

Industrial Space | For Lease

2240-2280 Lane Ave N, Jacksonville, Florida

CBRE



Suites Available for Lease:

- + **Suite 101:** 100,000 SF (demisable to 60,000 SF)
- + **Suite 107:** 20,000 SF
- + **Suite 205-206:** 40,000 SF

For More Information, Please Contact:

Kyle Fisher

First Vice President

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Kyle Murphy

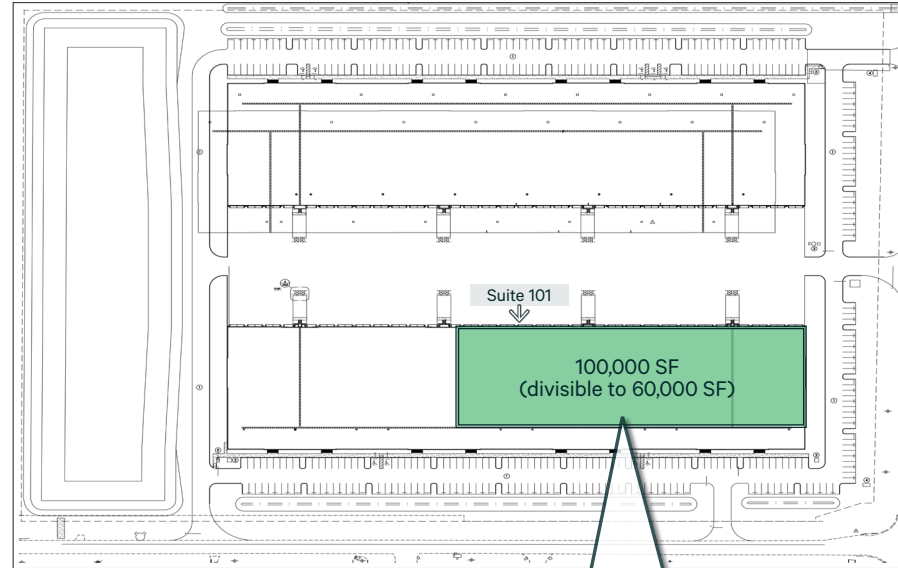
Associate

Nathan Rogers

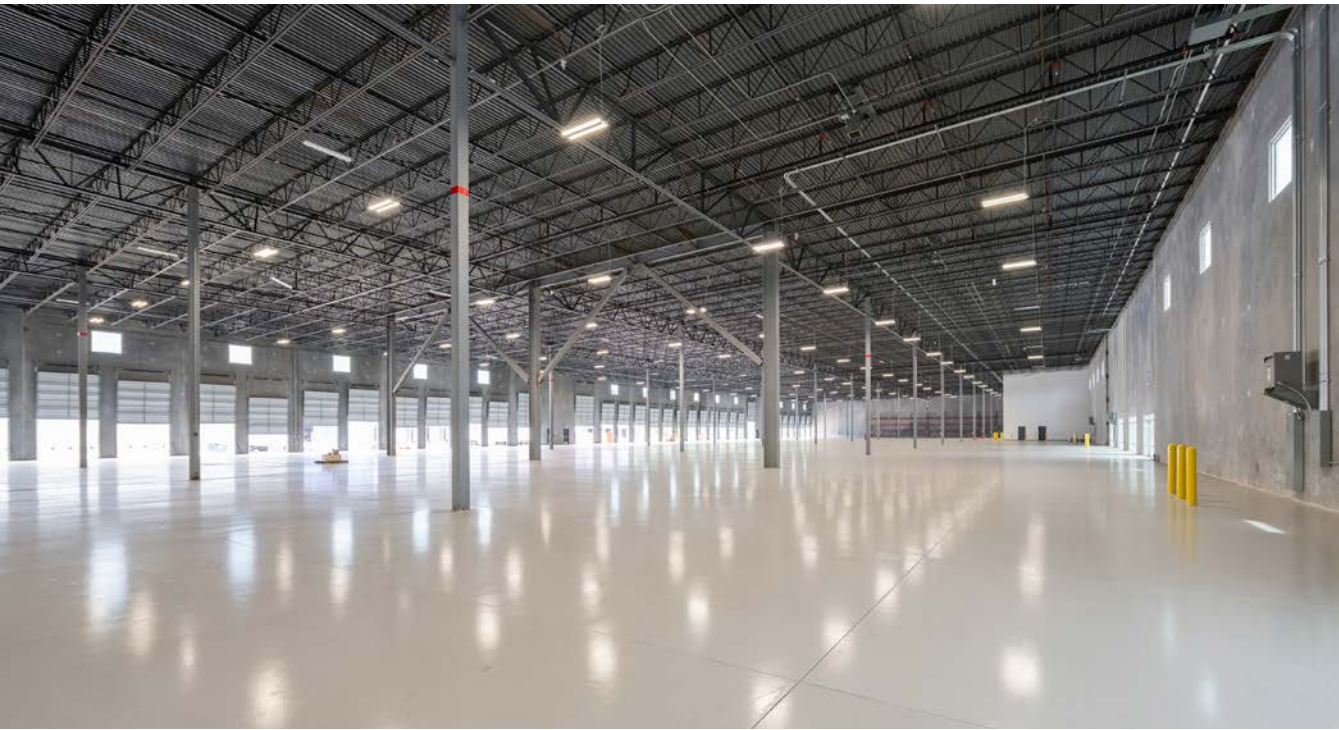
First Vice President

Suite 101: 100,000 SF Available

Premises Size	100,000 SF (demisable to 60,000 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

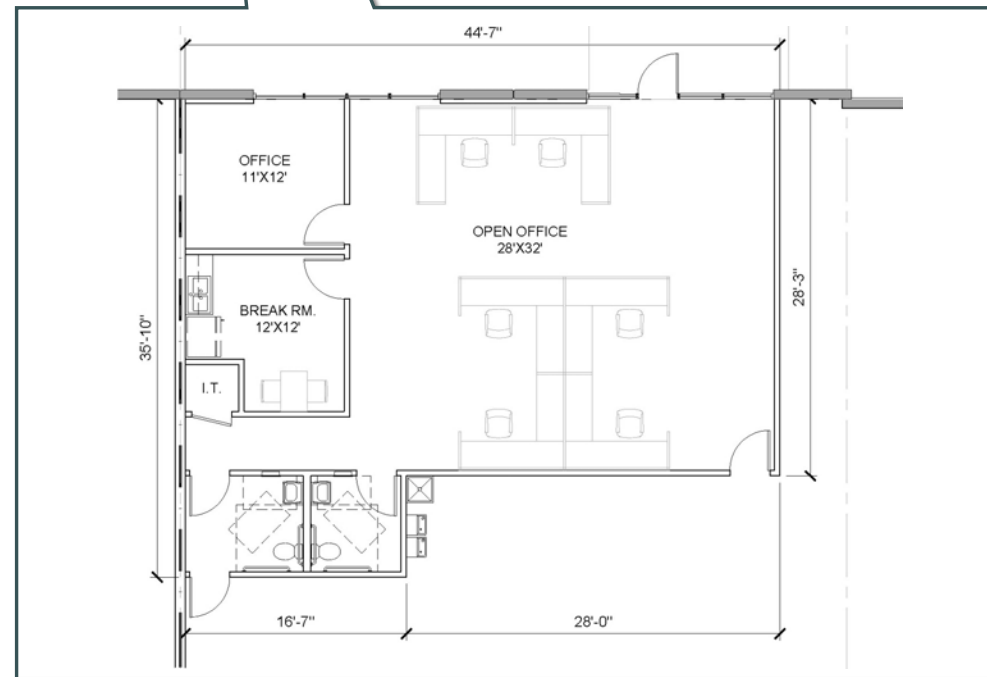
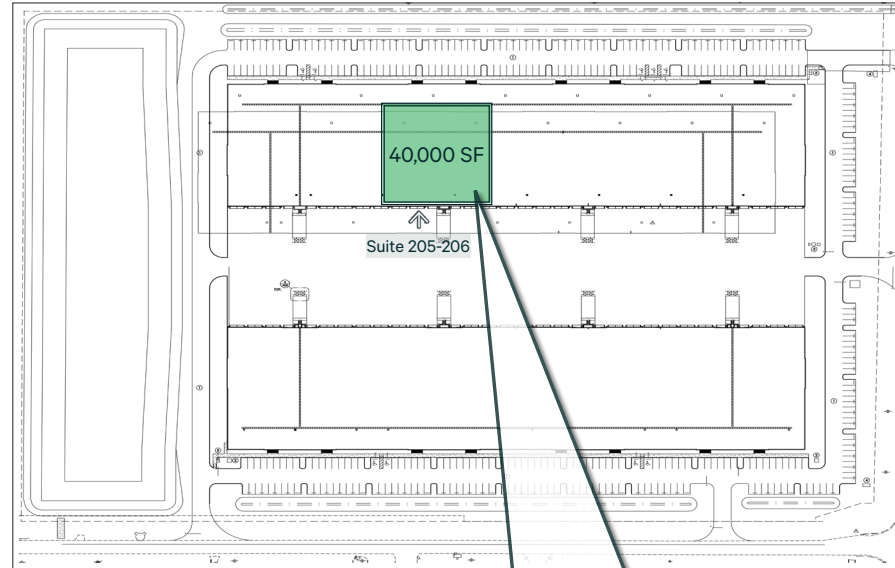


