

FOR LEASE

2992 PICKETVILLE RD

JACKSONVILLE, FL 32220



UP TO 302,742 SF AVAILABLE FOR LEASE

NEW CLASS A WAREHOUSE WITH OUTDOOR STORAGE / TRAILER PARKING

BUILDING SIZE:	± 302,742 SF (Divisible to ±100,000 SF)	APRONS & DRIVES:	Concrete truck court with 6" thick, 4,000-PSI concrete 60' wide concrete apron
SITE AREA:	± 41.30 ACRES	PARKING:	318 + 8 ADA
BUILDING DIMENSIONS:	300' d x 990' l	TRAILER PARKING:	up to 204
OFFICE AREA:	± 2,566 SF Spec	YARD:	Additional trailer or outdoor storage yard available
COLUMN SPACING:	54' w x 48' d (60' Speed bay) 63' w x 50' d End bays	ELECTRICAL:	400 amp house panel 3ph 4w 277/480 50 amp house panel 3ph 4w 120/208 3200 amps 3ph 4w 277/480
CLEAR HEIGHT:	36' Minimum	LIGHTING:	LED High bay lighting with 10' whips
LOADING:	58 (9'x10') Docks 2 (12' x 14') Drive-ins	ROOF:	60 mil white TPO over R19
DOCK PACKAGES:	Dock bumpers & hydraulic dock pit levelers 40,000 lbs capacity, one at every third dock door	FLOOR:	7" Thick concrete slab x 4,000 PSI on grade on a 15 -mil polyethylene vapor barrier.
TRUCK COURT:	135' Single truck court with 60' trailer parking	SPRINKLER:	ESFR

LAND SIZE

±41.3 Acres



Contact Info

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For more information:
www.2992picketville.com

CUSHMAN & WAKEFIELD

LINCOLN PROPERTY COMPANY

MULTIPLE SPACE CONFIGURATIONS

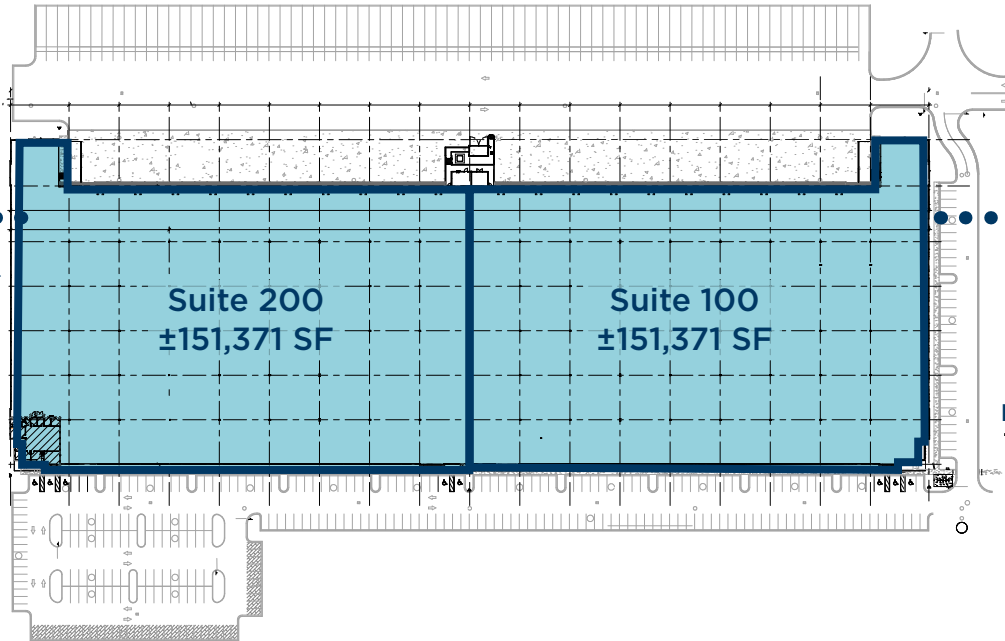
MULTIPLE SPACE CONFIGURATIONS AVAILABLE

SUITE 200 ●●●●

Space: ±151,371 SF

Docks: 29

Drive-in: 1



●●●● SUITE 100

Space: ±151,371 SF

Docks: 29

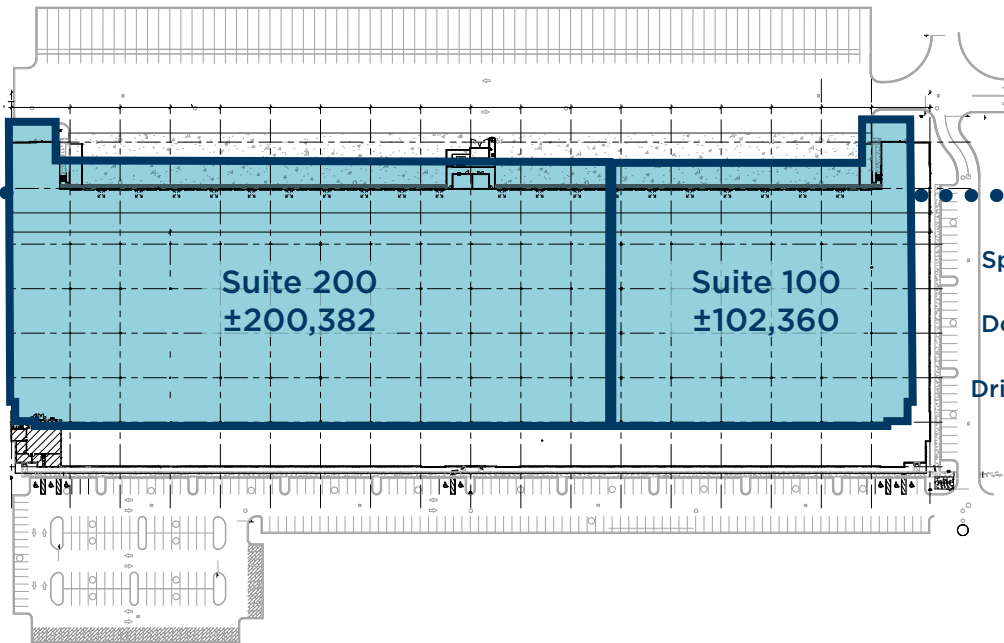
Drive-in: 1

SUITE 200 ●●●●

Space: ±200,382 SF

Docks: 39

Drive-in: 1



●●●● SUITE 100

Space: ±102,360 SF

Docks: 19

Drive-in: 1

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