



**Industrial Service Facility on
2.74± Acres for Lease**
321 Lane Ave. N. | Jacksonville, FL 32254

Call for pricing



Michael Cassidy
Associate Vice President
+1 904 861 1120
michael.cassidy@colliers.com

Eric Bumgarner, CCIM
Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Gordon Olson
Senior Associate
+1 904 861 1124
gordon.olson@colliers.com

Colliers
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville

PROPERTY Overview

- Industrial service facility and office totaling 12,268± SF on 2.74± AC
- Fully fenced with two points of egress/ingress on Lane Ave.
- 9,400± SF shop with twelve (12) 12' x 16' drive though bay doors
- Monument signage available
- Interior & exterior upgrades coming soon
- Yard to be delivered stabilized with crushed rock
- Utilities include electric (JEA), well water and septic sewer
- 400AMP, 3-phase power
- Wet pipe sprinkler system

Address:	321 Lane Avenue N. Jacksonville, FL 32254
Parcel ID:	005148-0000
Submarket:	Westside
Zoning:	Light Industrial (IL)
Parcel Size:	2.74± AC
FAR:	.10
Building Type:	Office & service garage
Construction Type:	Metal & concrete block
Year Built/Renovated:	1965/2025
Building SF:	Office: 3,220± Warehouse: 9,400± Canopy: 4,200±
Clear Height:	20'
Drive-in Doors:	Twelve (12) 12' x 16'



Property Location



Commonwealth Ave



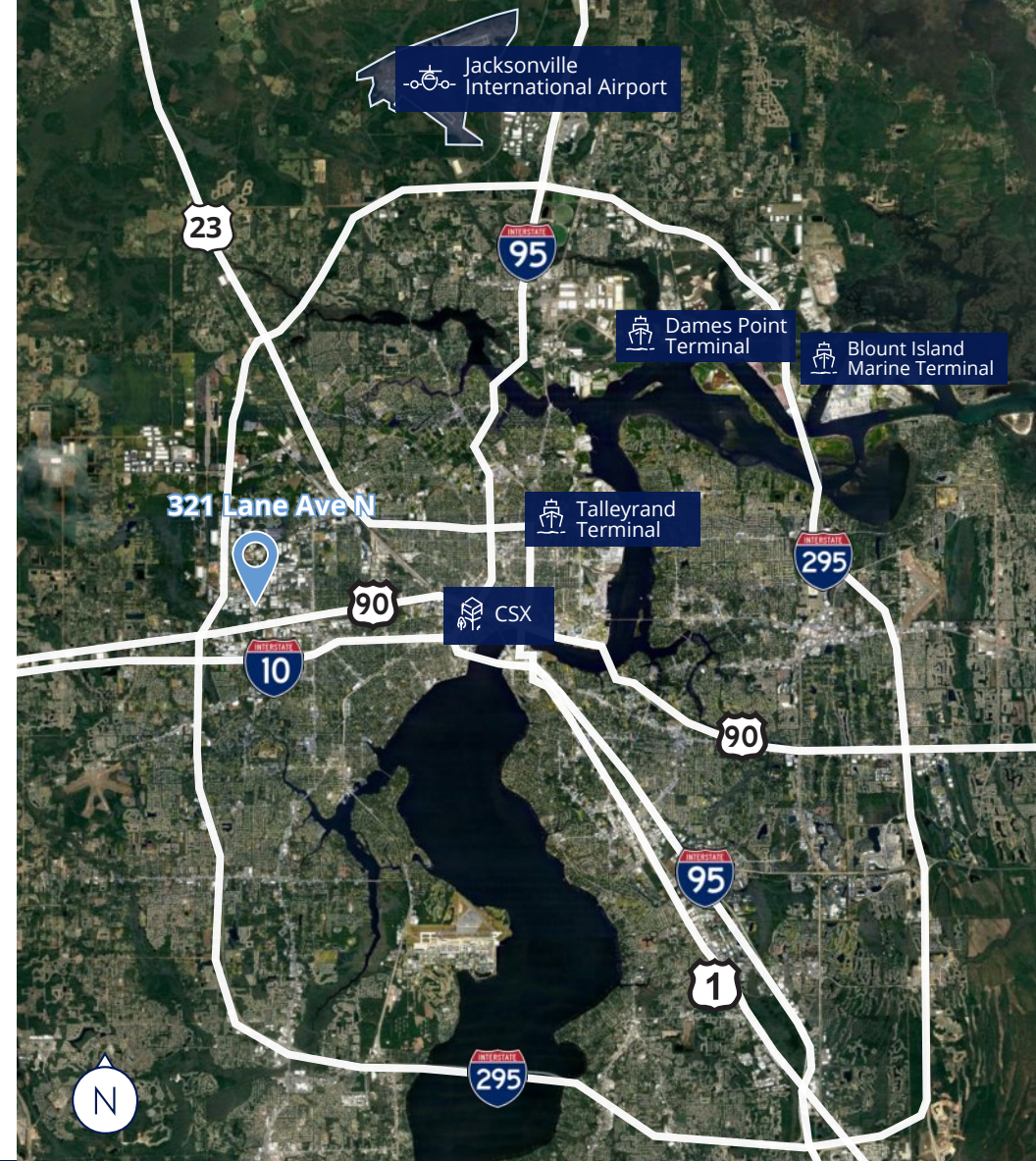
Lane Ave N

W Beaver St



Property Distances

US 90	.2 miles
I-10	.8 miles
I-295	1.7 miles
CSX	4.2 miles
I-95	6.2 miles
US 1	7.7 miles
JAXPORT Talleyrand Terminal	9.5 miles
JIA	16.1 miles
JAXPORT Dames Point Terminal	17.5 miles
JAXPORT Blount Island Terminal	22.3 miles



Michael Cassidy
Associate Vice President
+1 904 861 1120
michael.cassidy@colliers.com

Eric Bumgarner, CCIM
Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Gordon Olson
Senior Associate
+1 904 861 1124
gordon.olson@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC

Colliers
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville