

Industrial Space | For Lease

2240-2280 Lane Ave N, Jacksonville, Florida

CBRE



Suites Available for Lease:

- + **Suite 101:** 20,750 SF
- + **Suite 103:** 50,000 SF (demisable to 30,000 SF)
- + **Suite 206:** 20,000 SF

For More Information, Please Contact:

Kyle Fisher

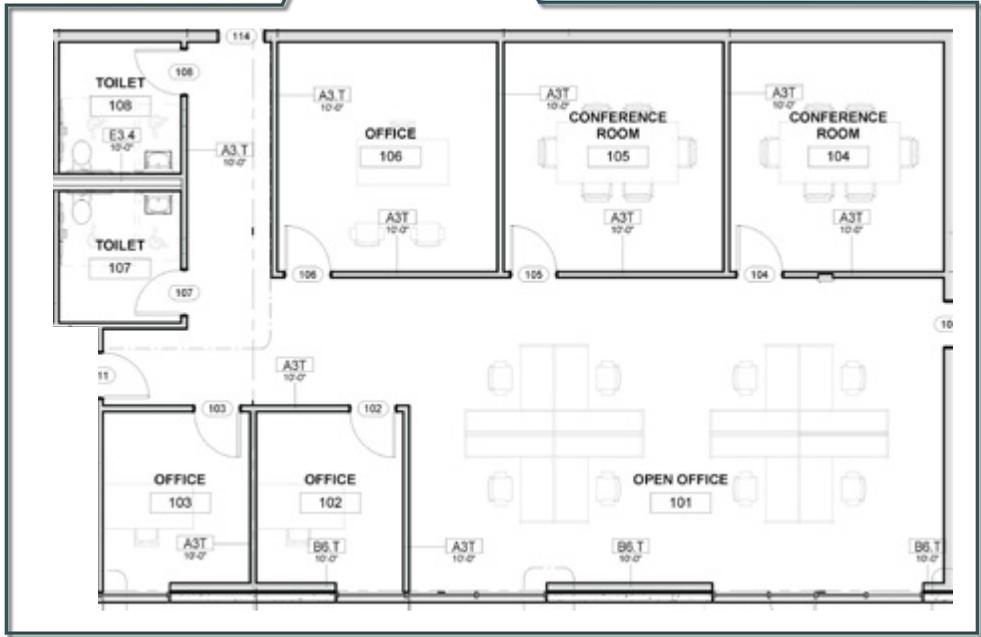
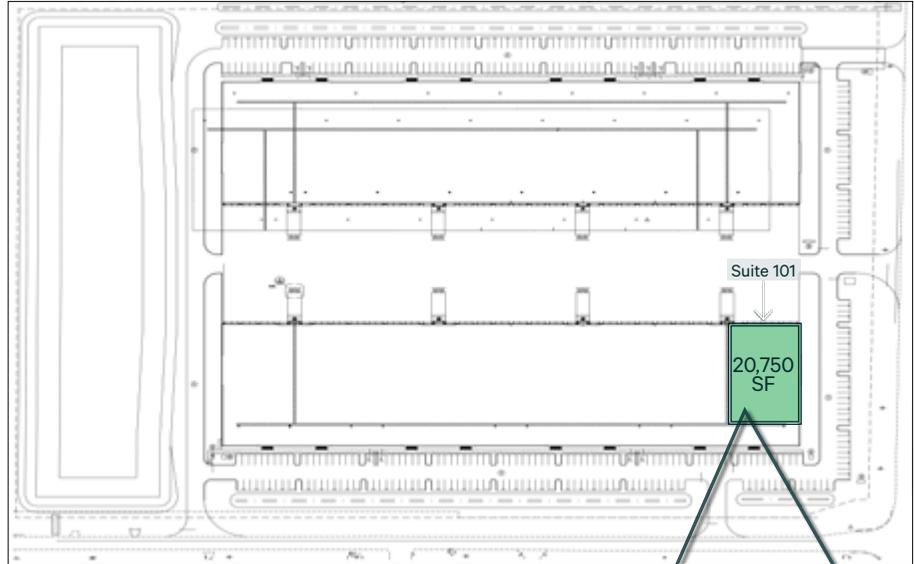
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Kyle Murphy
Associate

