



For Lease

Pickettville Distribution Center

2730 Pickettville Rd | Jacksonville, FL 32220

Strategic Positioning.
Exceptional Value.

Property Highlights

- **22,500± SF Available:** Rare, small bay suite ideal for light industrial, distribution and logistics operations
- **Competitive Rate:** \$10.25/SF MG
- **Move-in Ready:** For immediate occupancy
- **Prime Multimodal Location:** Situated in Jacksonville's Westside submarket with efficient connectivity to key logistics hubs
- **Superior Access:** Immediate proximity to I-295 and I-10, plus convenient routes to I-95 and I-75 for Southeast regional distribution

Seda Preston
+1 904 861 1142
seda.preston@colliers.com

76 S. Laura Street | Suite 1500
Jacksonville, FL 32202
+1 904 358 1206
colliers.com/jacksonville

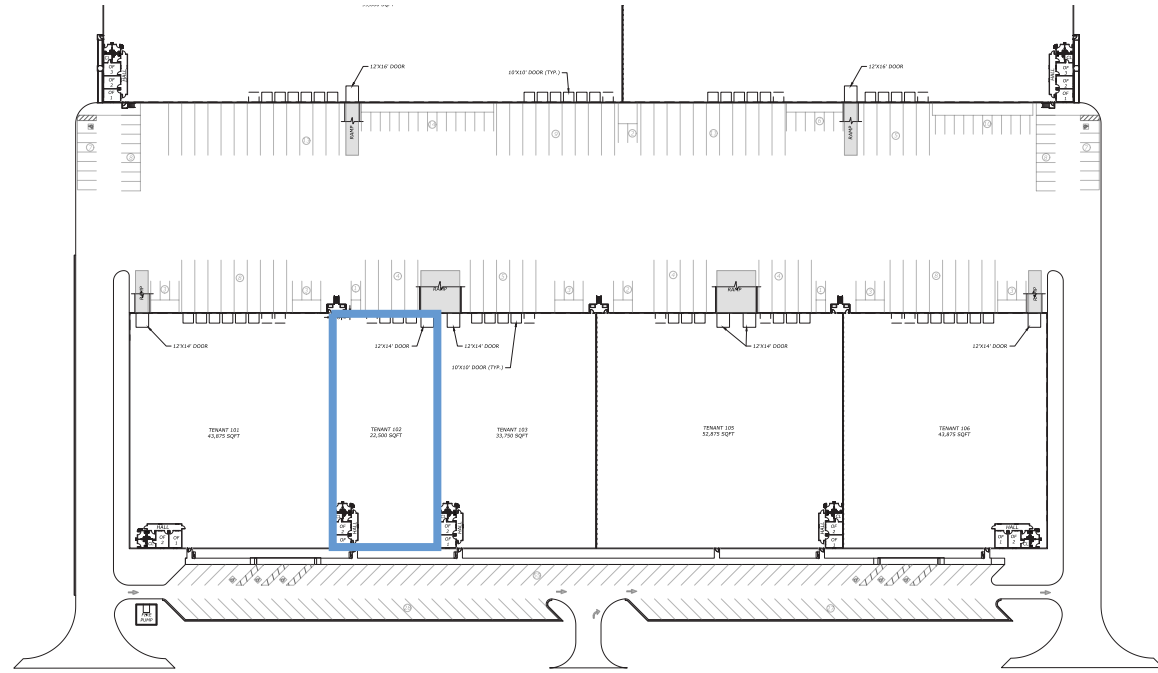


Property Overview

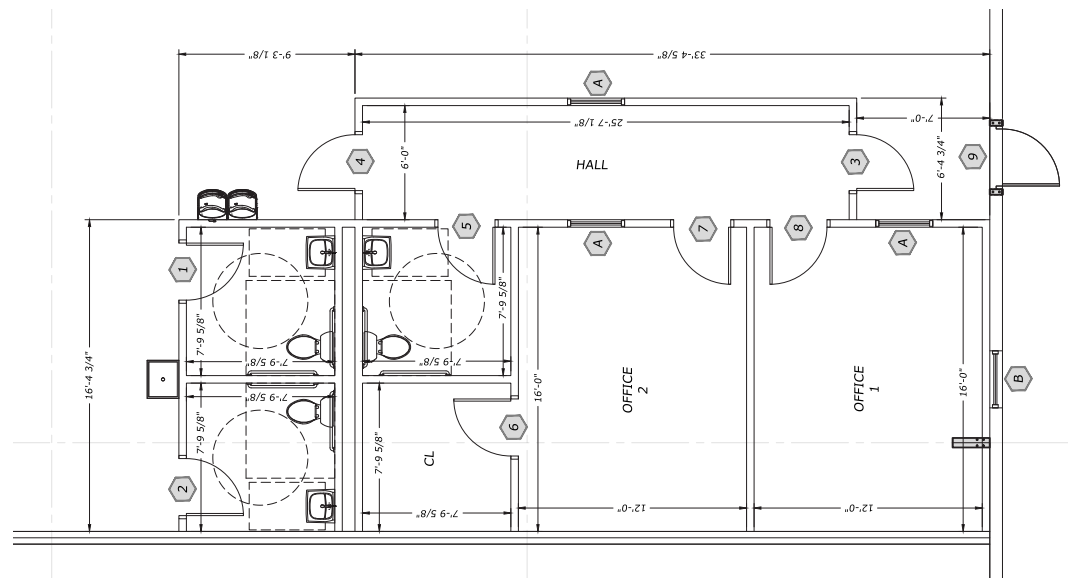
2730 Picketville Rd, Jacksonville, FL 32220

Suite	102
Suite Size	22,500
Suite Dimensions	225'd x 100'w
Office Size	800± SF
Ceiling Height	26' - 35'
Column Spacing	25'w x 75'd
Sprinkler System	ESFR
Truck Court	Concrete, 200' shared
Dock High Doors	Three (10' x 10')
Drive-in Doors	One (12' x 14')
Dock Equipment	Three (3) 30,000lb Edge of Dock Levelers