Office Floor Plan: 2,814 SF



Suite 205-206: 40,000 SF Available

Premises Size	40,000 SF
Construction	Tilt up
Load Configuration	Rear
Slab	6' concrete - 4,000 psi
Building Dimensions	200' x 800'
Column Spacing	50' x 50'
Office	1,399 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

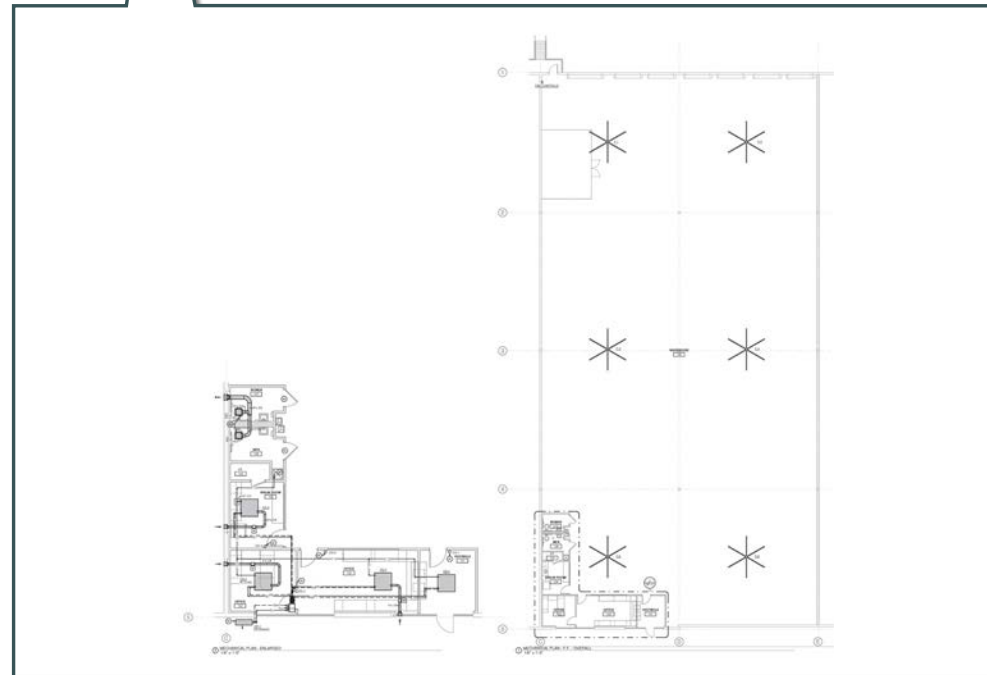
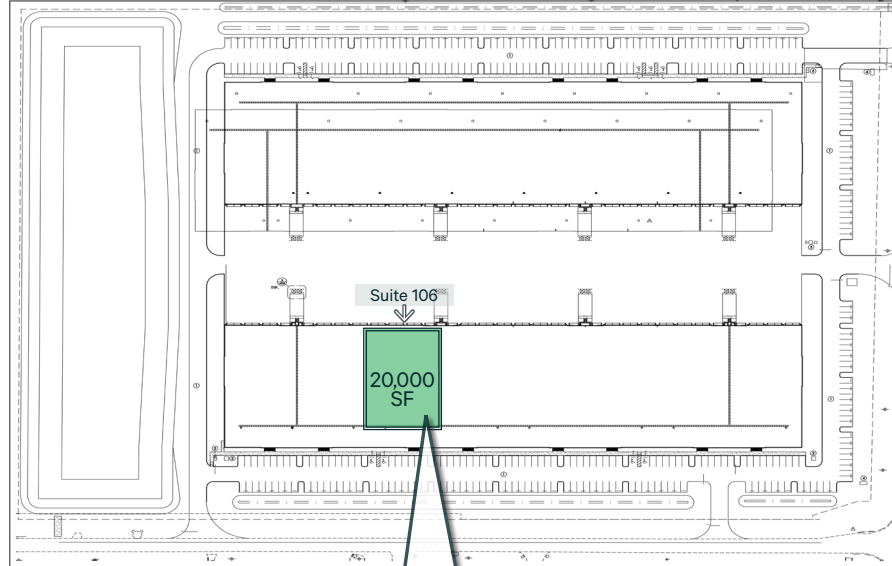


