

Industrial Space | For Lease

440 Dundas Dr, Jacksonville, FL 32218

NORTHBRIDGE | CBRE



Available for Lease:

- + **Building 2:** 48,000 SF (divisible in increments of 6,000 SF)
- + **Building 3:** 30,000 SF (divisible in increments of 6,000 SF)

For More Information, Please Contact:

Kyle Fisher

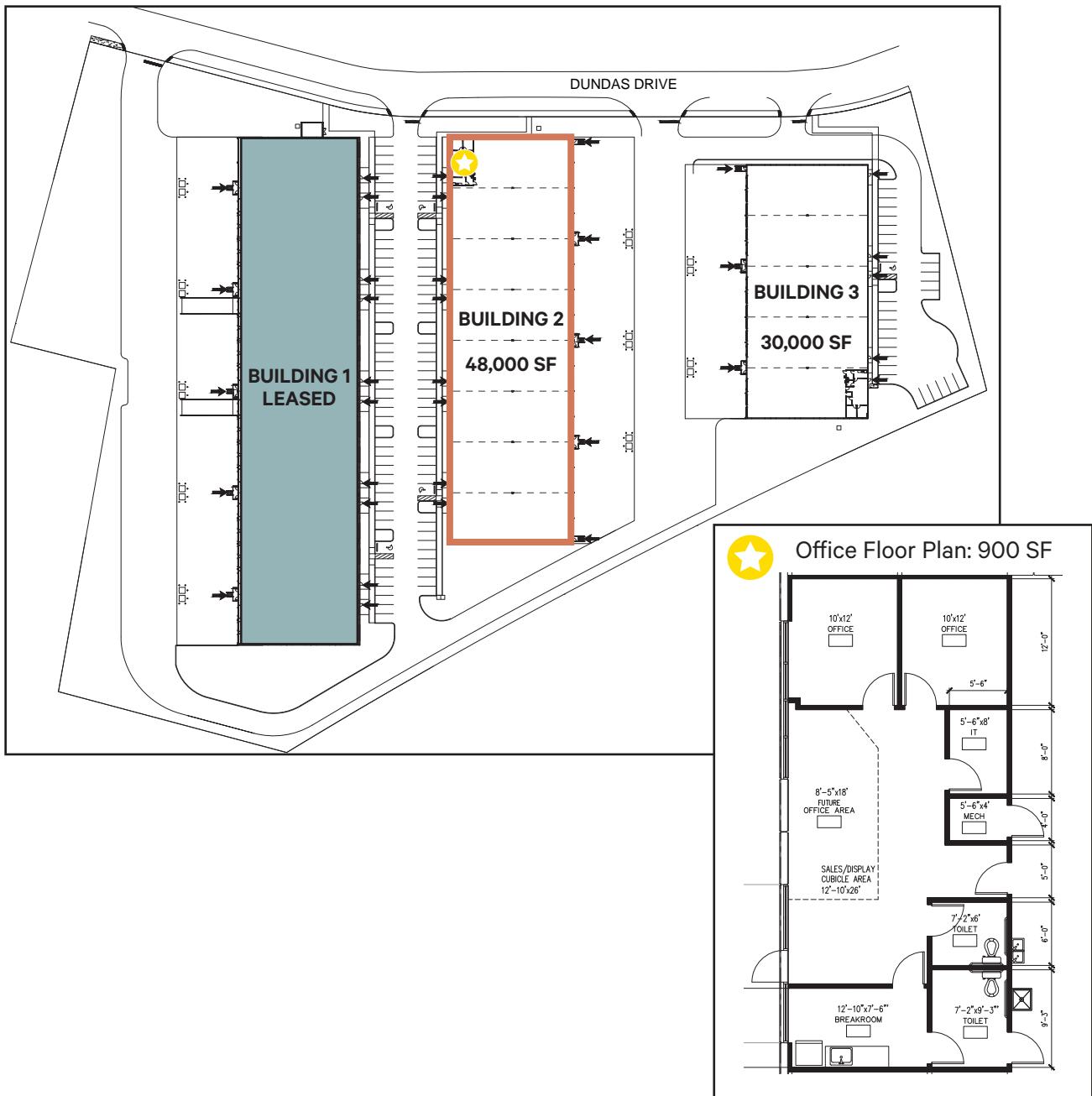
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Kyle Murphy

