

For Lease

Lane Industrial Park
Jacksonville, FL 32254

Dock High Industrial

- Class A new construction
- **Building 1** | 20,000± SF and 100,000± SF (divisible to 40,000± SF) available*
*Move-in ready and available immediately
- **Building 2** | 20,000± - 40,000± contiguous SF available
- Exceptional multimodal location in Jacksonville's Westside submarket, offering superior access to the southeastern U.S. market via I-295 and I-10, with easy access to I-95 and I-75



laneindustrialparkforlease.com

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Colliers

Property Overview

Lane Industrial Park

2240 Lane Ave. | Jacksonville, FL 32254

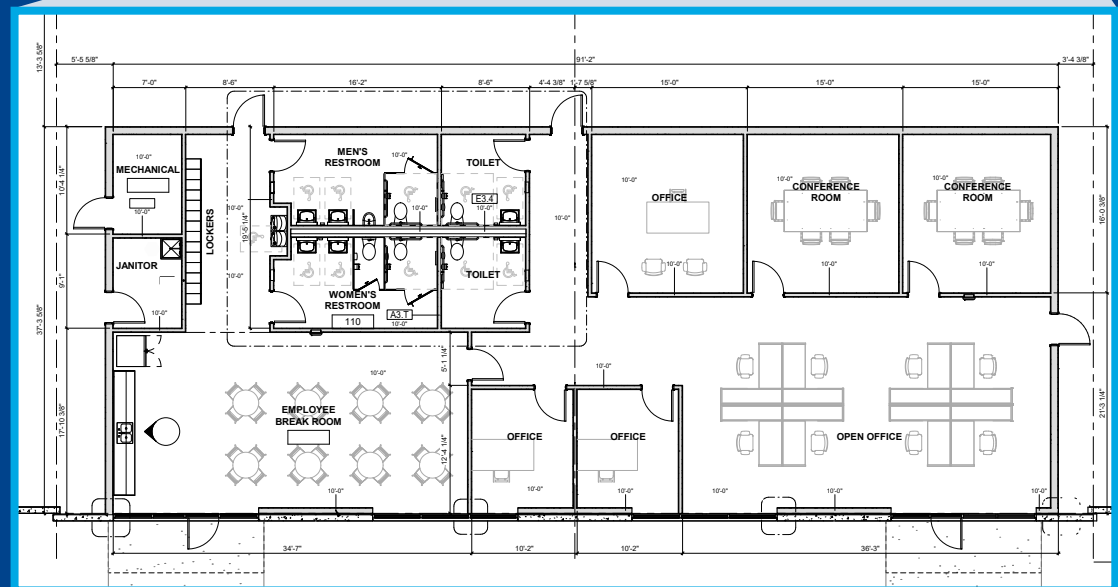
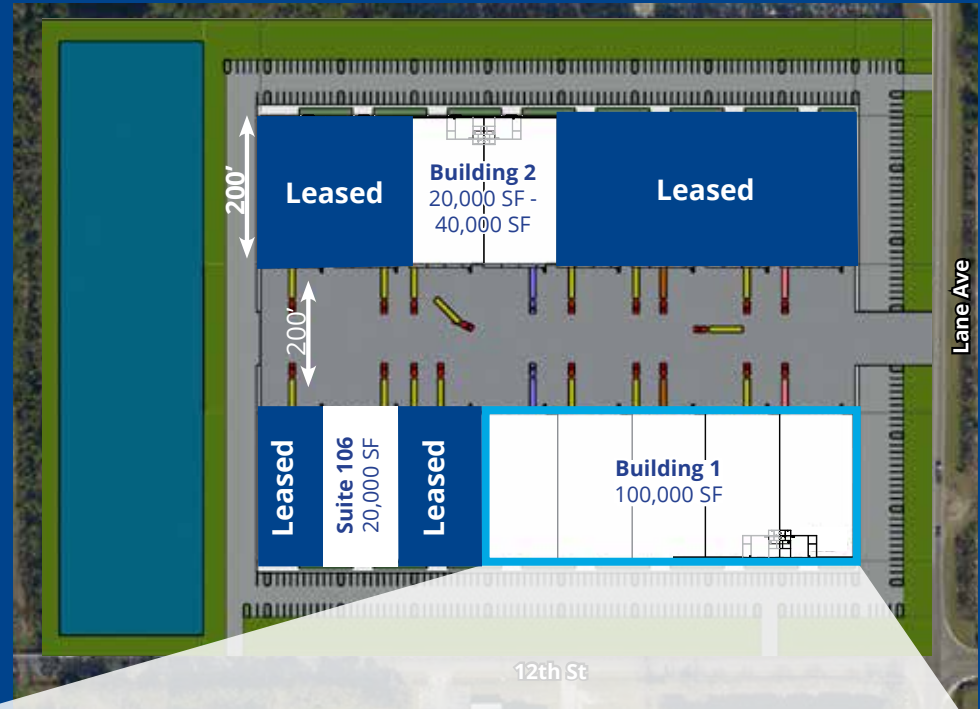
Building 1 - Suite 101