Office: 1,399 SF

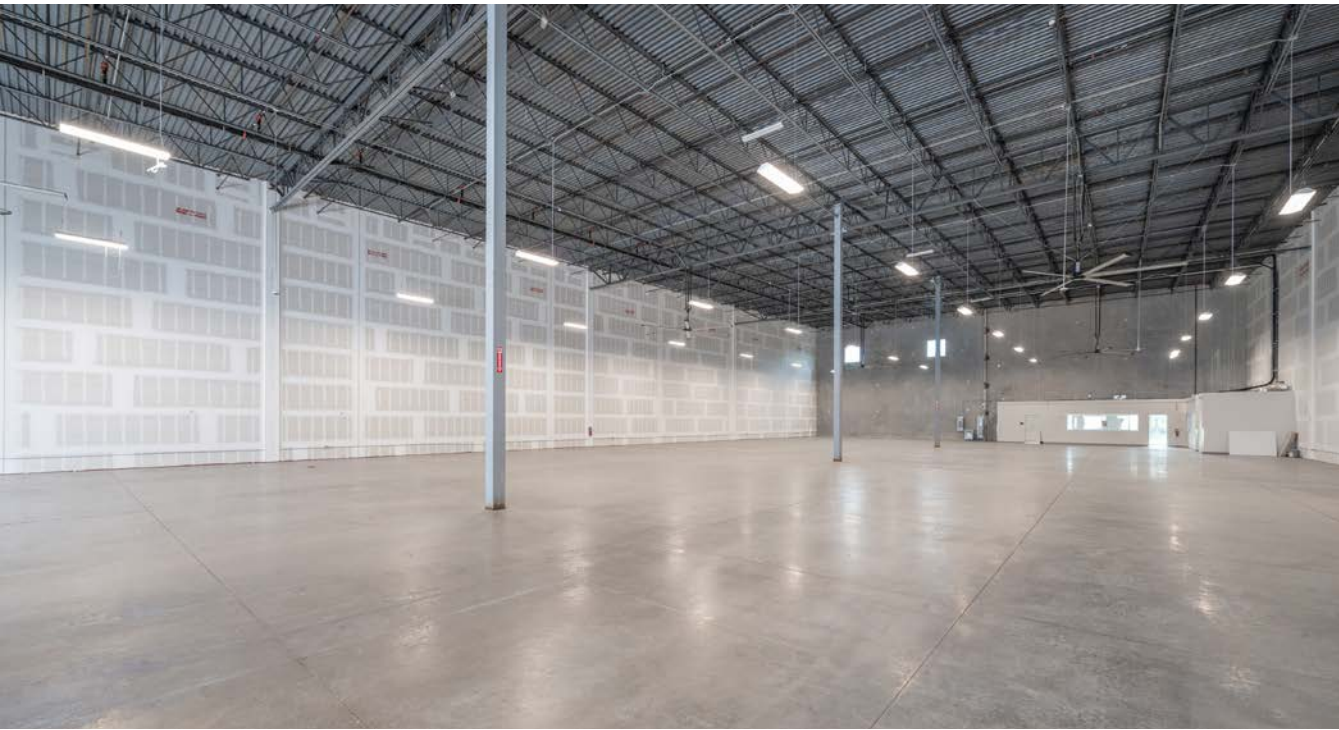


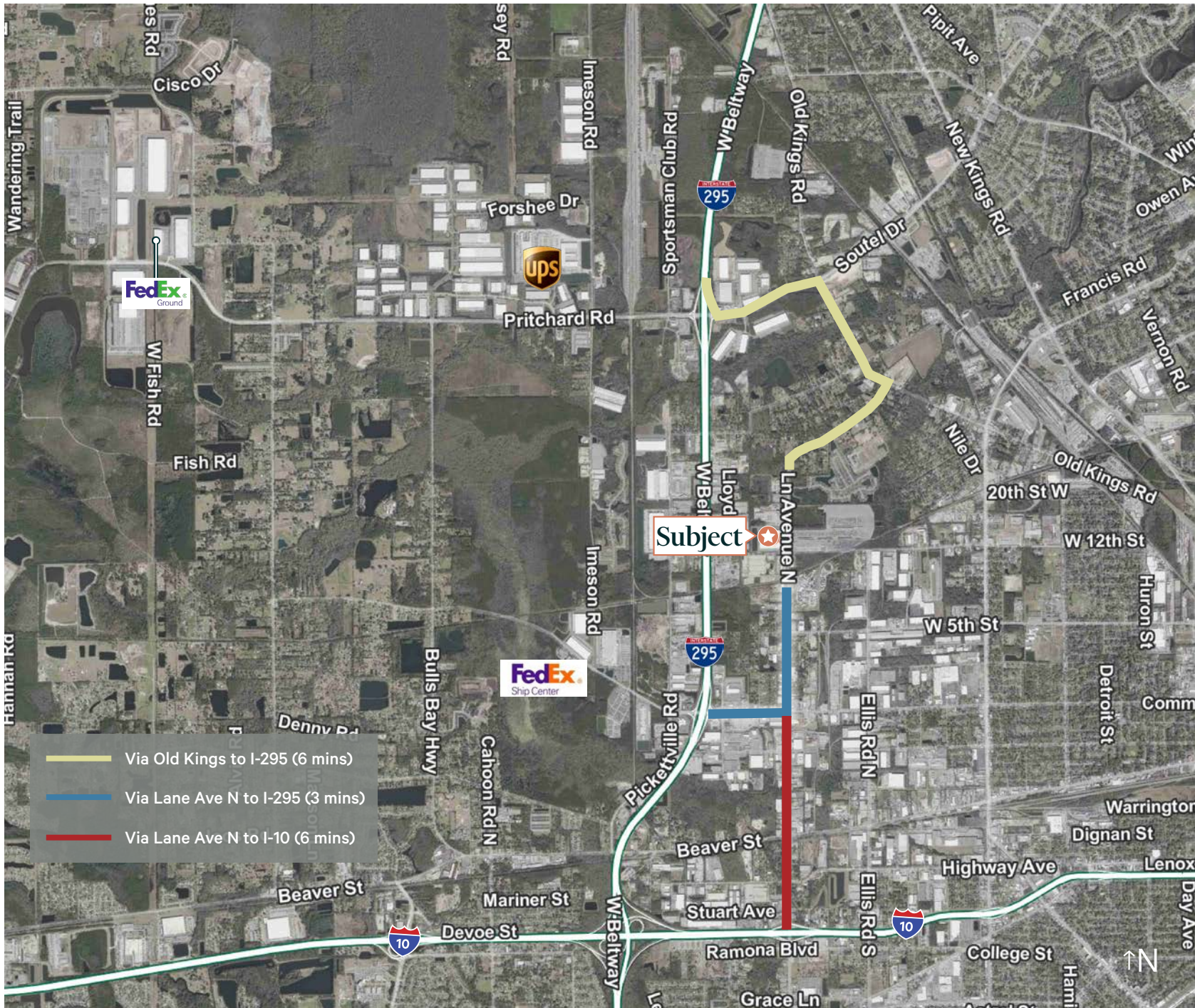
Suite 107: 20,000 SF Available

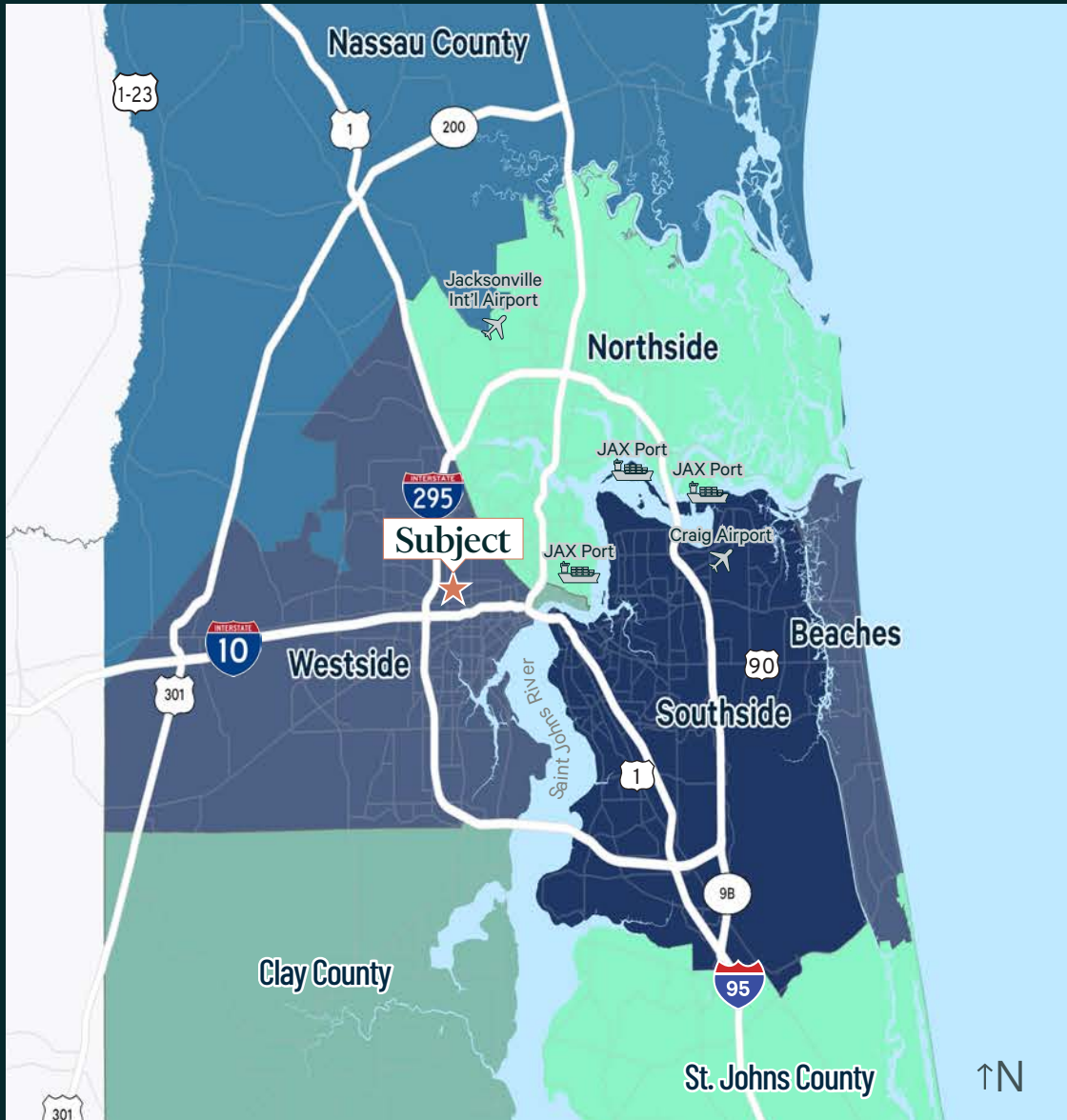
Premises Size	20,000 SF
Construction	Tilt up
Load Configuration	Rear
Slab	6' concrete - 4,000 psi
Building Dimensions	200' x 800'
Column Spacing	50' x 50'
Office	±738 SF
Electrical	400A, 480/277V, 3 phase
Clear Height	30' clear
Warehouse Lighting	30 FC LED (with motion sensors)
Fire Suppression	ESFR
Dock Doors (9'x10')	6
Dock Doors (12'x14')	1
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	20 spaces
Truck Court Lighting	LED
Warehouse Floor Seal	Ashford Formula or Equivalent



Office: 738 SF







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

For More Information, Please Contact:

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