

302,742 SF | FOR LEASE

2992 PICKETTVILLE RD

Jacksonville, FL 32220



NEW CLASS A CONSTRUCTION

**DELIVERING
Q4 2023**



LINCOLN
PROPERTY
COMPANY

PROPERTY FEATURES

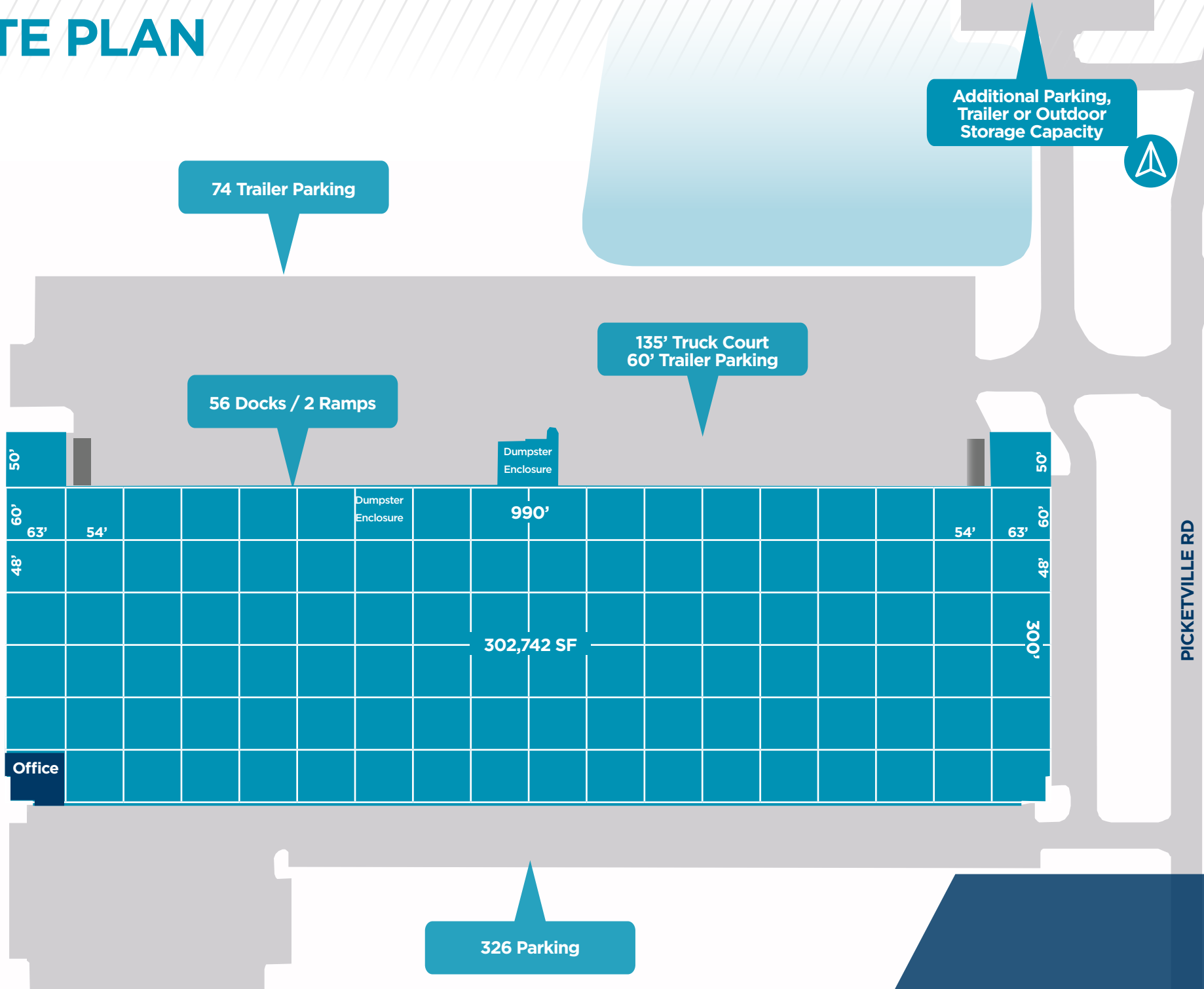
As one of Jacksonville's dominant industrial submarkets, the Westside has experienced significant and steady demand of its 48 MSF of inventory. The Westside has superior access to ports, airports and transportation linkages with I-10 and I-295 crisscrossing the submarket providing access to over 55 million 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:	56 (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 gravel trailer parking at grade lot.
Yard:	Additional Trailer or Outdoor Storage yard available
Electrical:	200 AMP, 3-Phase, 4-Wire, 277/480V House service. 3,000 Amp, 3-Phase, 4 wire, 277/480V main G.F.C.I. disconnect
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



56 Docks / 2 Ramps

135' Truck Court
60' Trailer Parking

50'

Dumpster Enclosure

50'

60'

63'

54'

Dumpster Enclosure

990'

54'

63'

60'

48'

48'

302,742 SF

300'

Office

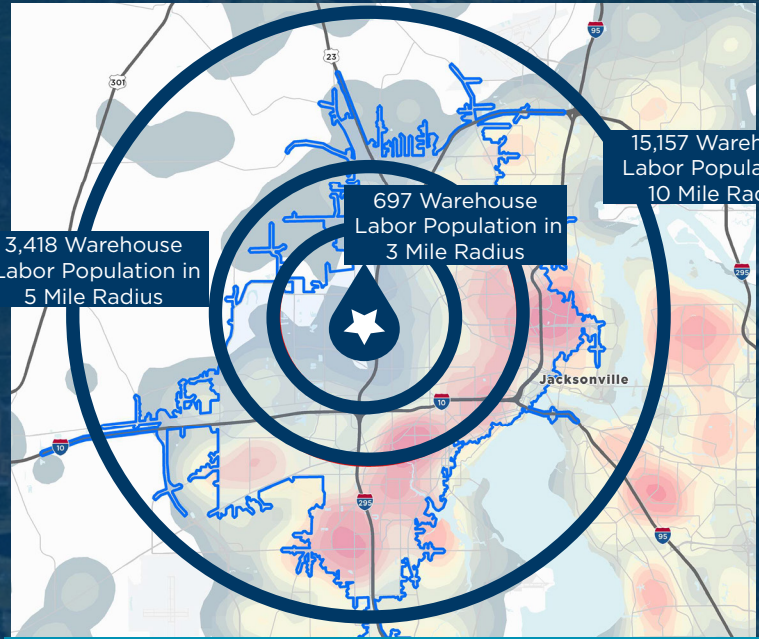
PICKETVILLE RD

326 Parking

CORPORATE NEIGHBORS



An Ideal Labor Location





NEW CLASS A WAREHOUSE WITH OUTDOOR STORAGE / TRAILER PARKING

130 ADDITIONAL GRAVEL TRAILER PARKING SPOTS AT GRADE.





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