Dock Protection	Dock bumpers on all dock doors
Power	400amp, 277/480v, 3ph, 4w
Warehouse Lighting	LED High Bay Fixtures- (30) Footcandles
Slab	6" reinforced concrete
Roof Type	Metal
HVAC	Office Only
Ventilation	Exhaust Fans (1/20,000 SF)
Building Insulation	R-13 roof and walls
Fire & Life Safety	Emergency lighting and exit doors to code
Auto Parking	.6:1,000 SF

Floor Plan



Office Plan





Airports

Rail Yards

Ports

- JAXPORT Dames Point Terminal
- JAXPORT Blount Island
- JAXPORT Talleyrand Marine Terminal

Shipping Hubs

Trucking Companies

1104136

	I-295	1.7 miles
	I-10	3.3 miles
	I-95	7.5 miles
	FEC Intermodal Facility	15.7 miles
	Norfolk Southern Intermodal Facility	4.1 miles
	CSX Intermodal Facility	4.3 miles
	Jacksonville Int'l Airport	15 miles
	JAXPORT Talleyrand	10.5 miles
	JAXPORT Dames Point	20.6 miles
	JAXPORT Blount Island	22.0 miles
	Port of Savannah	144 miles
	Port of Charleston	196 miles
	Port of Tampa	243 miles

Business Friendly Environment

- Located within the boundary of the Northwest Jacksonville Economic Development Fund, a public fund accessible by existing and prospective businesses in the Northwest Jacksonville area
- Abundant regional labor pool
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

