

302,742 SF | FOR LEASE

2992 PICKETTVILLE RD

Jacksonville, FL 32220



NEW CLASS A CONSTRUCTION

**AVAILABLE
NOW**



PROPERTY FEATURES

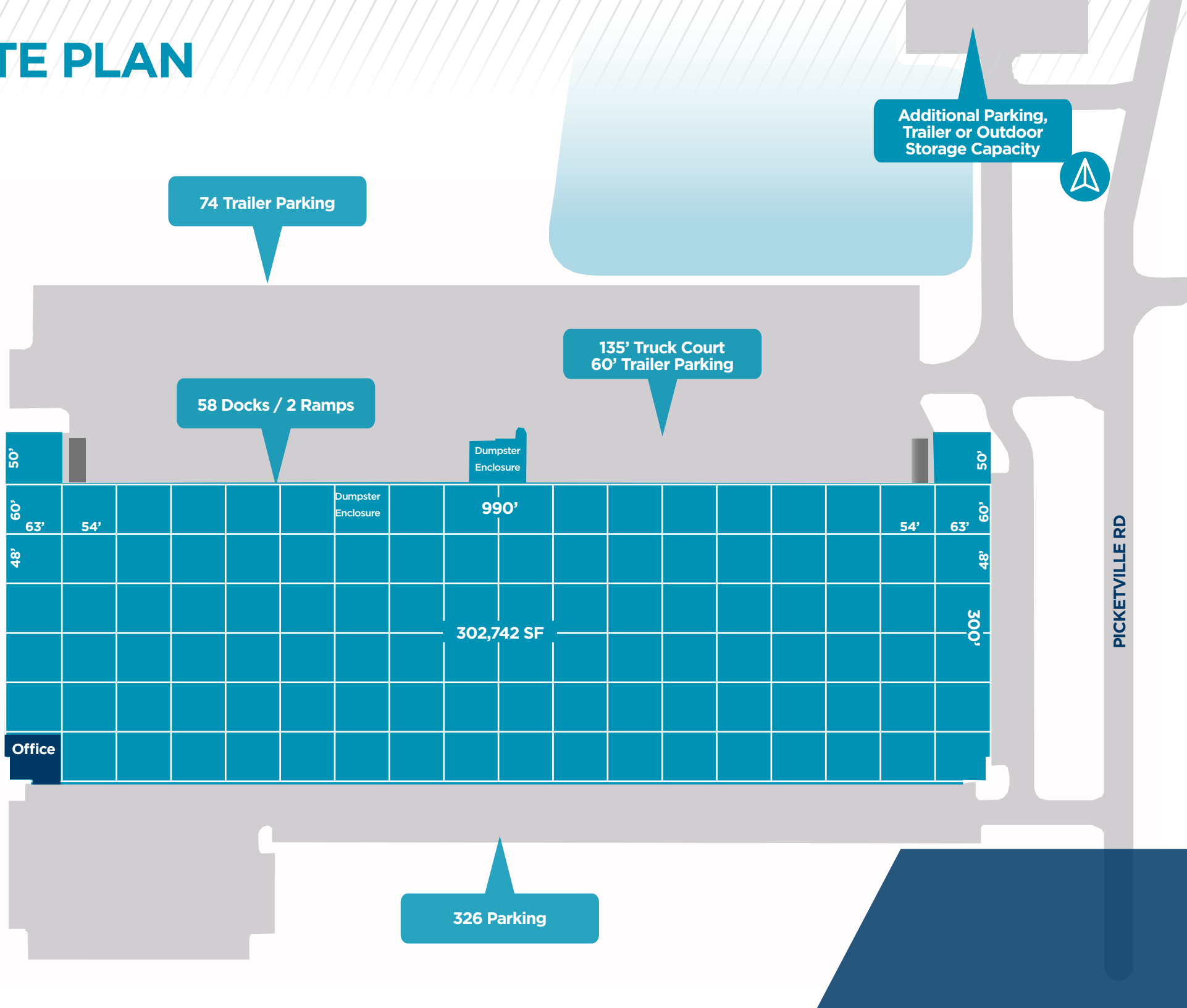
As one of Jacksonville's dominant industrial submarkets, the Westside has experienced significant and steady demand of its 48 MSF of inventory. The Westside has superior access to ports, airports and transportation linkages with I-10 and I-295 crisscrossing the submarket providing access to over 55 million consumers within an 8-hour drive.



SITE PLAN

| | |
|-----------------------------|---|
| Building Size: | ± 302,742 SF |
| Site Area: | ± 41.30 |
| Building Dimensions: | 300' d x 990' l |
| Office Area: | ± 2,566 SF spec office in SW corner |
| Column Spacing: | 54' w x 48' d (54'x 60' Speed bay) 63' w x 50' d End bays |
| Clear Height: | 36' minimum |
| Loading: | 58 (9'x10') Overhead doors 2 (12' x 14') Drive-in ramps |
| Dock Packages: | Dock bumpers and Hydraulic Dock pit levelers 40,000 lbs capacity, one at every third dock door |
| Truck Court | 135' single truck court with 60' trailer parking |
| Aprons & Drives: | Full concrete truck court with 6" thick, 4,000-PSI concrete with non-slip broom finish. 60' wide concrete apron |
| Parking: | 318 + 8 ADA |
| Trailer Parking: | 204 (74 Spots at building, up to 130 additional spots in north lot on gravel) |
| Yard: | Additional Trailer or Outdoor Storage yard available |
| Electrical: | 400 amp house panel 3ph 4w 277/480. 50 amp house panel 3ph 4w 120/208. 3200 amps 3ph 4w 277/480 |
| Lighting: | LED High Bay Lighting with 10' whips |
| Roof: | 60 mil white TPO over R19 |
| Floor: | 7" thick concrete slab x 4,000 PSI on grade on a 15 -mil polyethylene vapor barrier. |