Associate
Alliah Hardee
Associate

Building 2: ±48,000 SF Available

Available SF	48,000 SF
Minimum Suite Size	6,000 SF
Maximum Contiguous Suite Size	48,000 SF
Load Configuration	Rear
Building Dimensions	120'd x 400'w
Column Spacing	50'w x 60'd
Office	900 SF
Electrical	1,600A, 277/480V, 3 phase
Clear Height	26' clear
Warehouse Lighting	Stumble lighting
Fire Suppression	ESFR
Dock Doors (9'x10')	16
Ramp (12'x14')	8
Dock Apron	60' concrete
Truck Court	170' shared
Roof	.60 mil TPO with R-21 insulation
Auto Parking	.86 per 1,000 SF



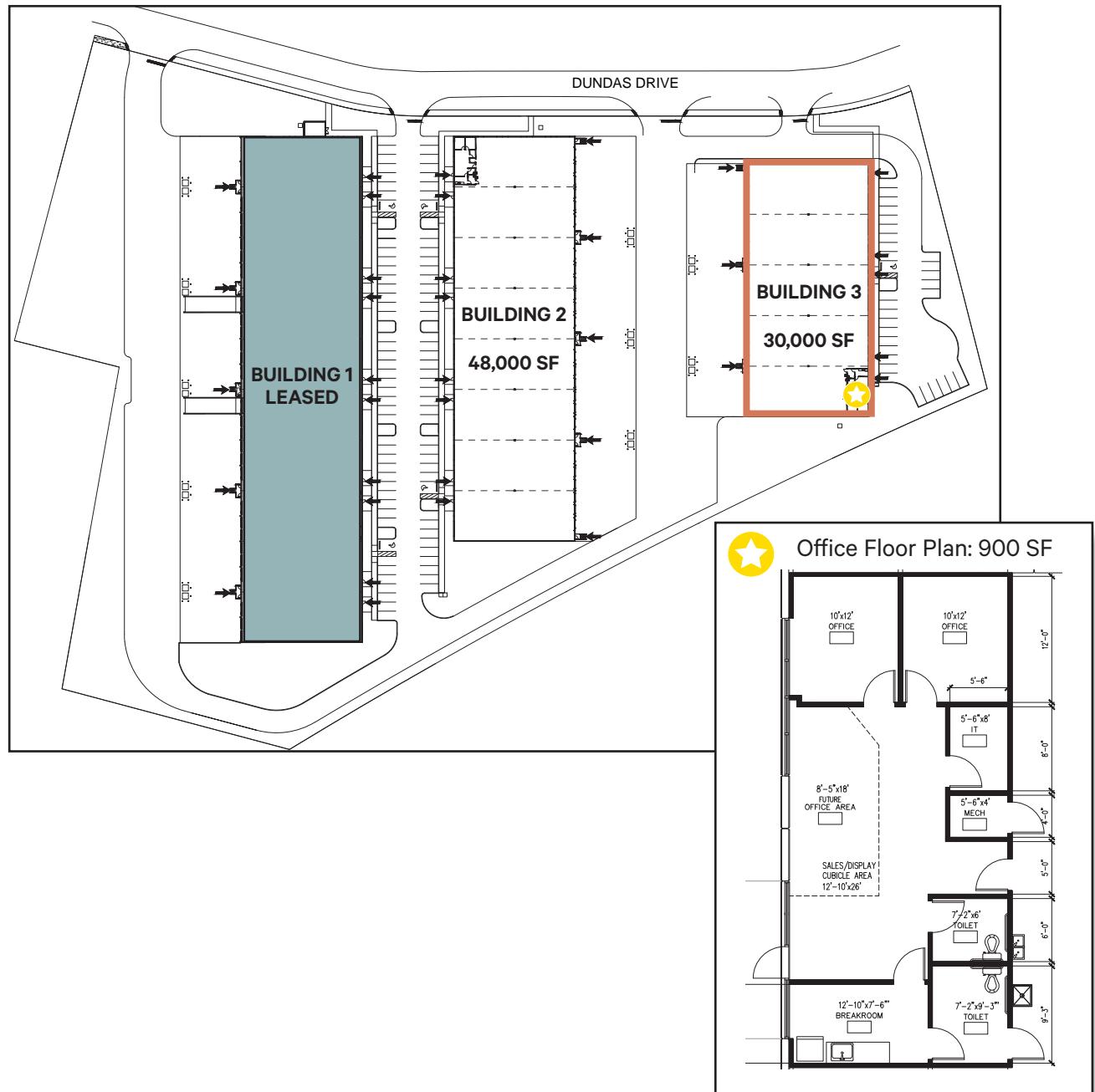
Photos | Building 2: ±48,000 SF Available



