

**302,742 SF | FOR LEASE**

**2992 PICKETTVILLE RD**

Jacksonville, FL 32220

NEW CLASS A CONSTRUCTION

**AVAILABLE  
NOW**



# PROPERTY FEATURES

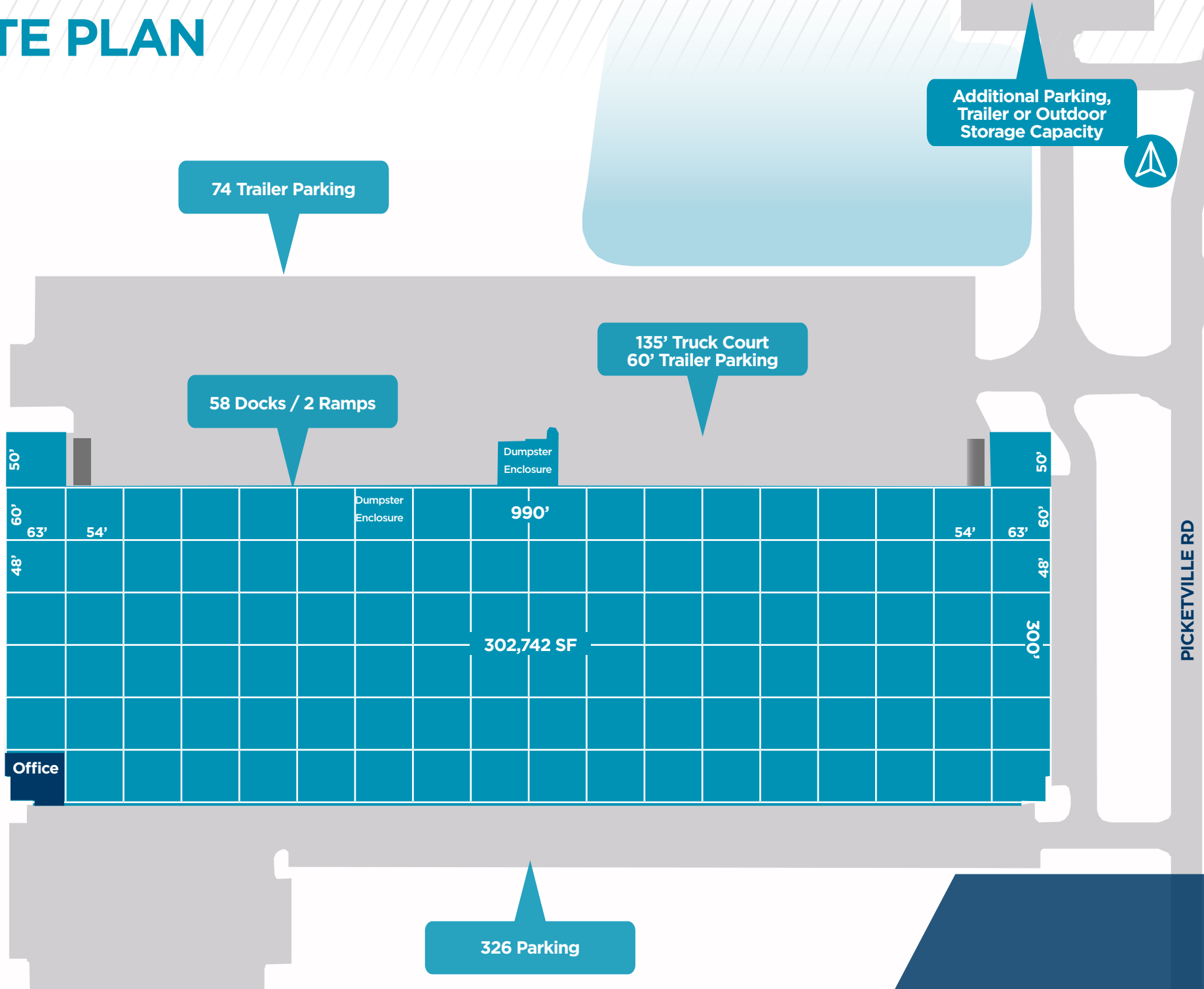
As one of Jacksonville's dominant industrial submarkets, the Westside has experienced significant and steady demand of its 48 MSF of inventory. The Westside has superior access to ports, airports and transportation linkages with I-10 and I-295 crisscrossing the submarket providing access to over 55 million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