Nathan Rogers
First Vice President

Suite 101: 20,750 SF Available

Premises Size	20,750 SF
Construction	Tilt up
Load Configuration	Rear
Slab	6' concrete - 4,000 psi
Building Depth	200'
Column Spacing	50' x 50'
Office	±2,072 SF
Electrical	1,600A, 480/277V, 3 phase
Clear Height	30' clear
Warehouse Lighting	30 FC LED (with motion sensors)
Fire Suppression	ESFR
Dock Doors (9'x10')	6
Drive In Doors (12'x14')	1
Dock Equipment	All dock doors equipped with 30,000 lbs. edge of dock levelers with bumpers
Dock Apron	60' concrete
Truck Court	200'
Roof	.60 mil TPO with R-21 insulation
Truck Court Lighting	LED
Warehouse Floor Seal	Epoxy Floor Coating

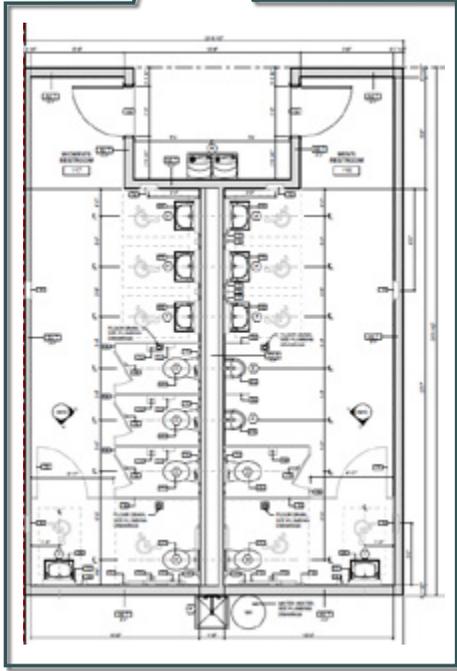
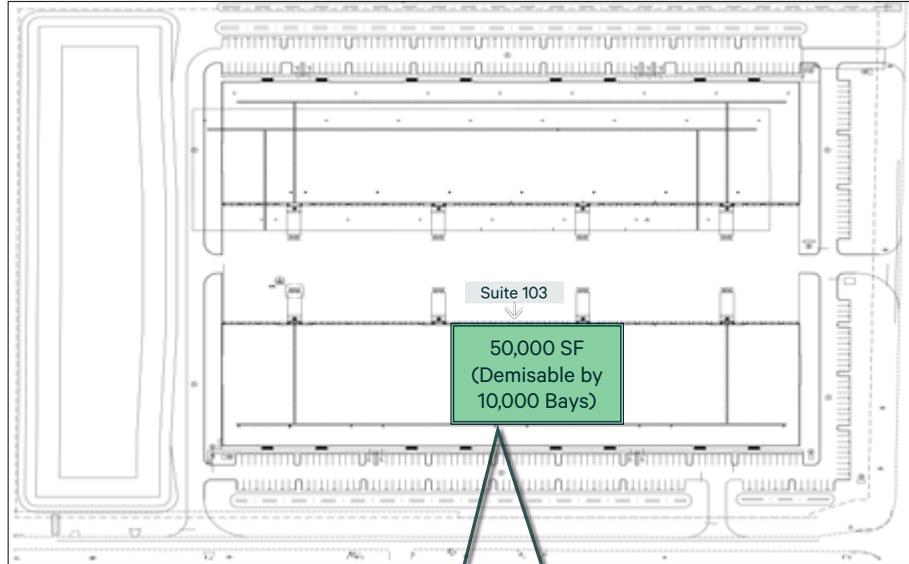


Office Floor Plan: 2,072 SF



Suite 103: 50,000 SF Available

Premises Size	50,000 SF (Demisable by 10,000 Bays)
Construction	Tilt up
Load Configuration	Rear
Slab	6' concrete - 4,000 psi
Building Depth	200'
Column Spacing	50' x 50'
Office	Build to Suit (1,400 SF permitted) 4 Men's and 4 Women's Restrooms Existing
Clear Height	30' clear
Warehouse Lighting	30 FC LED (with motion sensors)
Fire Suppression	ESFR
Dock Doors (9'x10')	18 (16) 9'x10' (2) 12'x14'
Drive in Ramp (12'x14')	1
Dock Equipment	All dock doors equipped with 30,000 lbs. edge of dock levelers with bumpers
Dock Apron	60' concrete
Truck Court	200'
Roof	.60 mil TPO with R-21 insulation
Truck Court Lighting	LED
Warehouse Floor Seal	Epoxy Floor Coating