Interior Office Space

Building 3: ±30,000 SF Available

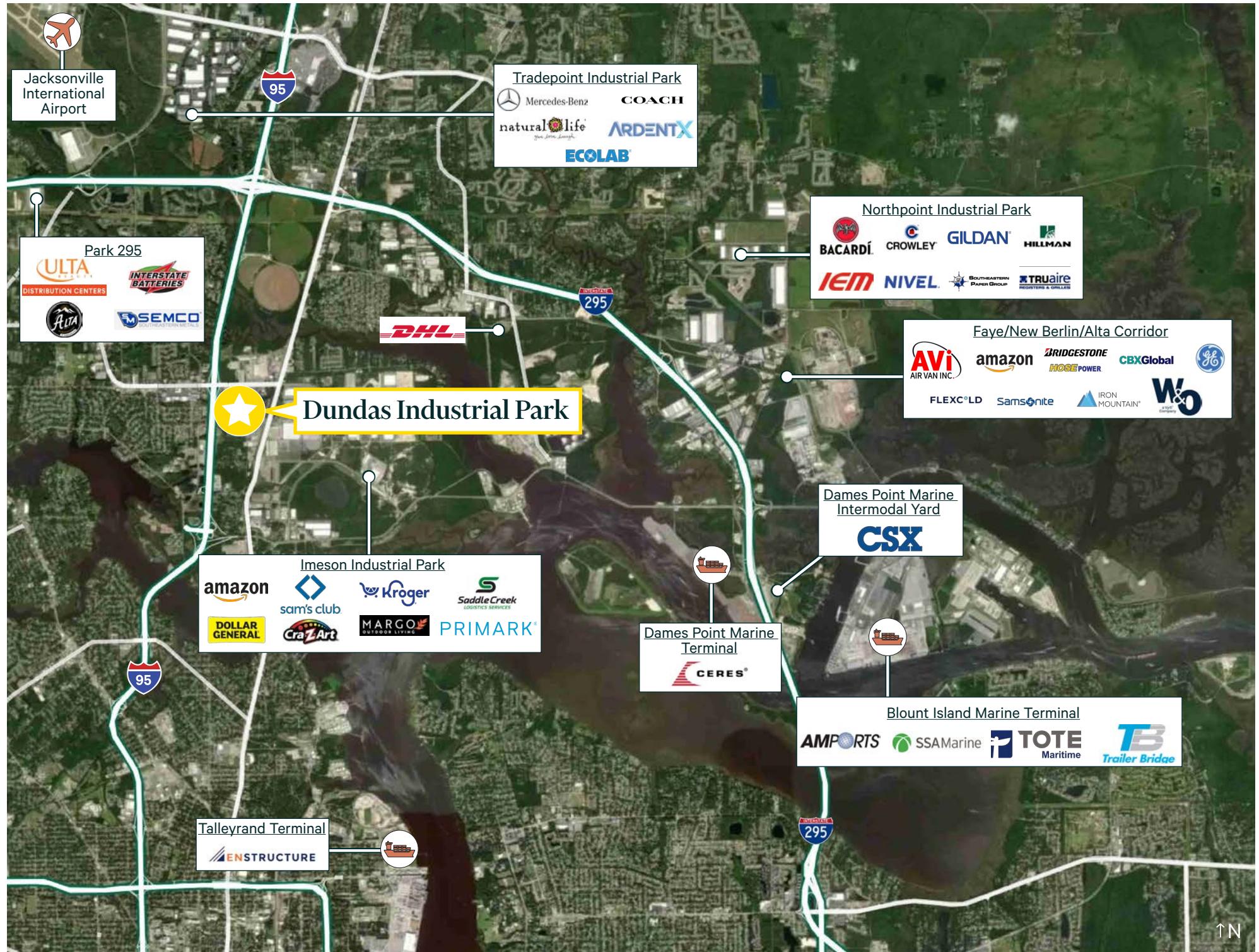
Available SF	30,000 SF
Minimum Suite Size	6,000 SF
Maximum Contiguous Suite Size	30,000 SF
Load Configuration	Rear
Building Dimensions	120'd x 250'w
Column Spacing	50'w x 60'd
Office	900 SF
Electrical	1,000A, 277/480V, 3 phase
Clear Height	26' clear
Warehouse Lighting	Stumble lighting
Fire Suppression	ESFR
Dock Doors (9'x10')	10
Ramp (12'x14')	5
Dock Apron	60' concrete
Truck Court	170' shared
Roof	.60 mil TPO with R-21 insulation
Auto Parking	.86 per 1000 SF