Building Size	160,000± SF
Premises Size	100,000± SF divisible to 40,000± SF
Construction	Tilt up construction
Load Configuration	Rear
Clear Height	30' clear
Slab	6' concrete - 4,000 psi
Building Dimensions	200' x 800'
Column Spacing	50' x 50'
Office	2,814± SF
Electrical Service	2,000A, 480/277V, 3PH, 4W
Warehouse Lighting	LED (with motion sensors)
Dock Doors (9'x10')	30
Dock Doors (12'x14')	5 (one drive-in ramp included)
Dock Equipment	All dock doors equipped with 30K lbs. edge of dock levelers with bumpers
Truck Court	200' shared
Dock Apron	60' concrete
Fire Protection	ESFR system
Roof	.60 mil TPO with R-21 insulation
Auto Parking	100 spaces
Truck Court Lighting	LED
Warehouse Floor Seal	Epoxy floor coating

Site Plan

[360° Click to Take a Virtual Tour](#)

Conceptual Site Plan



Office Plan

Property Overview

Lane Industrial Park

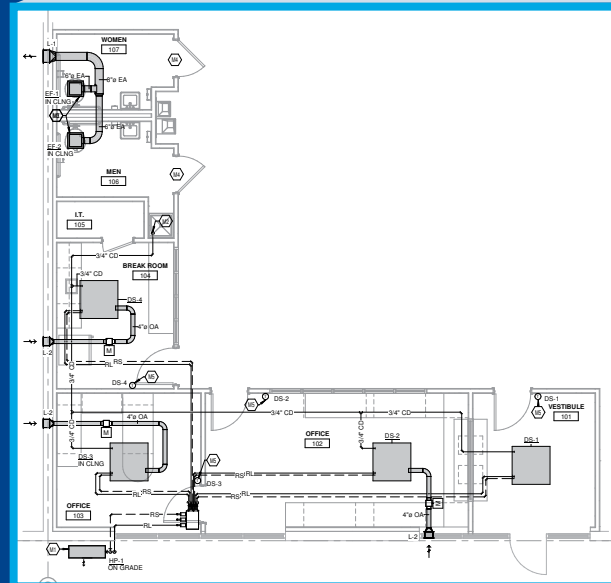
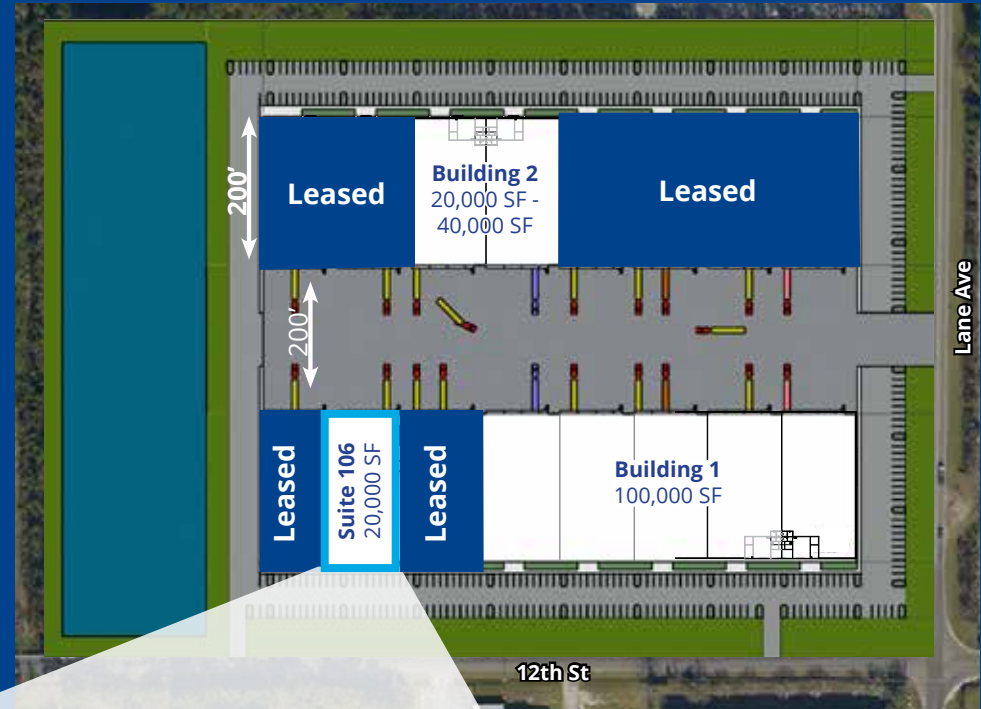
2240 Lane Ave. | Jacksonville, FL 32254

