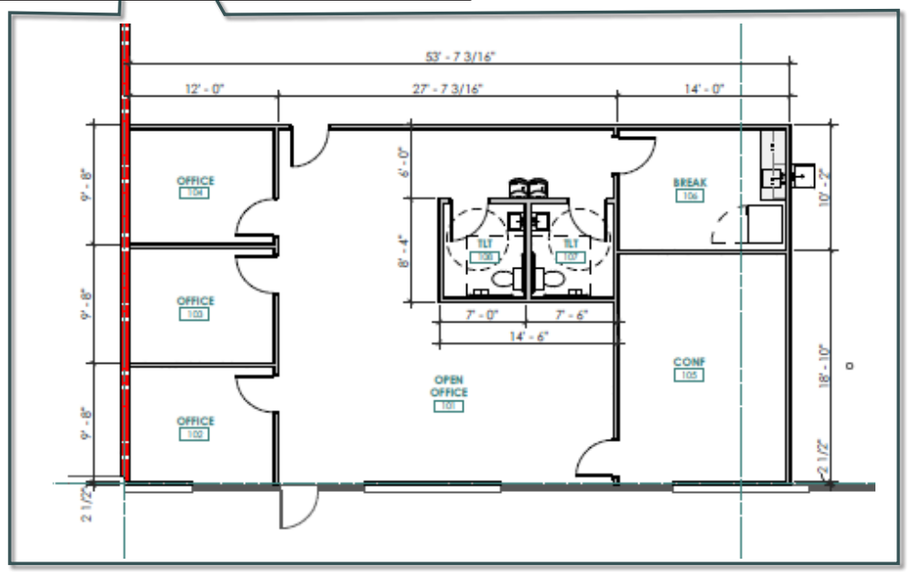
Kyle Murphy
Associate

Nathan Rogers
First Vice President

Suite 104: 20,000 SF Available

Premises Size	20,000 SF
Construction	Tilt up
Load Configuration	Rear
Slab	6’ concrete - 4,000 psi
Building Depth	200’
Column Spacing	50’ x 50’
Office	±1,465 SF (spec)
Electrical	1,600A, 480/277V, 3 phase
Clear Height	30’ clear
Warehouse Lighting	30 FC LED (with motion sensors)
HVLS Fans	Included
Fire Suppression	ESFR
Dock Doors (9’x10’)	7
Dock Equipment	All dock doors equipped with 30,000 lbs. edge of dock levelers with bumpers
Dock Apron	60’ concrete
Truck Court	200’
Roof	.60 mil TPO with R-21 insulation
Auto Parking	20 spaces
Truck Court Lighting	LED
Warehouse Floor Seal	Epoxy Floor Coating