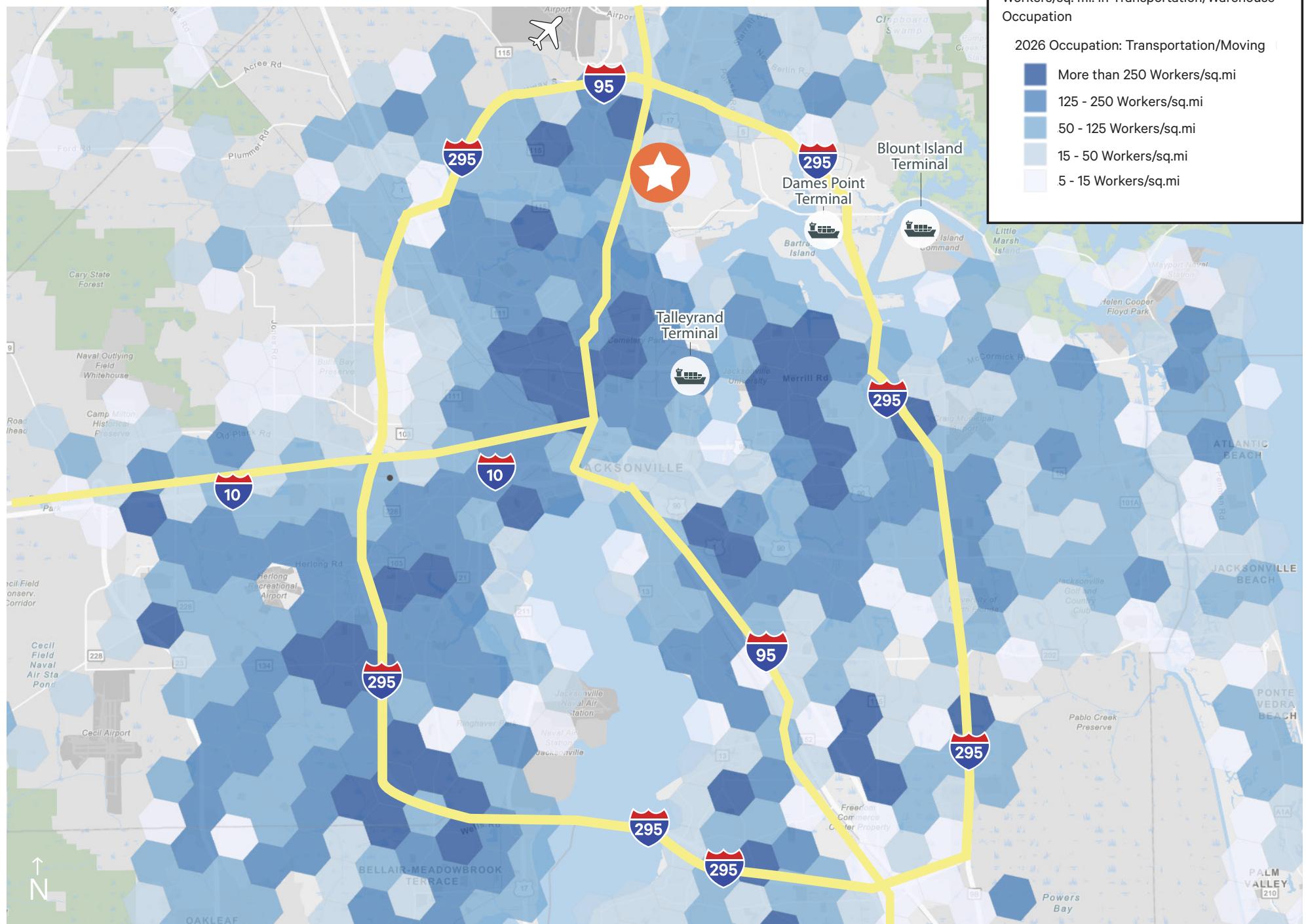
Photos | Building 3: ±30,000 SF Available

