

# Industrial Space | For Lease

2240-2280 Lane Ave N, Jacksonville, Florida

**CBRE**



## Suites Available for Lease:

- + **Suite 101:** 100,000 SF (demisable to 30,000 SF)
- + **Suite 206:** 20,000 SF

## For More Information, Please Contact:

### Kyle Fisher

First Vice President  
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### Kyle Murphy

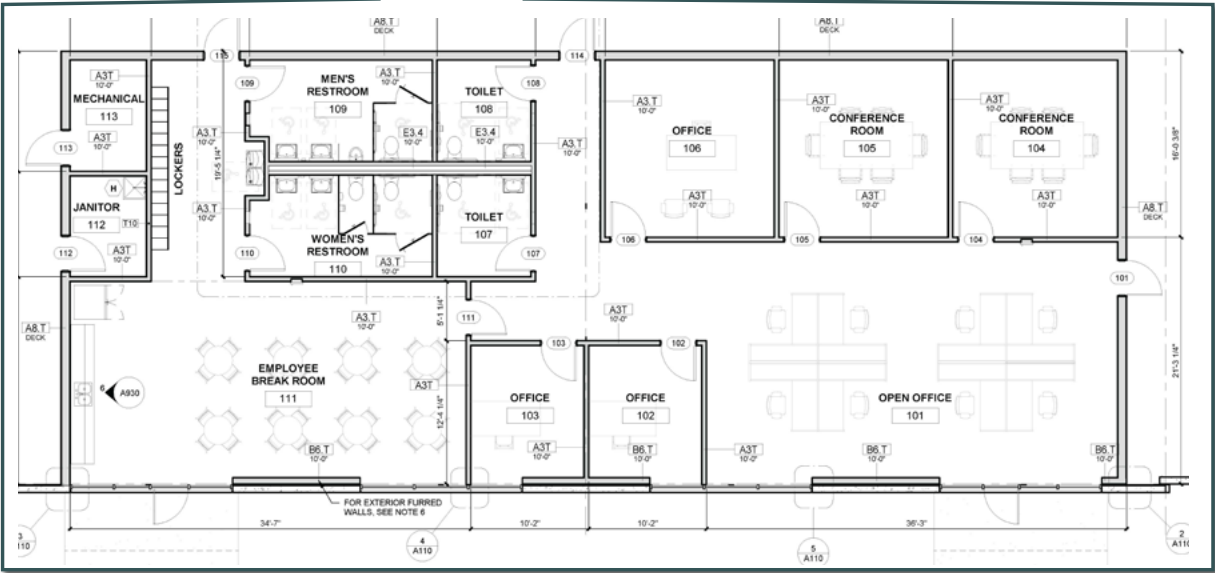
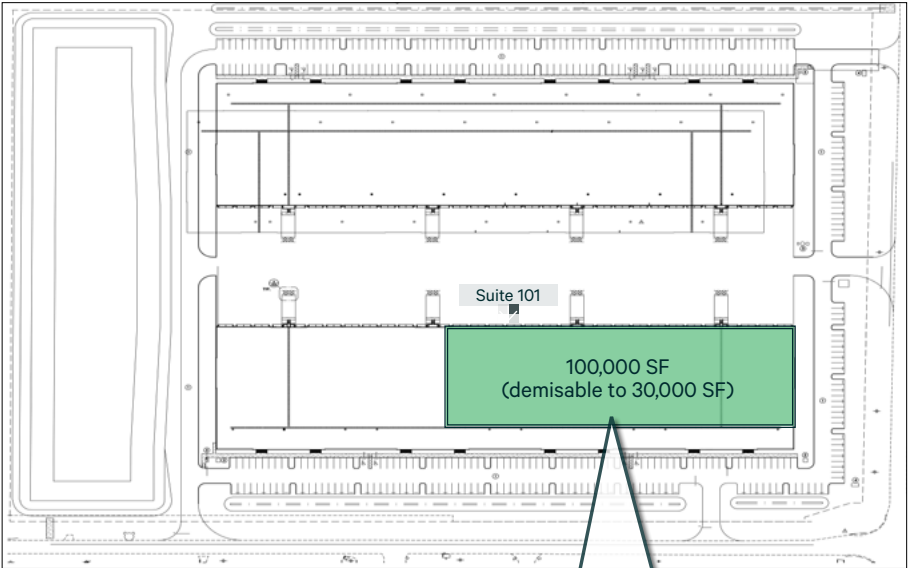
Associate