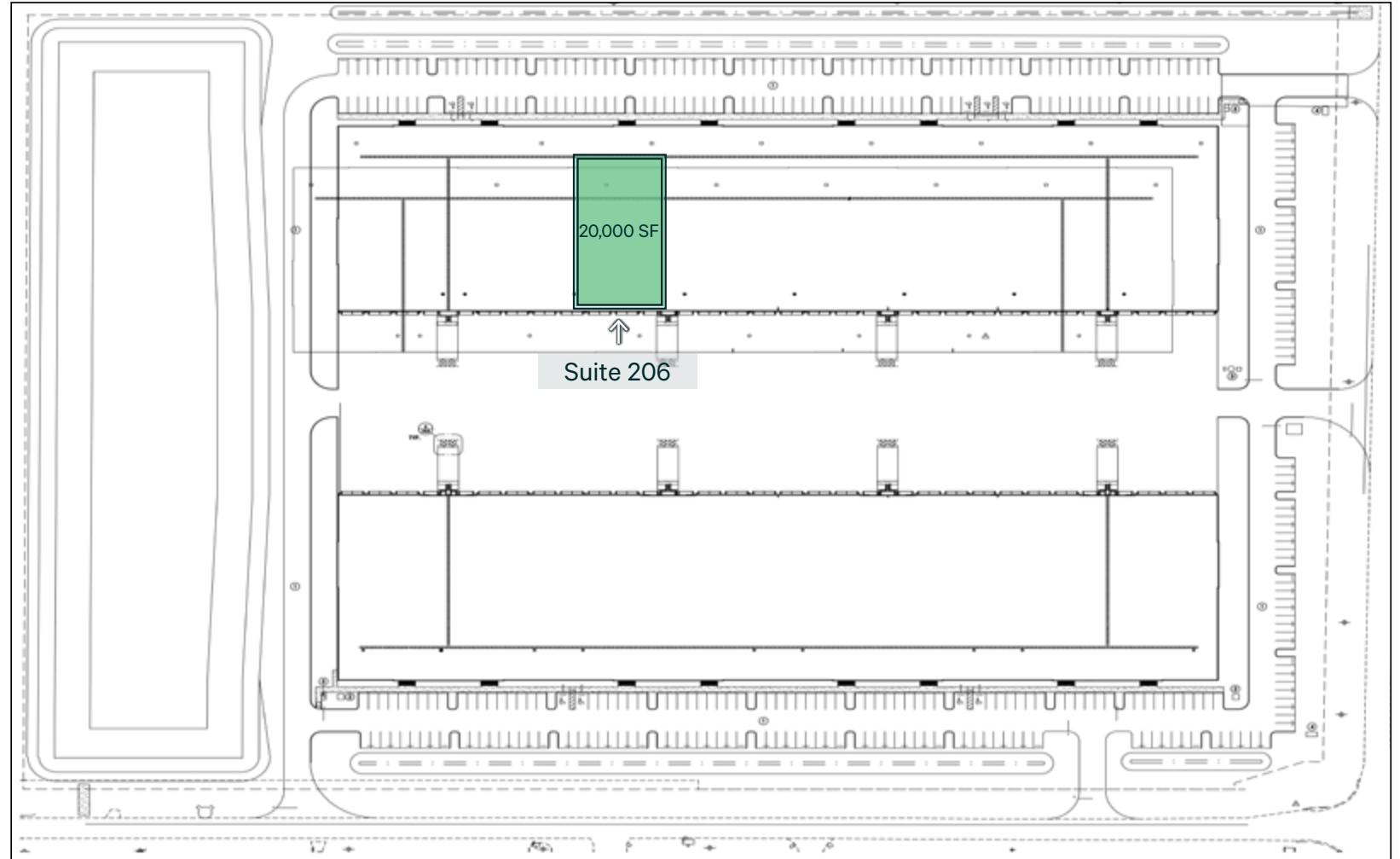
Office Floor Plan: Build to Suit
4 Men's and 4 Women's Restrooms Existing