Building 1 - Suite 106

Building Size	160,000± SF
Premises Size	20,000± SF
Construction	Tilt up construction
Load Configuration	Rear
Clear Height	30' clear
Slab	6' concrete - 4,000 psi
Building Dimensions	200' x 800'
Column Spacing	50' x 50'
Office	738± SF
Electrical Service	400A, 480/277V, 3PH, 4W
Warehouse Lighting	LED (with motion sensors)
Dock Doors (9'x10')	6
Dock Doors (12'x14')	1 (drive-in available as a tenant improvement)
Dock Equipment	All dock doors equipped with 30K lbs. edge of dock levelers with bumpers
Truck Court	200' shared
Dock Apron	60' concrete
Fire Protection	ESFR system
Roof	.60 mil TPO with R-21 insulation
Auto Parking	20 spaces
Truck Court Lighting	LED
Warehouse Floor Seal	Ashford formula or equivalent

Site Plan

Conceptual Site Plan



Office Plan

Property Overview

Lane Industrial Park

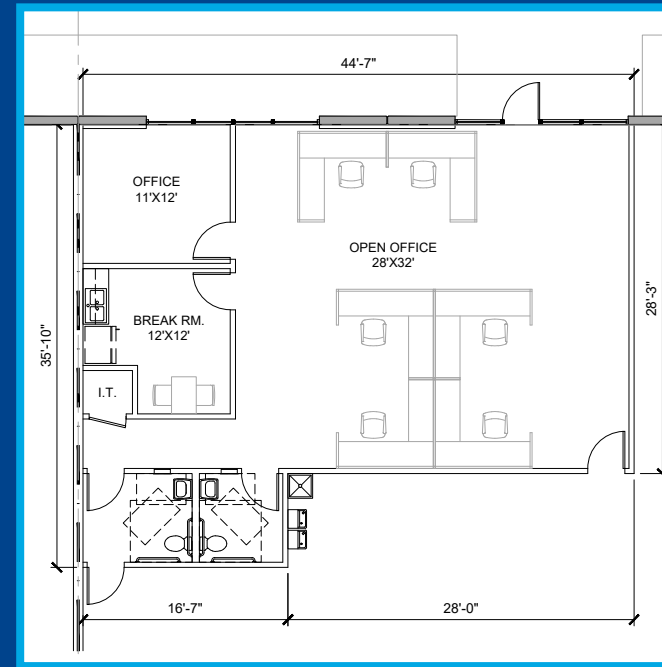
2280 Lane Ave. | Jacksonville, FL 32254