Strategic Location

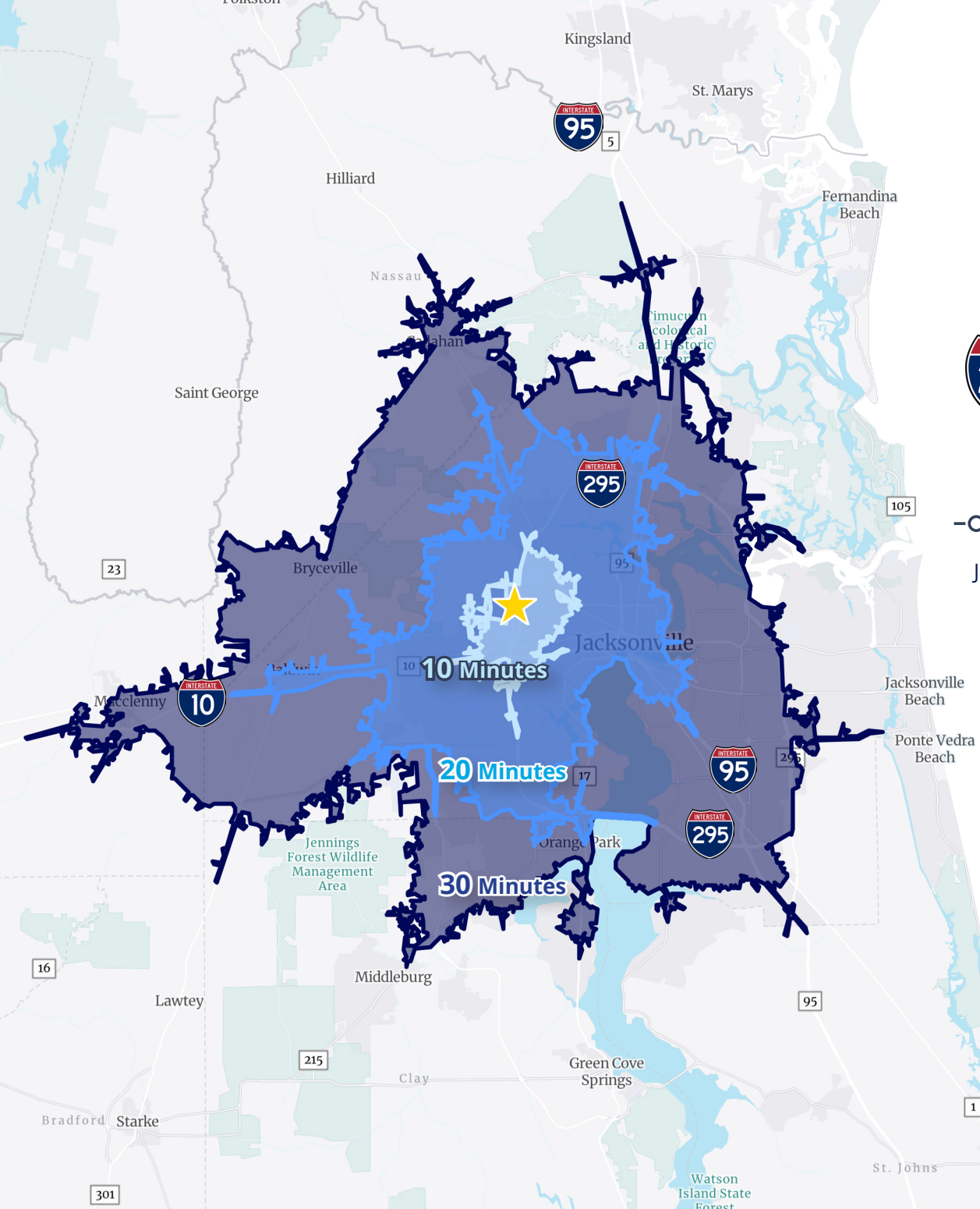
Excellent connectivity to the region's major transportation infrastructure.



Jacksonville combines **affordability with opportunity**—offering a cost-effective alternative to other Florida metros and an exceptional quality of life. With a skilled labor pool and a rapidly growing workforce, the region is primed for business success.

Demographics

	10 Mins	20 Mins	30 Mins
2025 Population	20,487	401,428	931,135
2030 Population	21,249	417,814	970,439
Population Change 2025-2030	0.73%	0.80%	0.83%
2025 Households	7,663	161,731	374,414
Median Household Income	\$52,817	\$59,656	\$68,960
Bachelor's Degree or Higher	10.8%	15.9%	20.8%
Unemployment Rate	5.7%	5.4%	4.5%
Total Employees	22,470	237,786	545,264



Contact Us

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Westside Industrial Park

ups, BMW, THE HOME DEPOT, amazon, JOHNSTONE SUPPLY, Kraft Heinz, Fanatics, GRAINGER

Pritchard Rd. & I-295

K, Pilot, SUBWAY, Arby's

Perimeter West Industrial Park

VW, CardinalHealth, UniFirst

Imeson Road Distribution Complex

Clack, PCA

Site ▶

Crossroads Distribution Center

GRAINGER, INTERLINE

Westlake Industrial Park

BJ's, CardinalHealth, IPEX, HD SUPPLY, frida, BOXOUT, GP, Georgia-Pacific, FedEx, Suddath, TOYOTA, STANDARD PRECAST INC., Total Distribution, Inc., Unilever, IRON MOUNTAIN

Commonwealth & I-295

Waffle House, Wendy's, Zaxby's, Hardee's, BURGER KING



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