### Nathan Rogers

First Vice President

Suite 101: 100,000 SF Available

Premises Size	100,000 SF (demisable to 30,000 SF)
Construction	Tilt up
Load Configuration	Rear
Slab	6' concrete - 4,000 psi
Building Dimensions	200' x 800'
Column Spacing	50' x 50'
Office	±2,814 SF
Electrical	1,600A, 480/277V, 3 phase
Clear Height	30' clear
Warehouse Lighting	30 FC LED (with motion sensors)
Fire Suppression	ESFR
Dock Doors (9'x10')	30
Dock Doors (12'x14')	5 (one drive-in ramp)
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	100 spaces
Truck Court Lighting	LED
Warehouse Floor Seal	Epoxy Floor Coating



Office Floor Plan: 2,814 SF

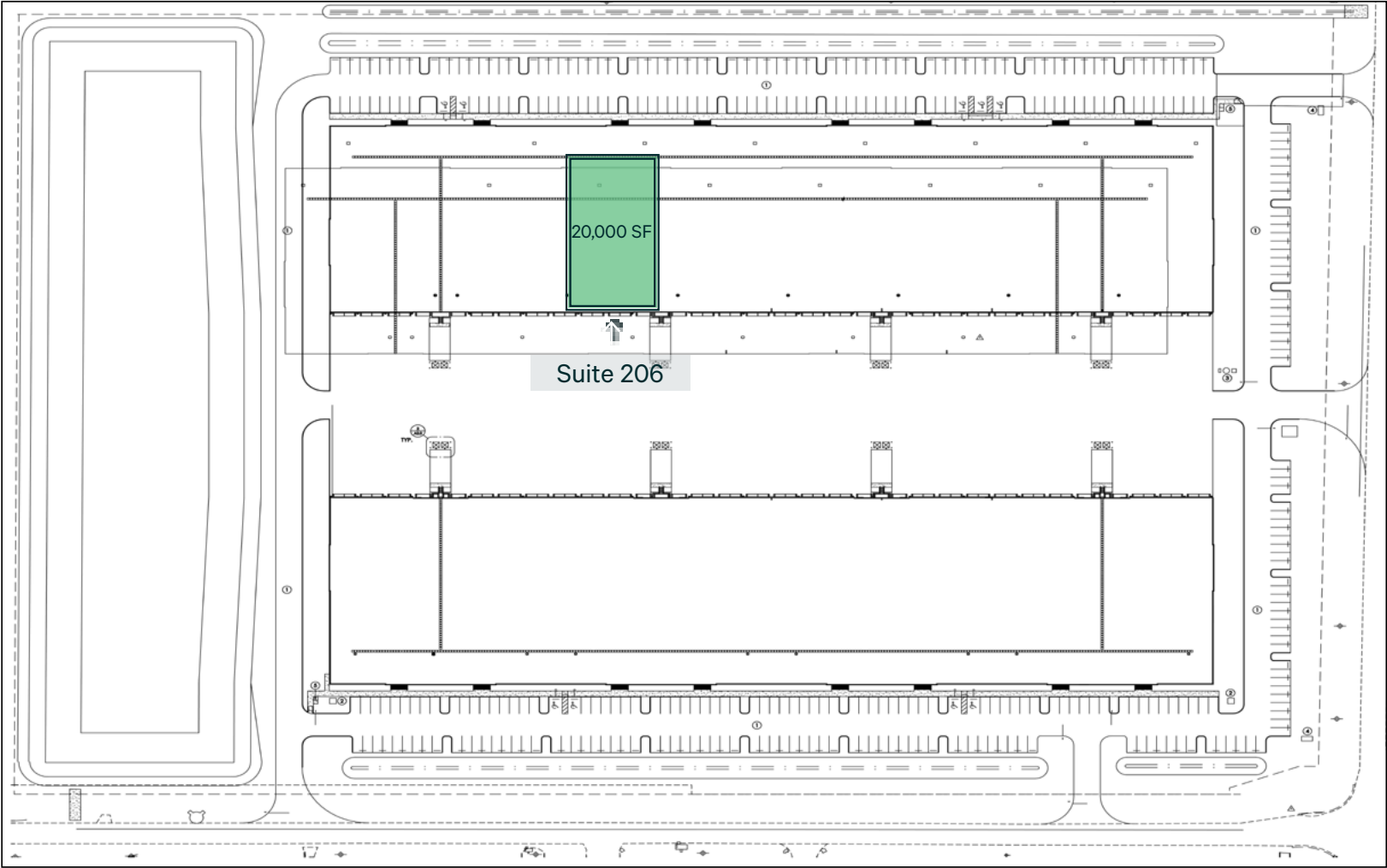






Suite 206: 20,000 SF Available

Premises Size	20,000 SF
Construction	Tilt up
Load Configuration	Rear
Slab	6' concrete - 4,000 psi
Building Dimensions	200' x 800'
Column Spacing	50' x 50'
Office	750 SF
Electrical	800 A, 480/277V, 3 phase
Clear Height	30' clear
Warehouse Lighting	30 FC LED (with motion sensors)
Fire Suppression	ESFR
Dock Doors (9'x10')	10
Dock Doors (12'x14')	2
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	40 spaces
Truck Court Lighting	LED
Warehouse Floor Seal	Ashford Formula or Equivalent



