

# TRUCK TERMINAL AVAILABLE FOR LEASE

## 6611 Pickett Dr Jacksonville, FL 32219



### OFFERING SUMMARY

Lease Rate:	\$35,000 per month (NNN)
Building Size:	17,450± SF
Warehouse:	15,100± SF
Office:	2,350± SF
Lot:	7.00± Acres. Additional 3.5± acres available
Dock-high Doors:	51 - 4 with pit levelers & 47 edge of dock levelers (9'W x 10'H)
Loading Ramp:	1 9'W x 10'H drive-in via ramp

### LOCATION OVERVIEW

Positioned in one of Jacksonville's most active industrial corridors, 6611 Pickett Drive offers excellent connectivity for logistics, distribution, and manufacturing operations. The property sits just minutes from I-295, providing direct access to I-10, I-95, and major regional transportation routes serving the Southeast. This location places tenants within a short drive of the JAXPORT terminals, Blount Island, Dames Point, JAX Airport, and multiple rail links—ideal for companies seeking efficient, multimodal distribution capabilities.

Surrounded by established industrial users, the Pickett Drive submarket is known for its accessibility, workforce availability, and proximity to major population centers. Operators benefit from smooth truck flow, convenient access for 53' trailers, and direct routing to Florida, Georgia, and national freight networks.

Its location within a thriving logistics hub makes 6611 Pickett Drive an exceptional choice for e-commerce fulfillment, last-mile delivery, bulk distribution, light manufacturing, and service-based industrial operations looking for a centrally connected Jacksonville address.

**Mark Wainwright**

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Information provided is deemed accurate, but subject to errors and/or omissions.



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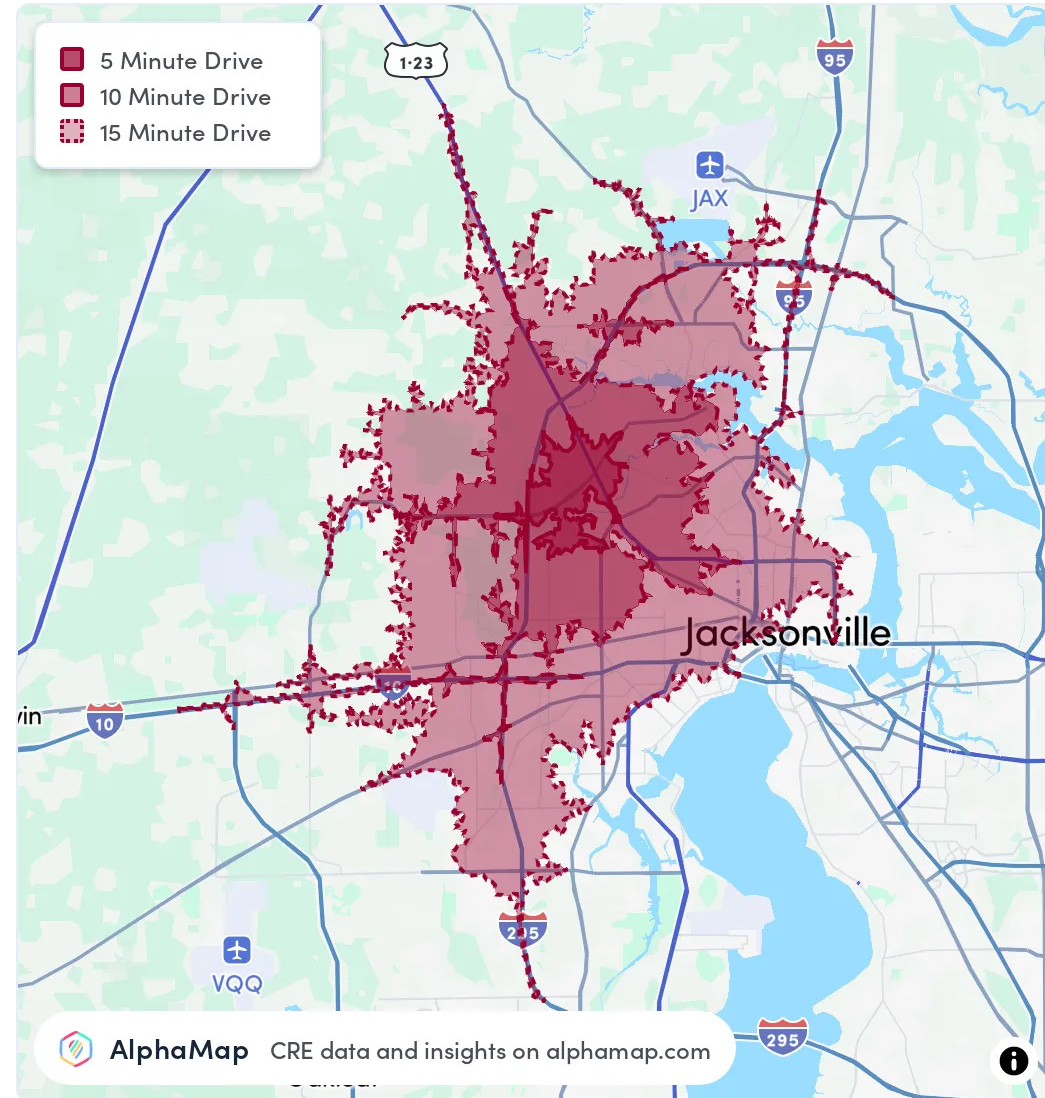
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## 6611 Pickett Dr Jacksonville, FL 32219

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,409	50,751	202,030
Average Age	43	41	39
Average Age (Male)	41	39	38
Average Age (Female)	44	42	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	1,690	19,411	77,970
Persons per HH	2.6	2.6	2.6
Average HH Income	\$59,008	\$57,818	\$61,298
Average House Value	\$204,659	\$171,954	\$204,566
Per Capita Income	\$22,695	\$22,237	\$23,576

Map and demographics data derived from AlphaMap



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