

PORT JAX TRADE CENTER

7,736± SF OFFICE-WAREHOUSE FOR LEASE



Pine Street / RPS

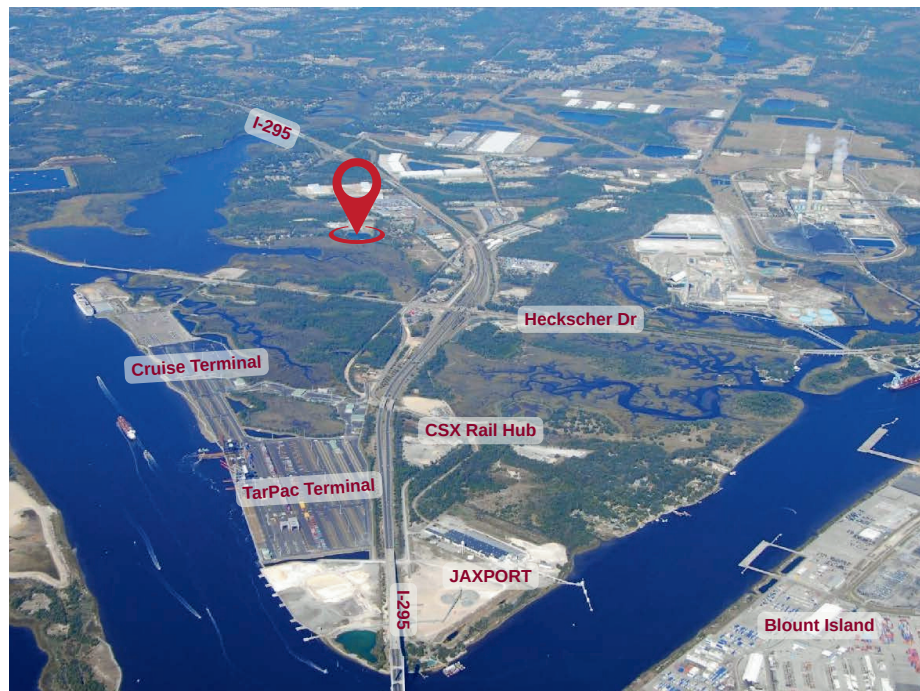


2628 PORT INDUSTRIAL DRIVE, BUILDING
700, UNIT 703 - 704 JACKSONVILLE, FL 32226

Property Details

| | |
|-------------------|--------------------|
| Building Size | 7,736± SF |
| Warehouse Size | 6,636± SF |
| Office Size | 1,100± SF |
| Zoning | Industrial Heavy |
| Grade-level Doors | 2 |
| Ceiling Height | 16'± |
| Utilities | City water / sewer |
| Construction | Tilt Wall |
| Sprinklered | Yes |
| Lease Rate | \$12.85 PSF, NNN |

| JAXPORT Dames Point | Blount Island Terminal | JAX Airport | JAXPORT Downtown |
|------------------------|---------------------------|-------------|---------------------|
| 2.6 Miles± | 5.3 Miles± | 10 Miles± | 15.6 Miles± |



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Pine Street / RPS

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2650-2 Rosselle Street,
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All information is
deemed accurate but
subject to errors /
omissions

Strategic Northside Location

Located in the heart of Jacksonville's Northside industrial corridor, 2628 Port Industrial Drive offers direct access to key regional transportation routes. The property is just minutes from JAXPORT's Blount Island and Dames Point terminals, I-295, and Jacksonville International Airport, making it an ideal location for port-related, logistics, distribution, or manufacturing operations. This well-positioned site is surrounded by major industrial users and benefits from proximity to both the CSX and Norfolk Southern rail lines, enhancing connectivity throughout the Southeast.



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