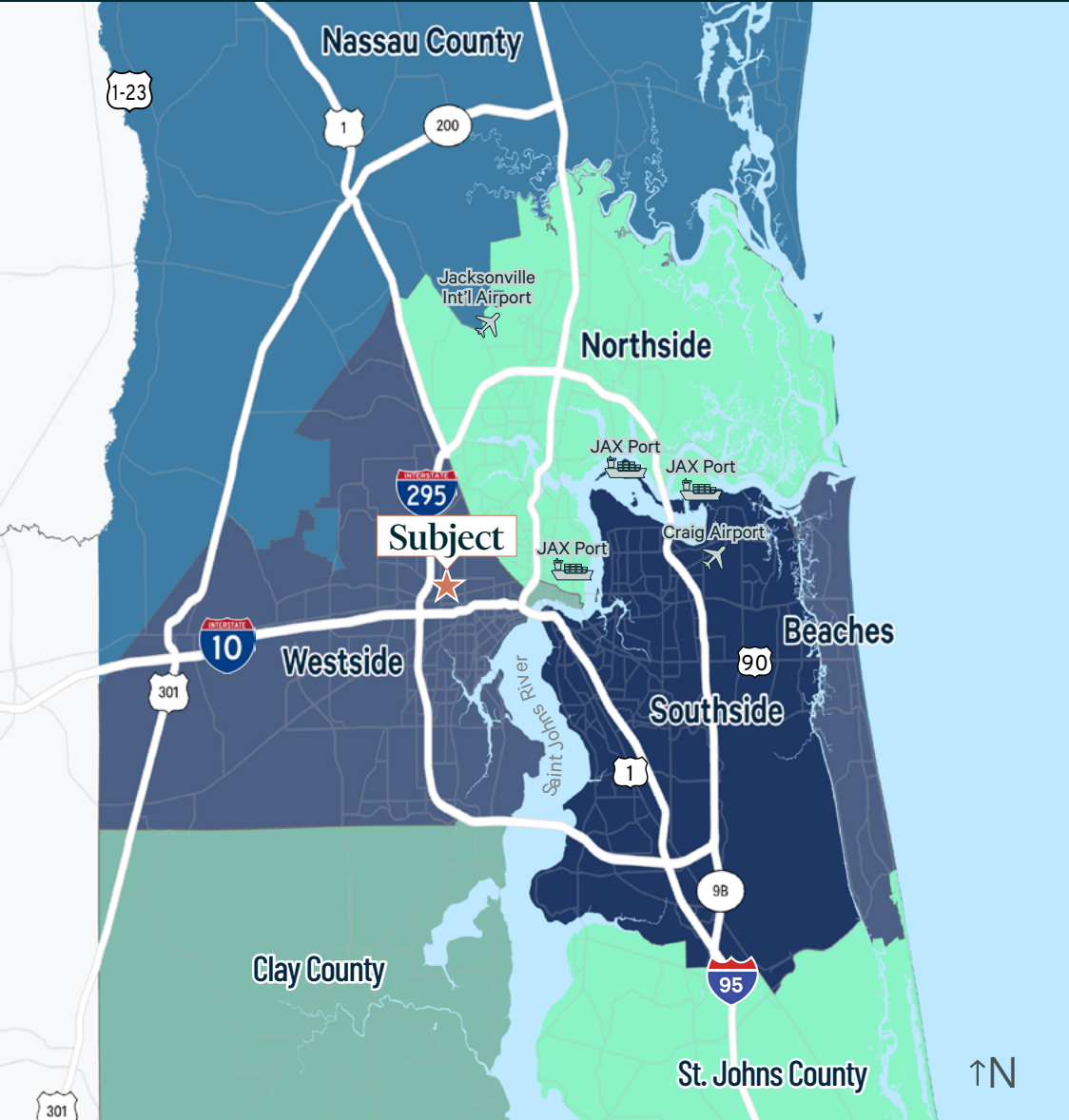






The map displays a suburban landscape with a grid of streets. A yellow line traces a route from a 'Subject' location (marked with a star) to Interstate 295 (I-295). The route starts on Lane Avenue N, turns right onto Old Kings Rd, and then left onto I-295. Other visible streets include W Beltway, Pritchard Rd, Forshee Dr, and Fish Rd. Landmarks such as FedEx Ground and UPS are identified. A legend in the bottom left corner provides travel time estimates for three routes: Via Old Kings to I-295 (6 mins), Via Lane Ave N to I-295 (3 mins), and Via Lane Ave N to I-10 (6 mins). A north arrow is located in the bottom right corner.





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

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