## SITE PLAN

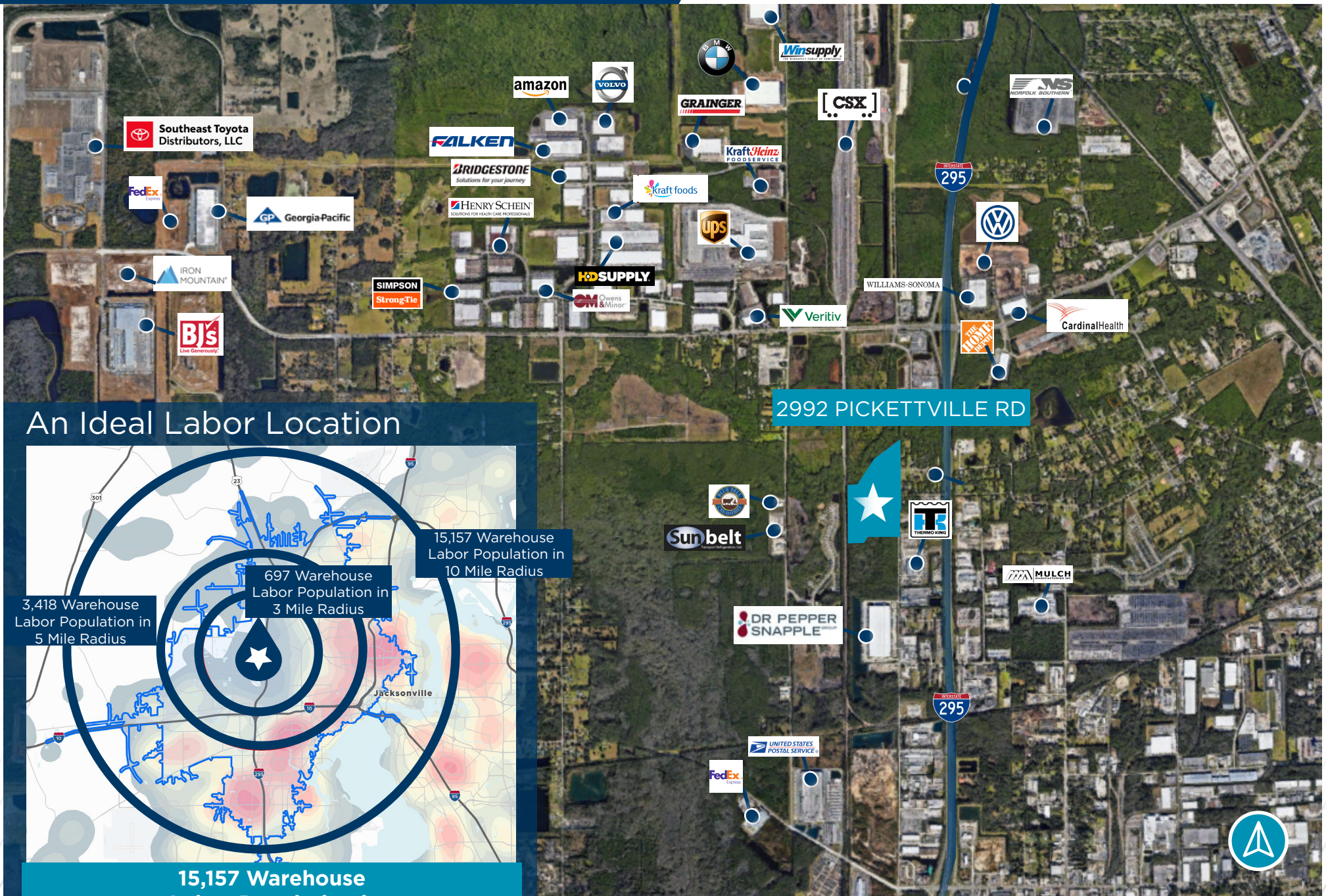
<b>Building Size:</b>	± 302,742 SF
<b>Site Area:</b>	± 41.30
<b>Building Dimensions:</b>	300' d x 990' l
<b>Office Area:</b>	± 2,566 SF spec office in SW corner
<b>Column Spacing:</b>	54' w x 48' d (54'x 60' Speed bay) 63' w x 50' d End bays
<b>Clear Height:</b>	36' minimum
<b>Loading:</b>	58 (9'x10')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

# SITE PLAN





# CORPORATE NEIGHBORS







**Additional Parking**  
(Up to an additional 130  
gravel parking at grade)

# **NEW CLASS A WAREHOUSE WITH OUTDOOR STORAGE / TRAILER PARKING**

UP TO AN 130 ADDITIONAL GRAVEL TRAILER PARKING SPOTS







2992PICKETTville.COM

### CONTACT

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