

PORT JAX TRADE CENTER

33,807± SF WAREHOUSE FOR LEASE



Pine Street / RPS



**2615 PORT INDUSTRIAL DRIVE,
BUILDING 400, UNIT 408-411
JACKSONVILLE, FL 32226**

JAXPORT Dames Point	Blunt Island Terminal	JAX Airport	JAXPORT Downtown
2.6 Miles±	5.3± Miles	10± Miles	15.6± Miles

Property Details

Unit Size	33,807± SF
Warehouse Size	30,684± SF
Office Size	3,113± SF
Zoning	Industrial Heavy
Clear Height	28'-32'±
Loading	9 Dock-high doors 1 Loading ramp
Load Type	Rear
Power	3-phase 480V, 2,400A
Sprinklered	Yes
Climate Controlled	Yes
Lease Rate	\$9.45 PSF, NNN



Mark Wainwright: (904) 728-1085 | Mark@psrps.com

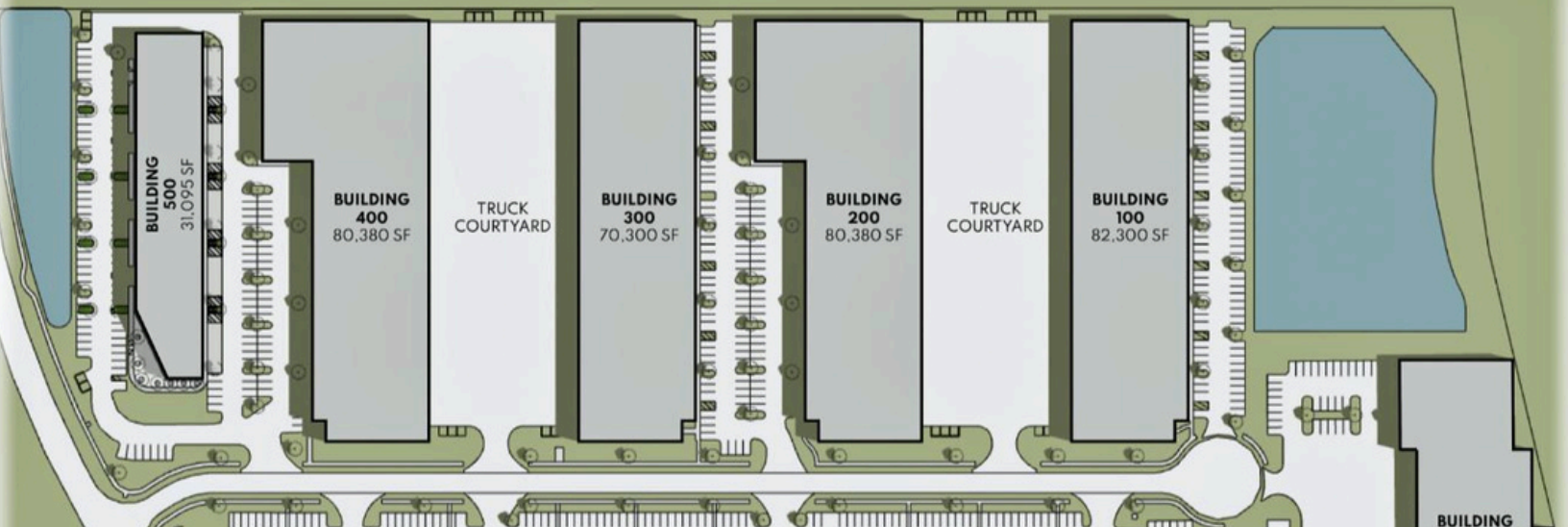
Summer Wainwright: (904) 377-4949 | Summer@psrps.com

Pine Street / RPS, LLC | (904) 398-1044 | 2650-2 Rosselle Street, Jacksonville, FL 32204 | pinestreetrps.com

All information is deemed accurate but subject to errors and/or omissions.

Strategic Northside Location

Located in the heart of Jacksonville's Northside industrial corridor, 1528 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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**PORT-JAX
GROUP IV**

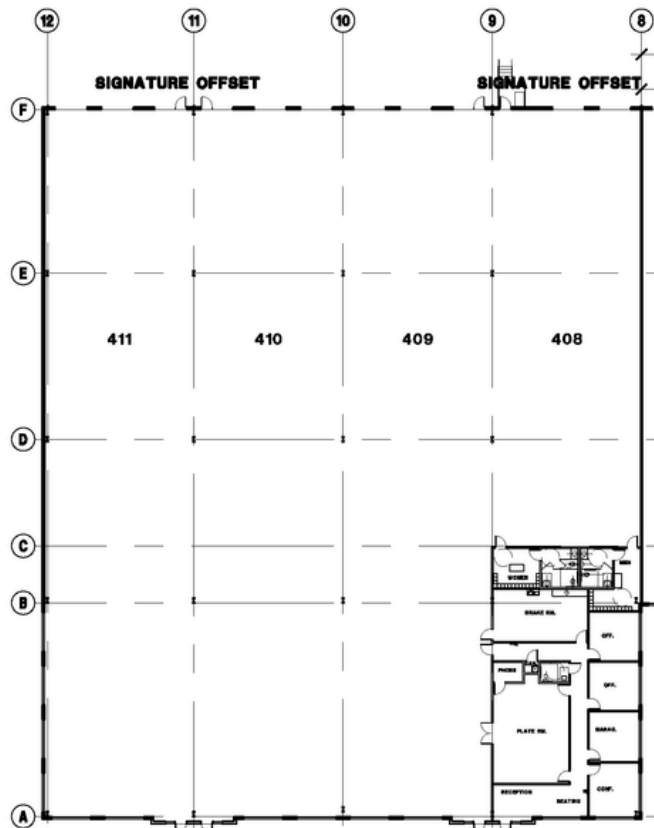


FLOOR PLAN

BLDG. 400

AREA: 80,472 SQ. FT.

SCALE: 1/32" = 1'-0"



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