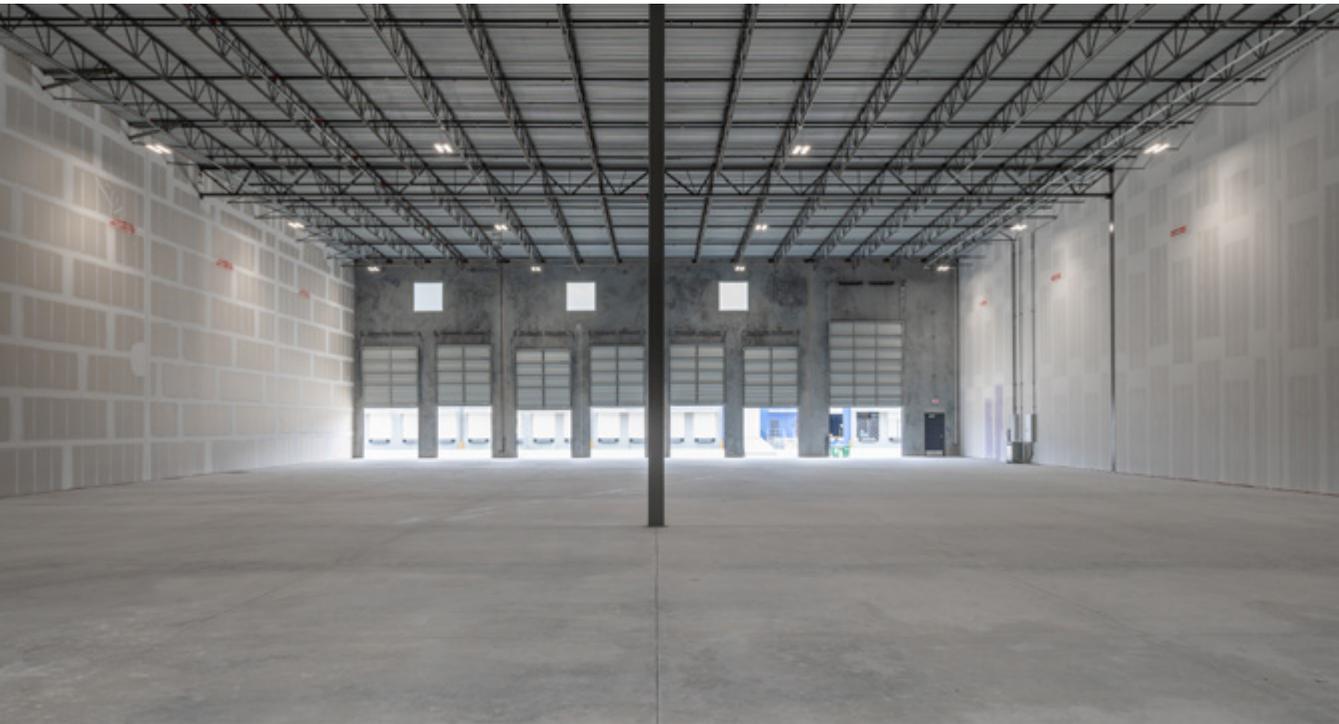
Photos | Suite 103: 50,000 SF (Demisable by 10,000 Bays)



Suite 206: 20,000 SF Available

Premises Size	20,000 SF
Construction	Tilt up
Load Configuration	Rear
Slab	6' concrete - 4,000 psi
Building Depth	200'
Column Spacing	50' x 50'
Office	750 SF
Electrical	400Amps, 480/277V, 3 phase
Clear Height	30' clear
Warehouse Lighting	30 FC LED (with motion sensors)
Fire Suppression	ESFR
Dock Doors (9'x10')	6
Drive in Door (12'x14')	1
Dock Equipment	All dock doors equipped with 30,000 lbs. edge of dock levelers with bumpers
Dock Apron	60' concrete
Truck Court	200'
Roof	.60 mil TPO with R-21 insulation
Truck Court Lighting	LED
Warehouse Floor Seal	Ashford Formula or Equivalent