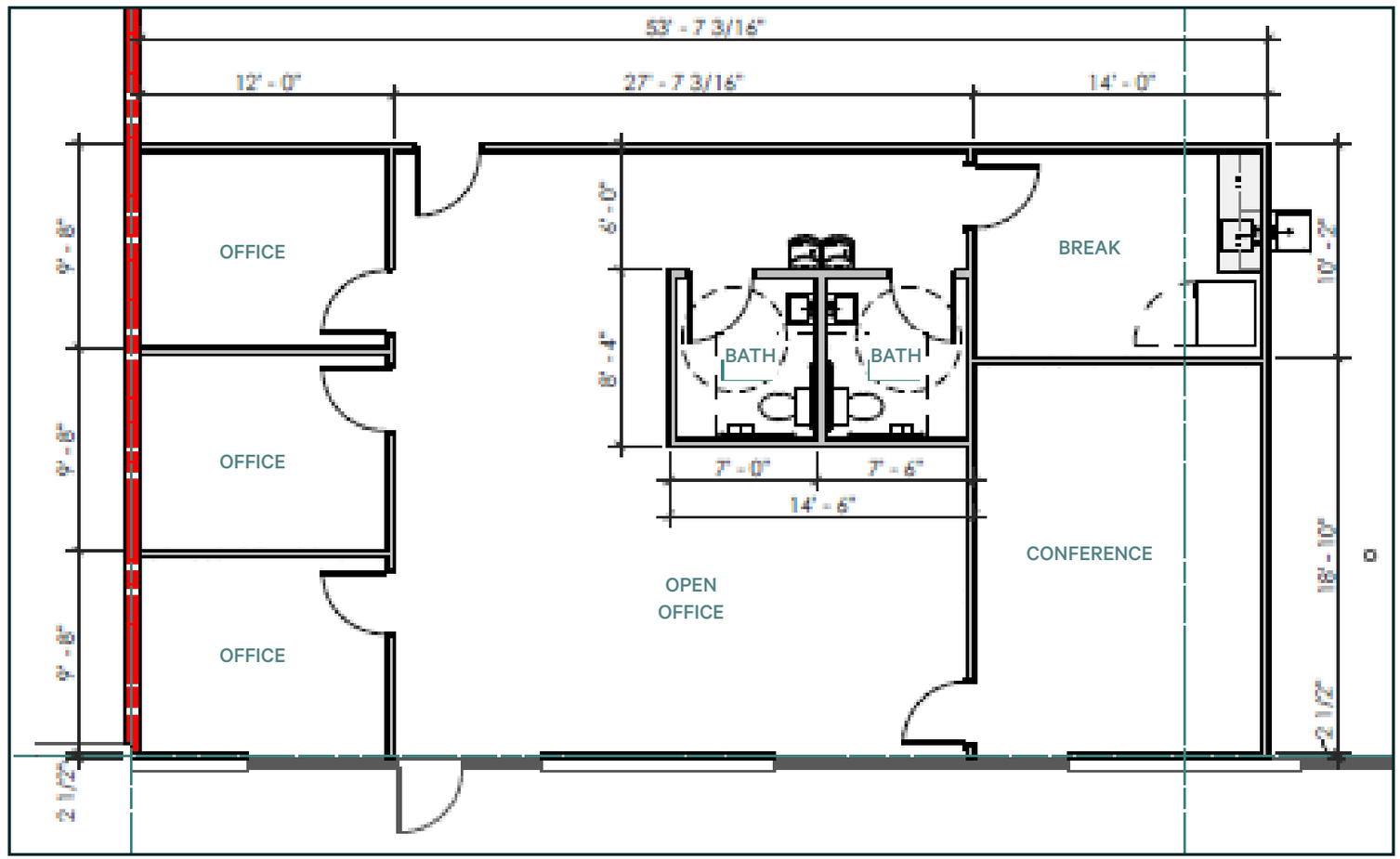


Office Floor Plan: 1,465 SF

Office Features

Office Size	1,465 SF
Private Offices	3
Conference Room	1
Break Room	1
ADA Restrooms	2