SITE PLAN



74 Trailer Parking

Additional Parking,
Trailer or Outdoor
Storage Capacity



58 Docks / 2 Ramps

135' Truck Court
60' Trailer Parking

50'

Dumpster
Enclosure

50'

60'
63'

54'

Dumpster
Enclosure

990'

54'

63'

60'

48'

48'

Office

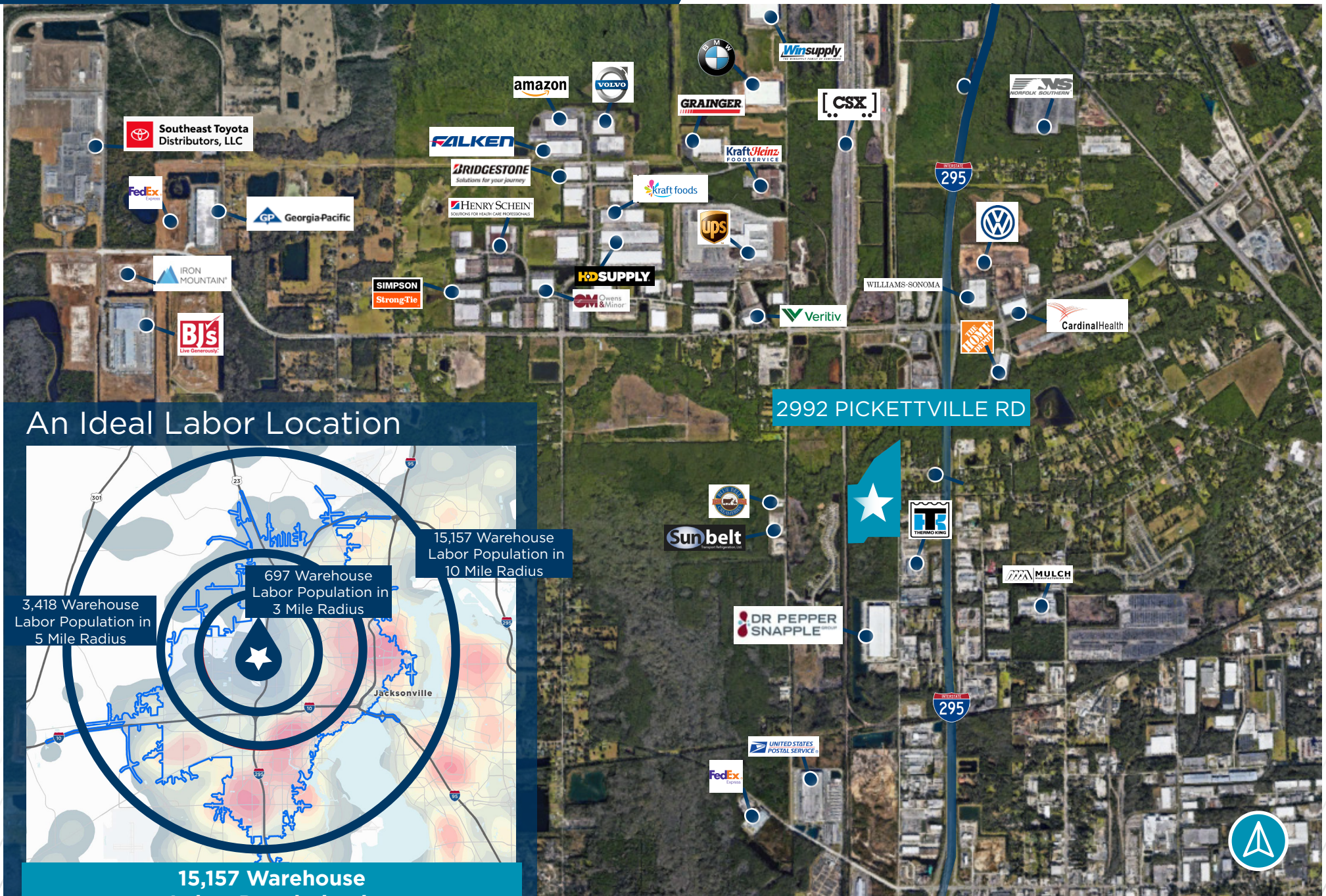
302,742 SF

300'

PICKETVILLE RD

326 Parking

CORPORATE NEIGHBORS





NEW CLASS A WAREHOUSE WITH OUTDOOR STORAGE / TRAILER PARKING

UP TO AN 130 ADDITIONAL GRAVEL TRAILER PARKING SPOTS





**LINCOLN
PROPERTY
COMPANY**

CONTACT

TYLER NEWMAN, CCIM
Executive Director
+1 904 380 8336
tyler.newman@cushwake.com

JACOB HORSLEY
Executive Director
+1 904 380 8335
jacob.horsley@cushwake.com

CUSHMAN & WAKEFIELD OF FLORIDA, LLC
121 W Forsyth Street, Suite 900
Jacksonville, FL 32202
+1 904 731 9500
CUSHMANWAKEFIELD.COM

©2023 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.