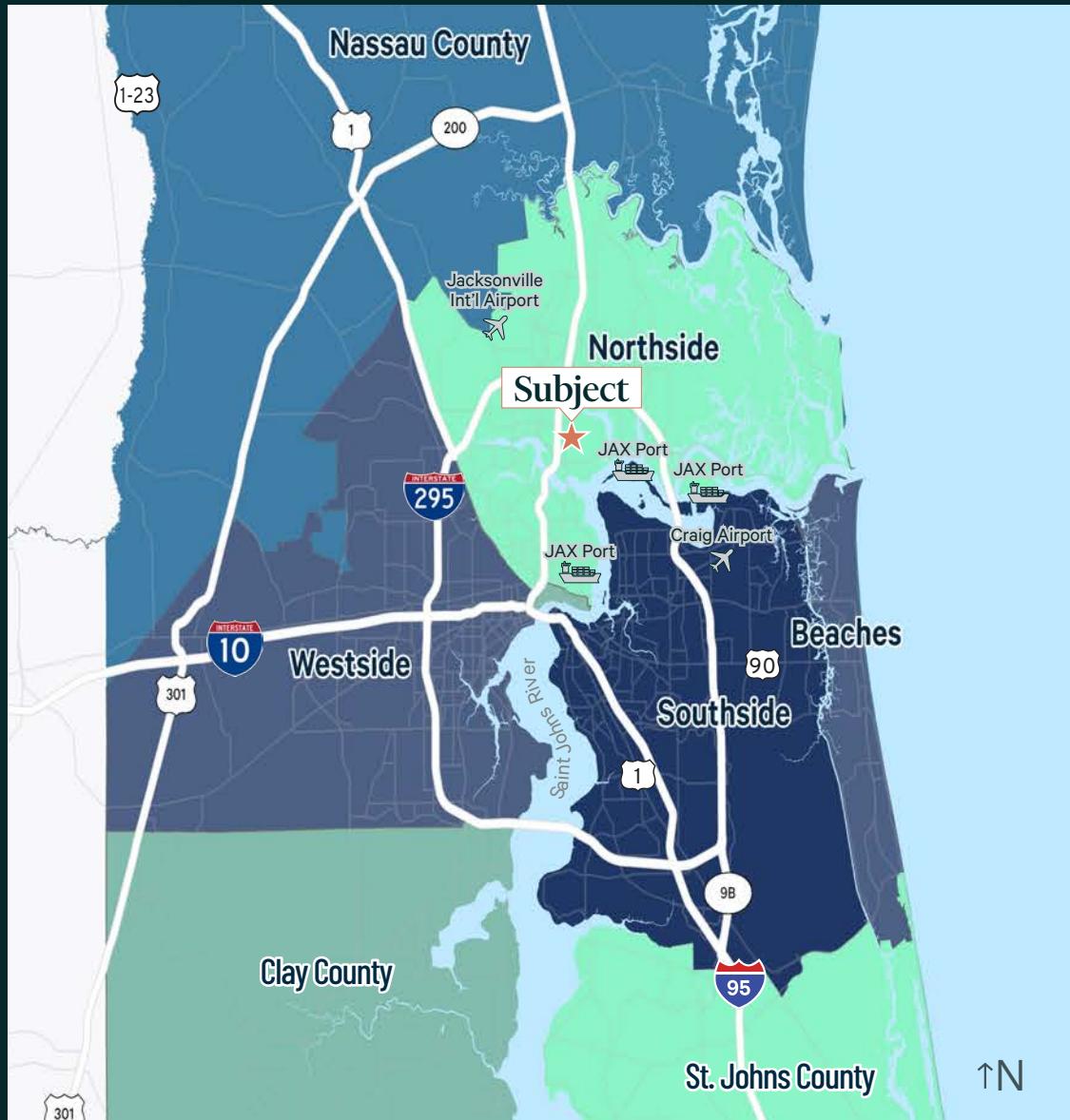


Interior Office Space



Transportation/Warehousing Workforce Density





Points of Interest

	Distance
I-95	0.8 miles
I-295	2.8 miles
Jacksonville International Airport	6.6 miles
Jaxport Talleyrand	7.5 miles
Jaxport Dames Point	7.5 miles
I-10	9 miles
Jaxport Blount Island	9 miles
Norfolk Southern Intermodal	9.6 miles
CSX Intermodal	11.5 miles
FEC Intermodal	14.3 miles
Port of Savannah	134 miles
Port of Charleston	207 miles
Port of Tampa	233 miles

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