CENTRIC
STOP

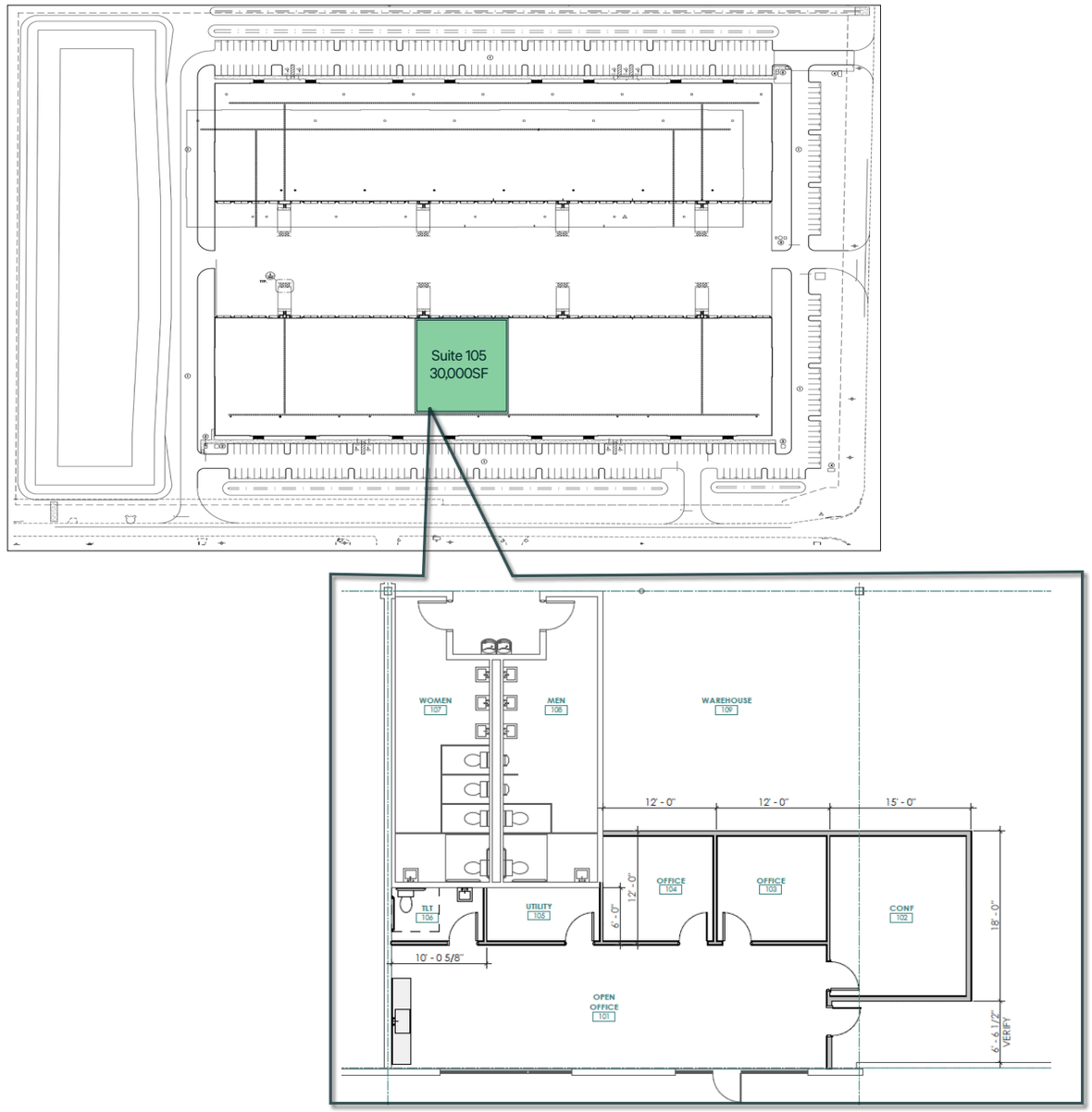






Suite 105: 30,000 SF Available

Premises Size	30,000 SF
Construction	Tilt up
Load Configuration	Rear
Slab	6’ concrete - 4,000 psi
Building Depth	200’
Column Spacing	50’ x 50’
Office	±1,773 SF (spec)
Electrical	1,600A, 480/277V, 3 phase
Clear Height	30’ clear
Warehouse Lighting	30 FC LED (with motion sensors)
HVLS Fans	Included
Fire Suppression	ESFR
Dock Doors (9’x10’)	10
Drive in Ramp (12’x14’)	1
Dock Equipment	All dock doors equipped with 30,000 lbs. edge of dock levelers with bumpers
Dock Apron	60’ concrete
Truck Court	200’
Roof	.60 mil TPO with R-21 insulation
Auto Parking	30 spaces
Truck Court Lighting	LED
Warehouse Floor Seal	Epoxy Floor Coating