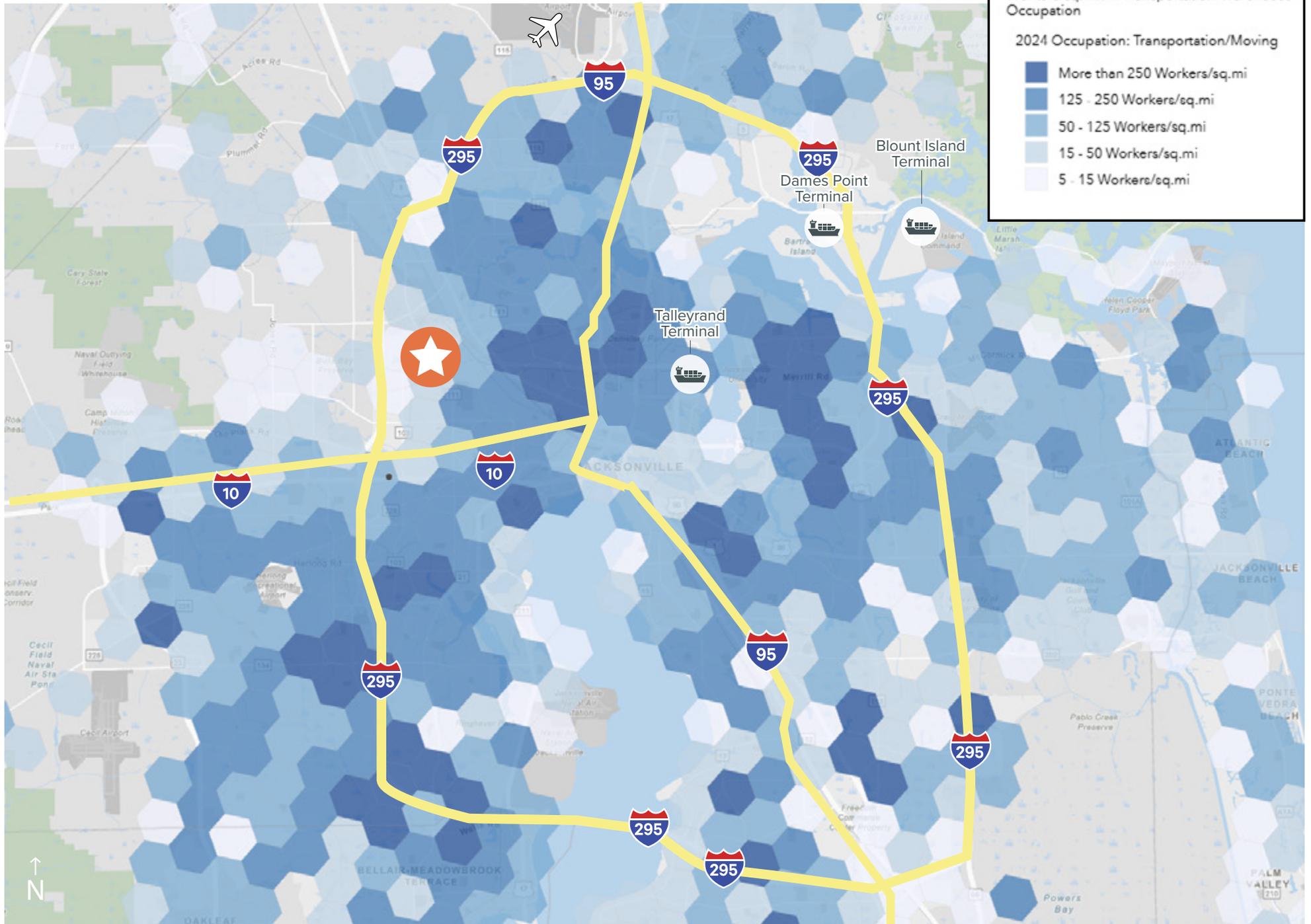


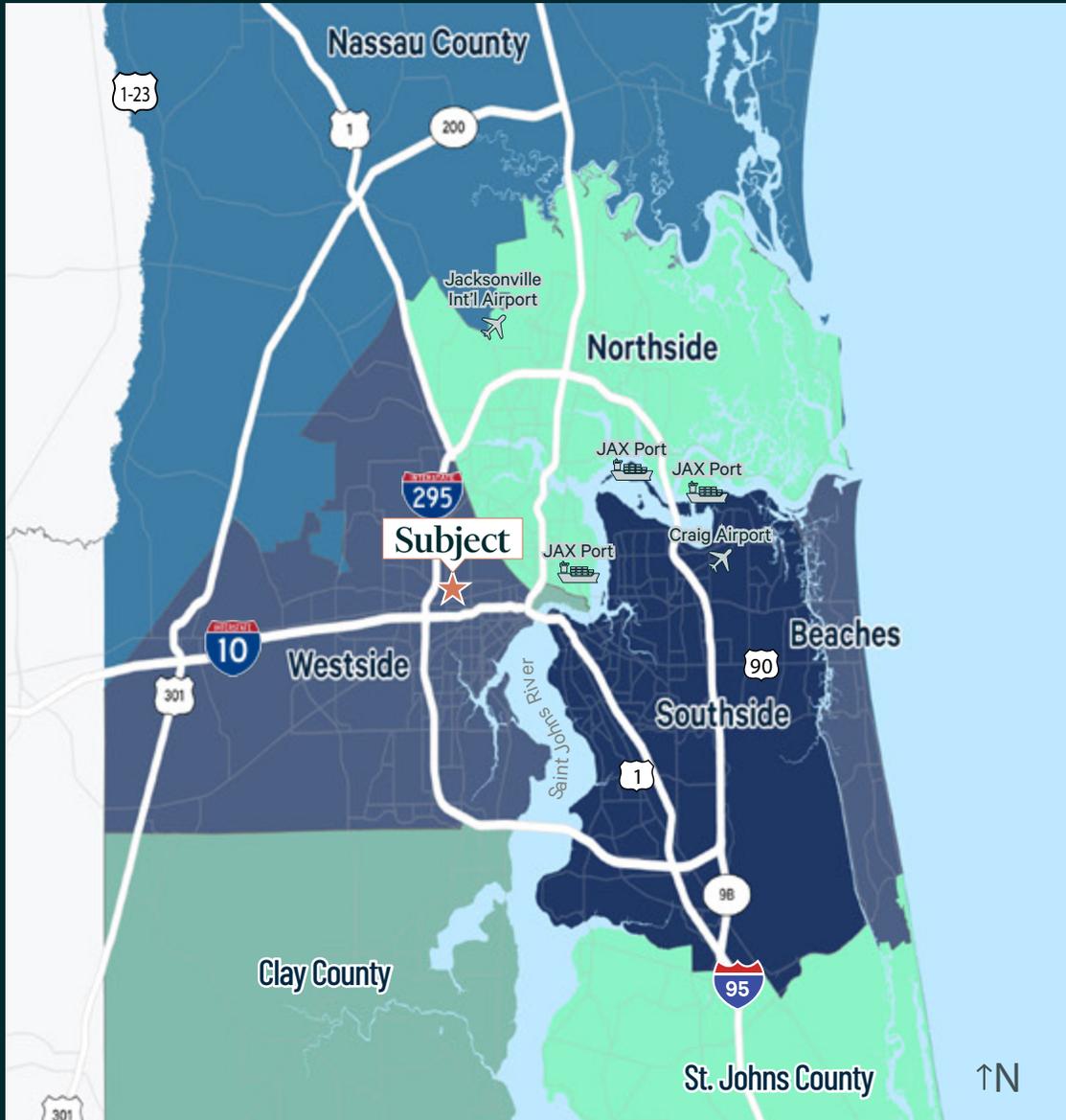
Transportation/Warehousing Workforce Density

2024 Transportation/Warehouse Labor

Workers/sq. mi. in Transportation/Warehouse Occupation

2024 Occupation: Transportation/Moving





Points of Interest & Sub-markets	Distance
Westside Submarket	5 min
Northside Submarket	15 min
Southside Submarket	20 min
Beaches Submarket	30 min
St. Johns County	40 min
Saint Augustine	1 hr 10 min
Savannah	2 hr 8 min
Orlando	2 hr 18 min
Tampa	3 hr 14 min
Atlanta	4 hr 56 min
Miami	5 hr 17 min

For More Information, Please Contact:

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