Building 2

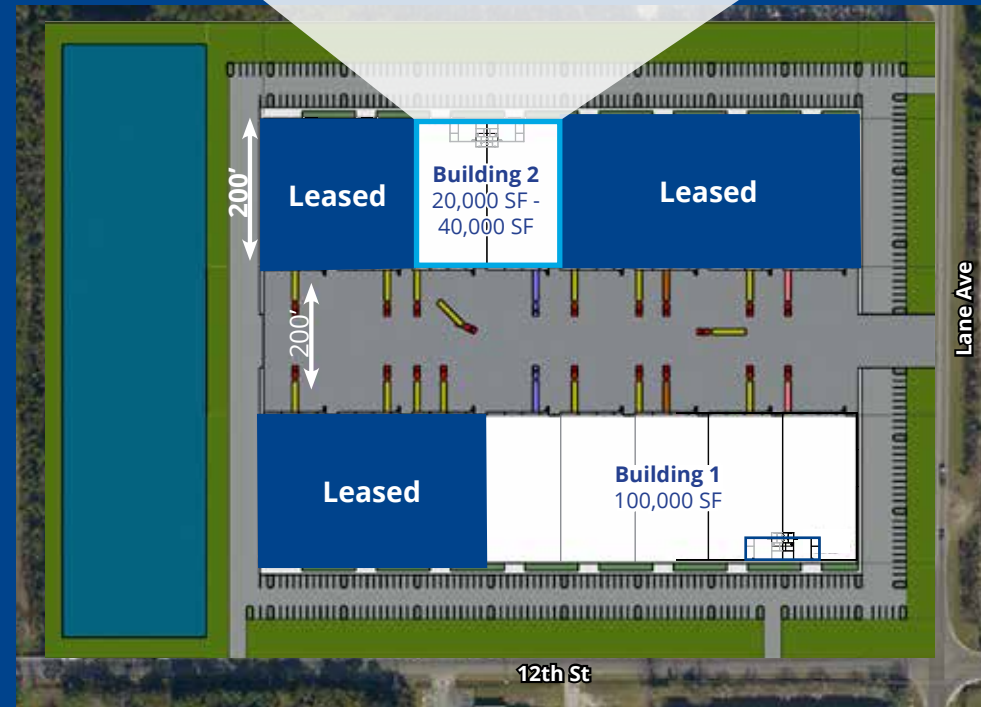
Building Size	160,000± SF
Premises Size	20,000± SF or 40,000± SF
Construction	Tilt up construction
Load Configuration	Rear
Clear Height	30' clear
Slab	6' concrete - 4,000 psi
Building Dimensions	200' x 800'
Column Spacing	50' x 50'
Office	1,399± SF
Electrical Service	200A, 480/277V, 3PH, 4W per 20,000 SF
Warehouse Lighting	LED (with motion sensors)
Dock Doors (9'x10')	Per 20,000 SF: 6 Per 40,000 SF: 12
Dock Doors (12'x14')	Per 20,000 SF: 1 Per 40,000 SF: 2 Drive-in ramp available as a tenant improvement
Dock Equipment	All dock doors equipped with 30K lbs. edge of dock levelers with bumpers
Truck Court	200' shared
Dock Apron	60' concrete
Fire Protection	ESFR system
Roof	.60 mil TPO with R-21 insulation
Auto Parking	One space per 1,000 SF (20 or 40 spaces)
Truck Court Lighting	LED
Warehouse Floor Seal	Ashford formula or equivalent