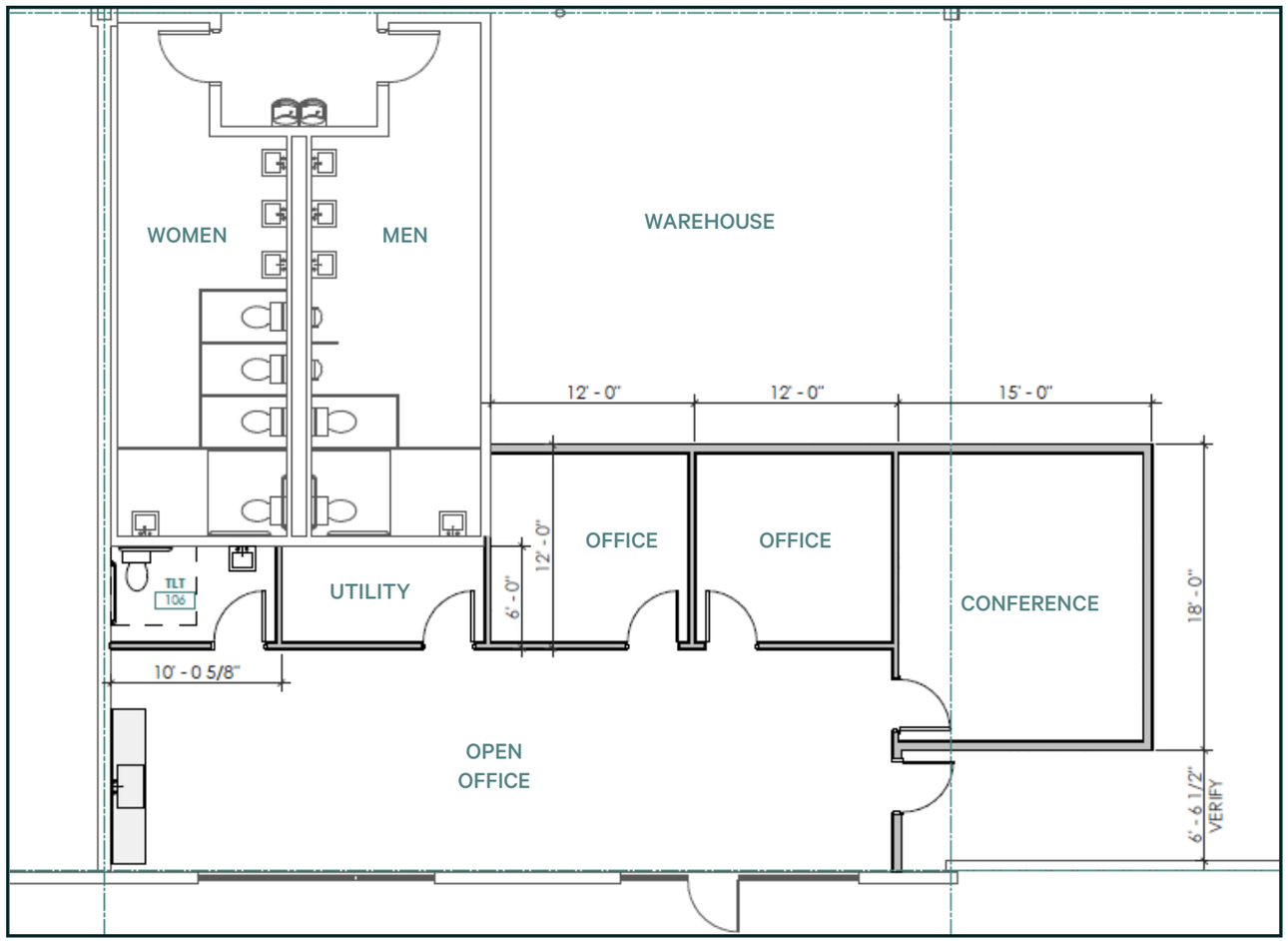


Office Floor Plan: 1,773 SF

Office Features

Office Size	1,773 SF
Private Offices	2
Conference Room	1
Utility Room	1
Restrooms	Men's, Women's & ADA