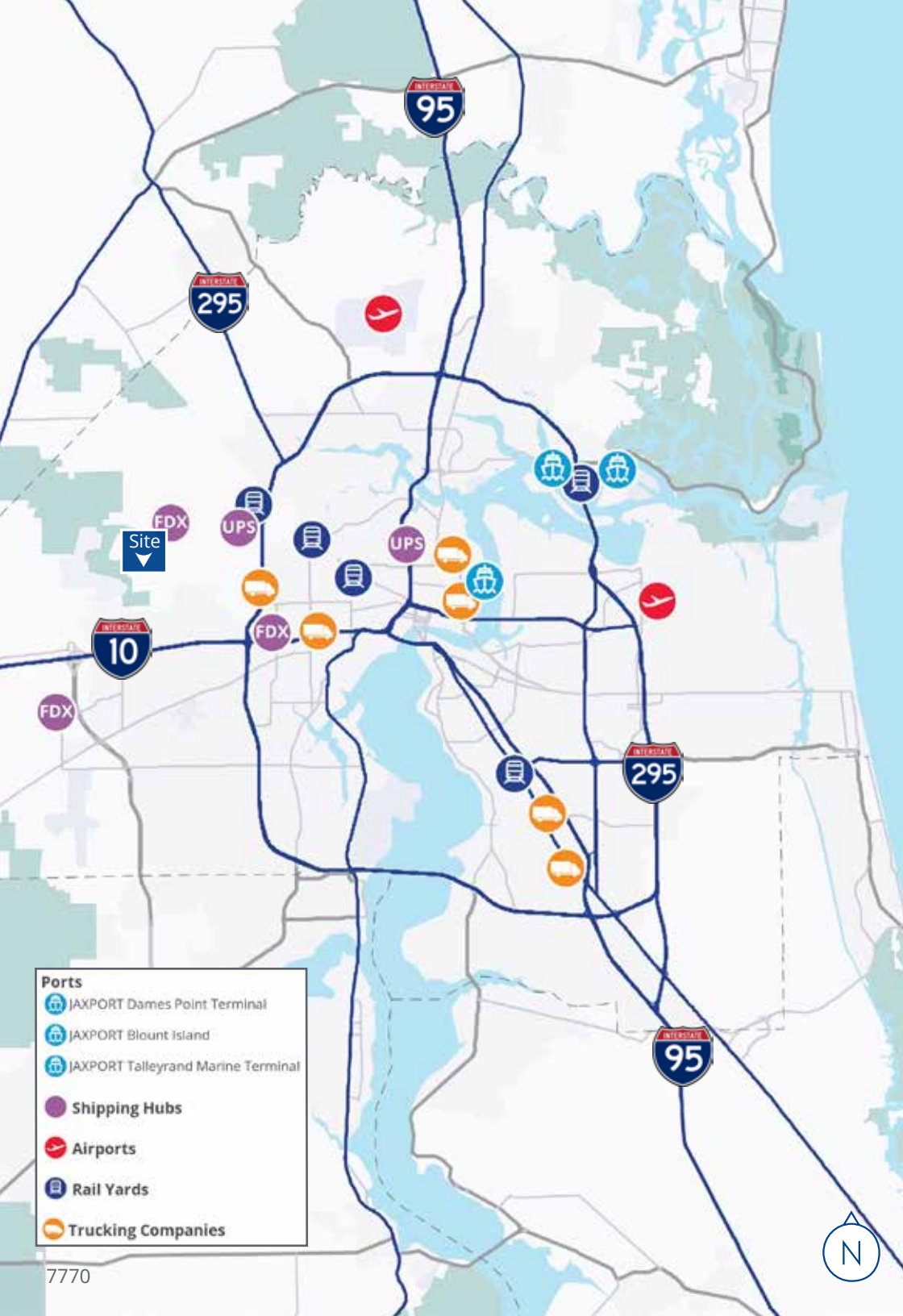
Site Plan


Office Plan



Conceptual Site Plan





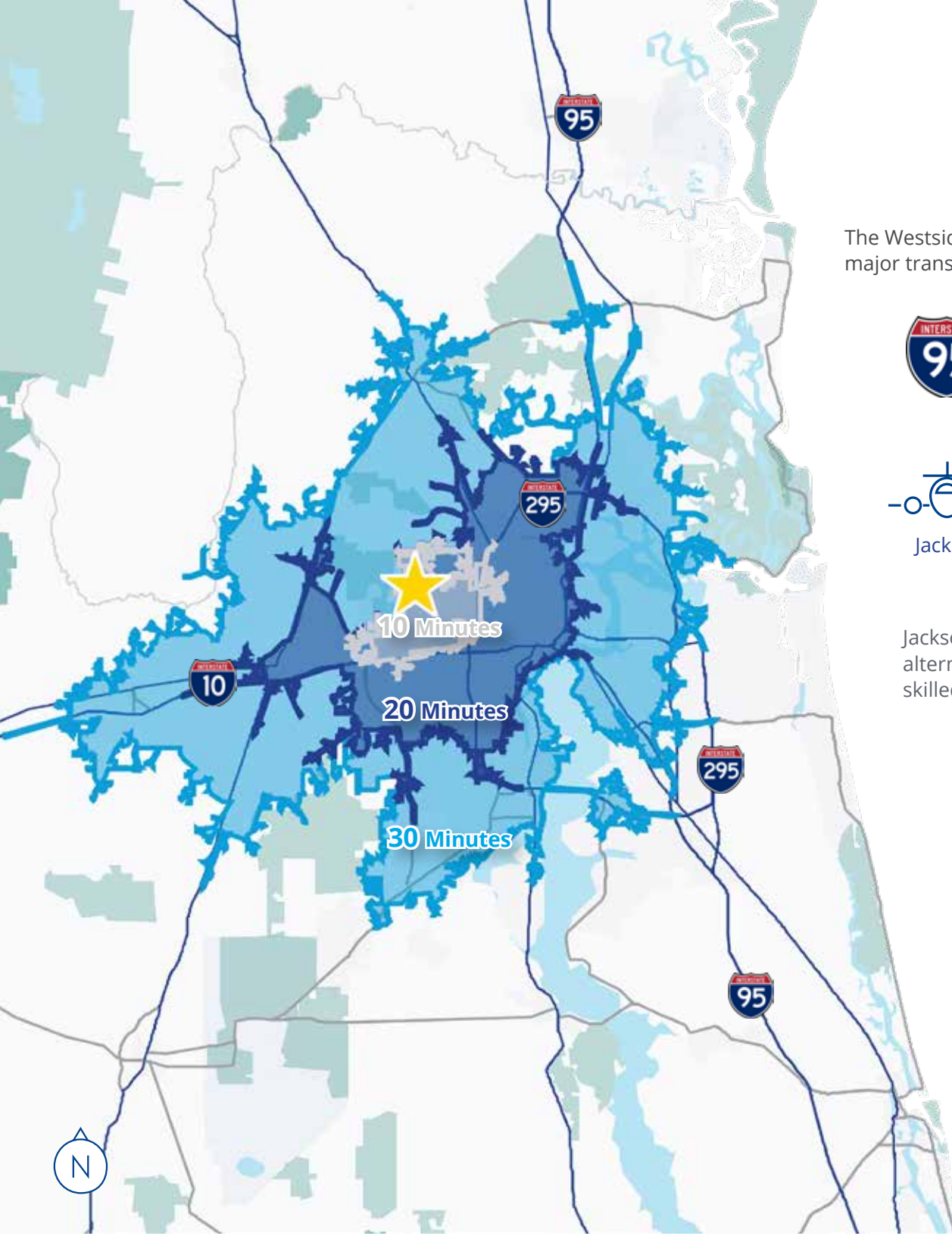
	Interstate 295	1.9 miles
	Interstate 10	2.7 miles
	Interstate 95	7.1 miles
	Norfolk Southern Intermodal Facility	3.9 miles
	CSX Intermodal Facility	4.1 miles
	FEC Intermodal Facility	13.6 miles
	Jacksonville Int'l Airport	14.9 miles
	JAXPORT Talleyrand	9.3 miles
	JAXPORT Dames Point	14.3 miles
	JAXPORT Blount Island	15.5 miles
	Port of Savannah	123 miles
	Port of Tampa	196 miles
	Port of Charleston	221 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

The Westside submarket provides **excellent connectivity** to the region's major transportation infrastructure.



Jacksonville's **strong regional demographics** offers an affordable alternative to other metros in Florida and a high quality of life for skilled labor with a growing workforce.

Demographics	10 Mins	20 Mins	30 Mins
2023 Population	13,158	223,736	457,454
2028 Population	13,107	226,724	466,370
Population Change 2023 - 2028	-0.8%	0.27%	0.39%
2023 Households	4,926	87,191	179,592
Median Household Income	\$76,073	\$51,898	\$58,036
Bachelor's Degree or Higher	12.9%	15.4%	18.4%
Unemployment Rate	2.8%	5.4%	4.4%
Total Employees	6,681	107,767	227,632



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Westside Industrial Park

ups, B.M.W., THE HOME DEPOT, amazon, JOHNSTONE SUPPLY, Fanatics, Kraft Heinz, GRAINGER

Pritchard Rd. & I-295

K, Pilot, SUBWAY, Arby's

Perimeter West Industrial Park

VW, Cardinal Health, UniFirst

Crossroads Distribution Center

GRAINGER, INTERLINE

Imeson Road Distribution Complex

Clack, PCA

Site

Westlake Industrial Park

BJ's, Cardinal Health, HD SUPPLY, IPEX, frida, BOX OUT, GP, Georgia-Pacific, FedEx, Suddath, TOYOTA, Total Distribution, Inc., Unilever, IRON MOUNTAIN

Commonwealth & I-295

WAFFLE HOUSE, Wendy's, ZAXBY'S, Hardee's, BURGER KING



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