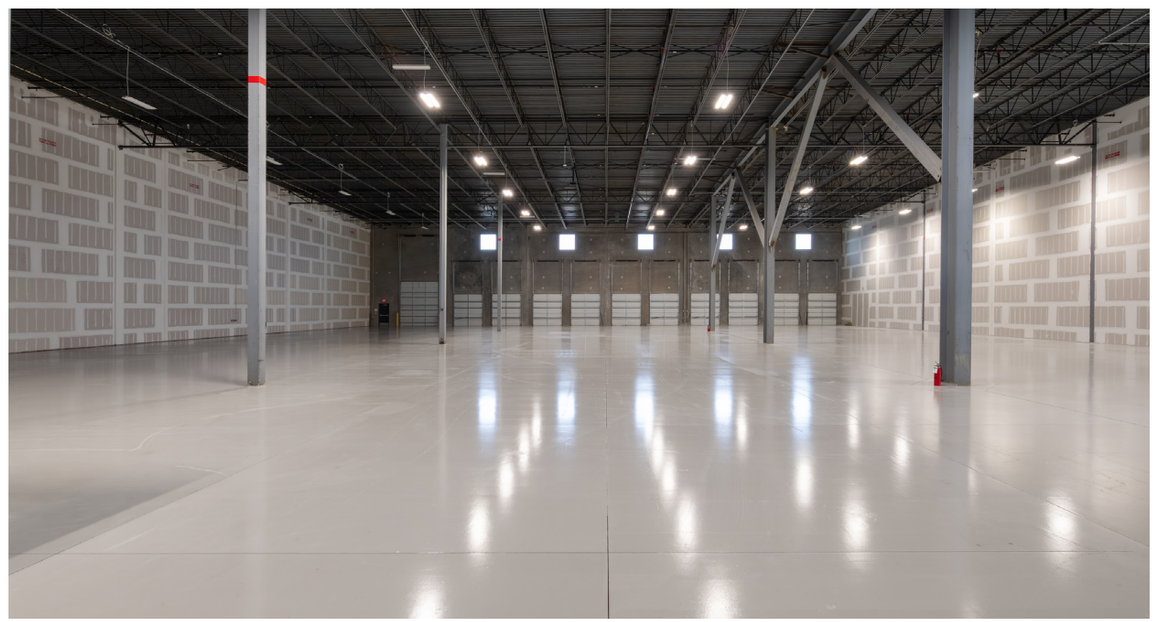




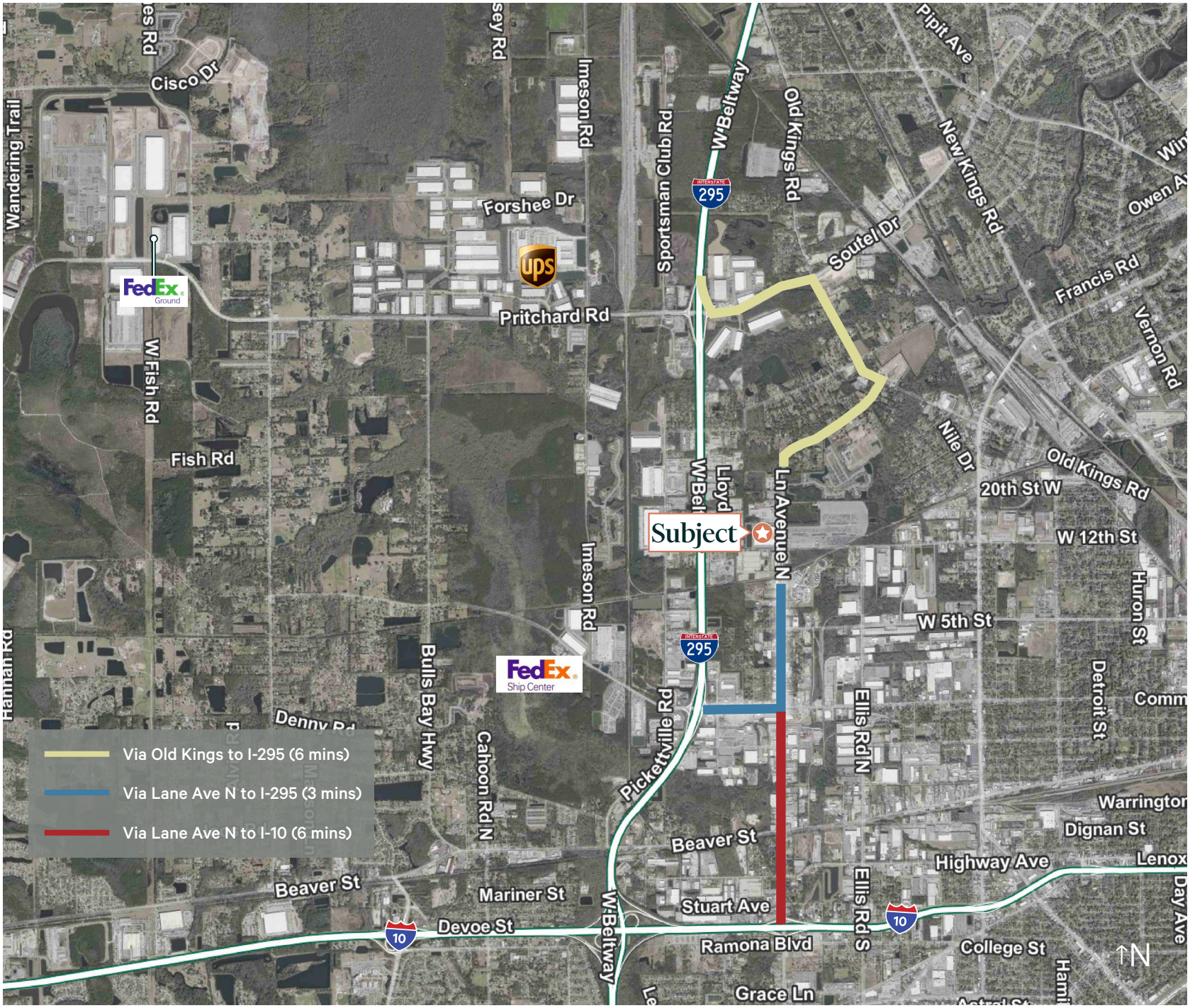




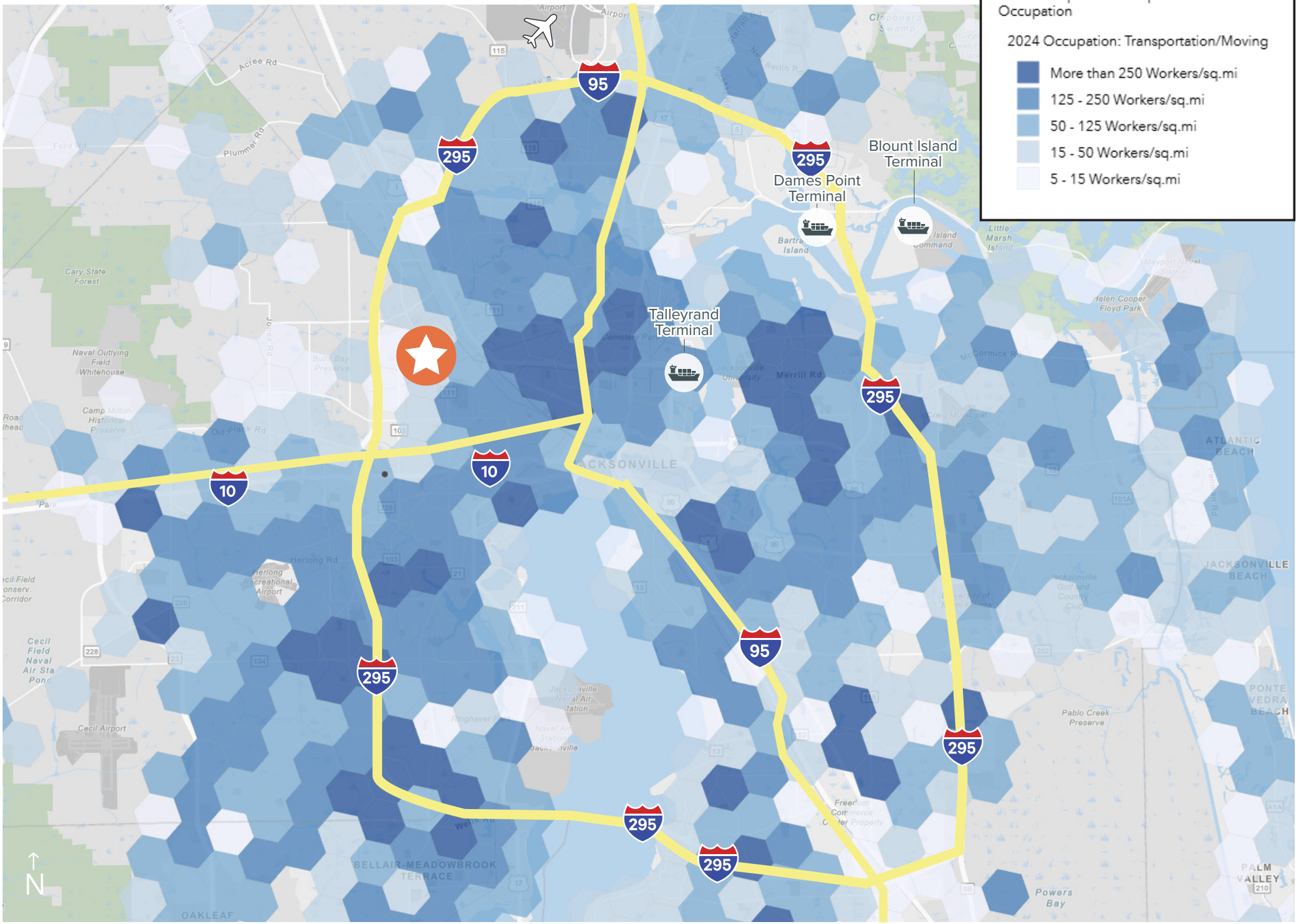

EXIT
105



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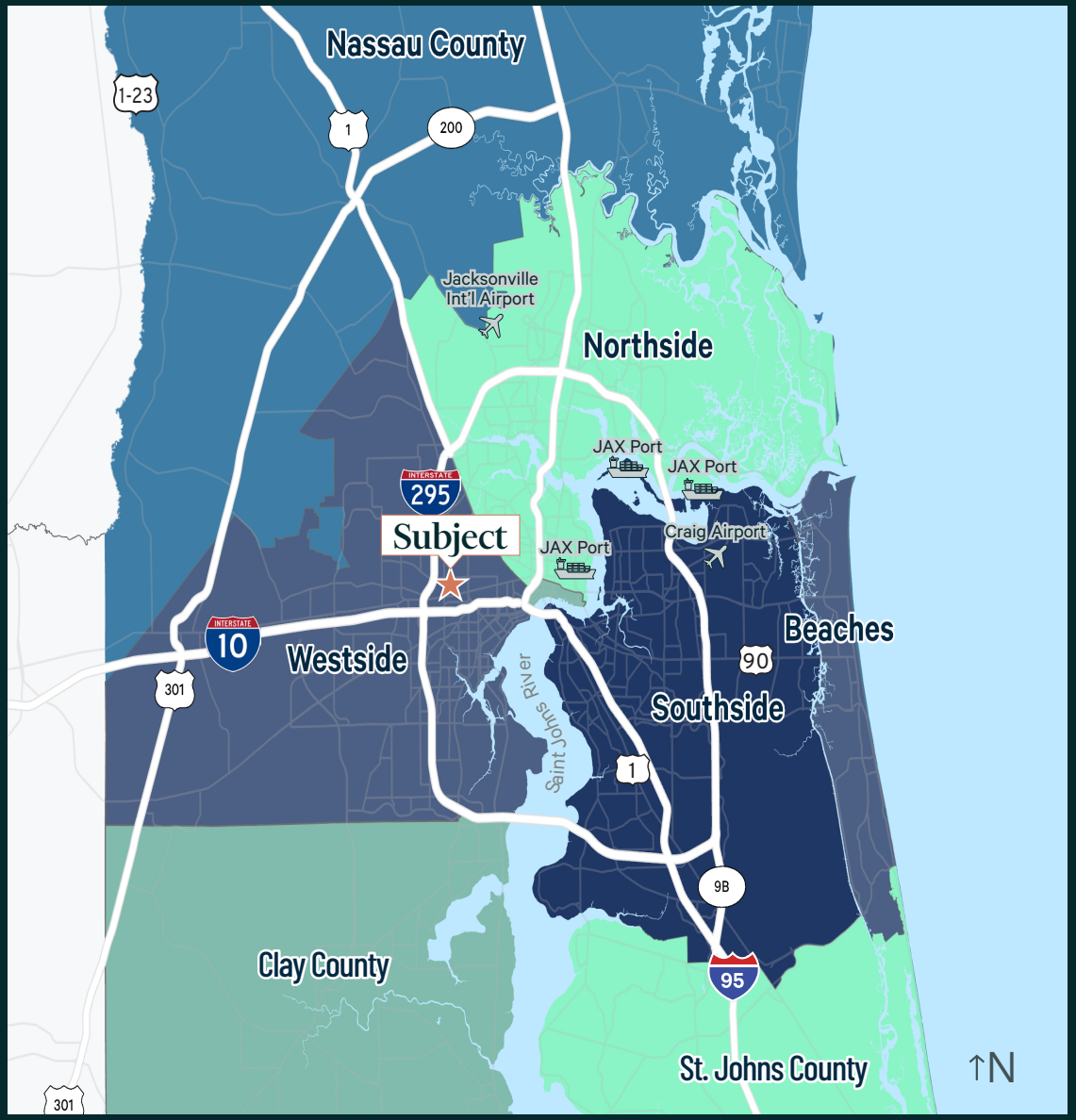


Transportation/Warehousing Workforce Density



2240-2280 Lane Ave N, Jacksonville, Florida

For Lease



Points of Interest & Sub-markets	Distance
Westside Submarket	5 min
Northside Submarket	15 min
Southside Submarket	20 min
Beaches Submarket	30 min
St. Johns County	40 min
Saint Augustine	1 hr 10 min
Savannah	2 hr 8 min
Orlando	2 hr 18 min
Tampa	3 hr 14 min
Atlanta	4 hr 56 min
Miami	5 hr 17 min

For More Information, Please Contact:

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