

Truck Terminal | For Lease | Westside Submarket

3404 Clifford Lane,
Jacksonville, FL 32209



Building SF: 23,248 SF Available

Asking Rate: Please Inquire

**Conceptual/Planned Renovations*

For More Information, Please Contact:

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Building Specifications

Load Configuration	Cross Dock
Space Available	23,248 SF
Warehouse Space	19,200 SF
Office Space	4,048 SF
Dock Doors	45 Dock High
Zoning	Heavy Industrial (IH)
Total Land Area	9.82-acres
Improved & Stabilized Yard Area	<div>±4.25 acres<ul style="list-style-type: none">Designed for Tractor Trailer ParkingSuitable for outside storage (subject to zoning)</div>



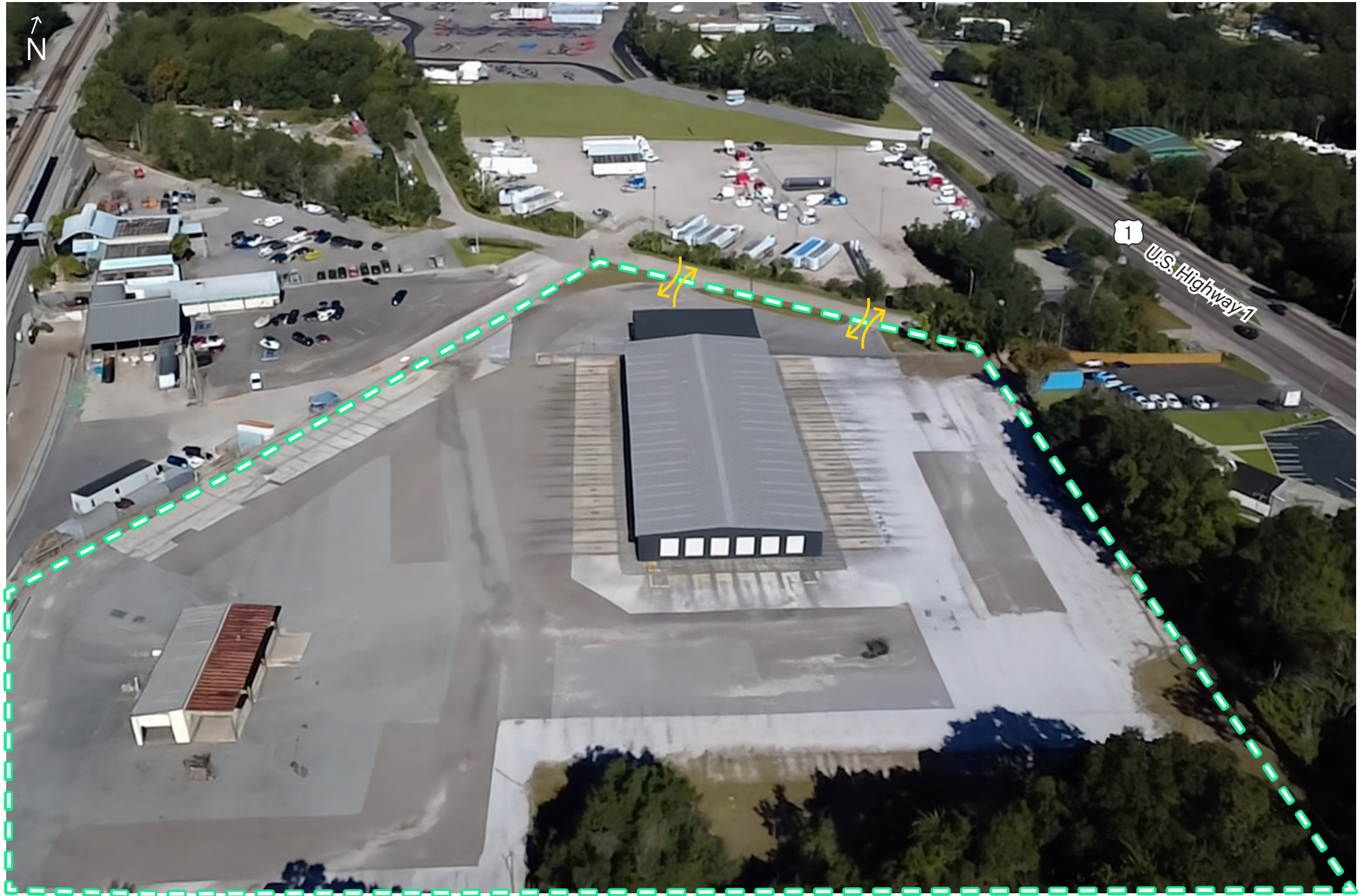


**Conceptual/Planned Renovations*

**Currently under renovation - Estimated completion by end of Q1 2026*



Improved & Stabilized Yard Area: 4.25-acres

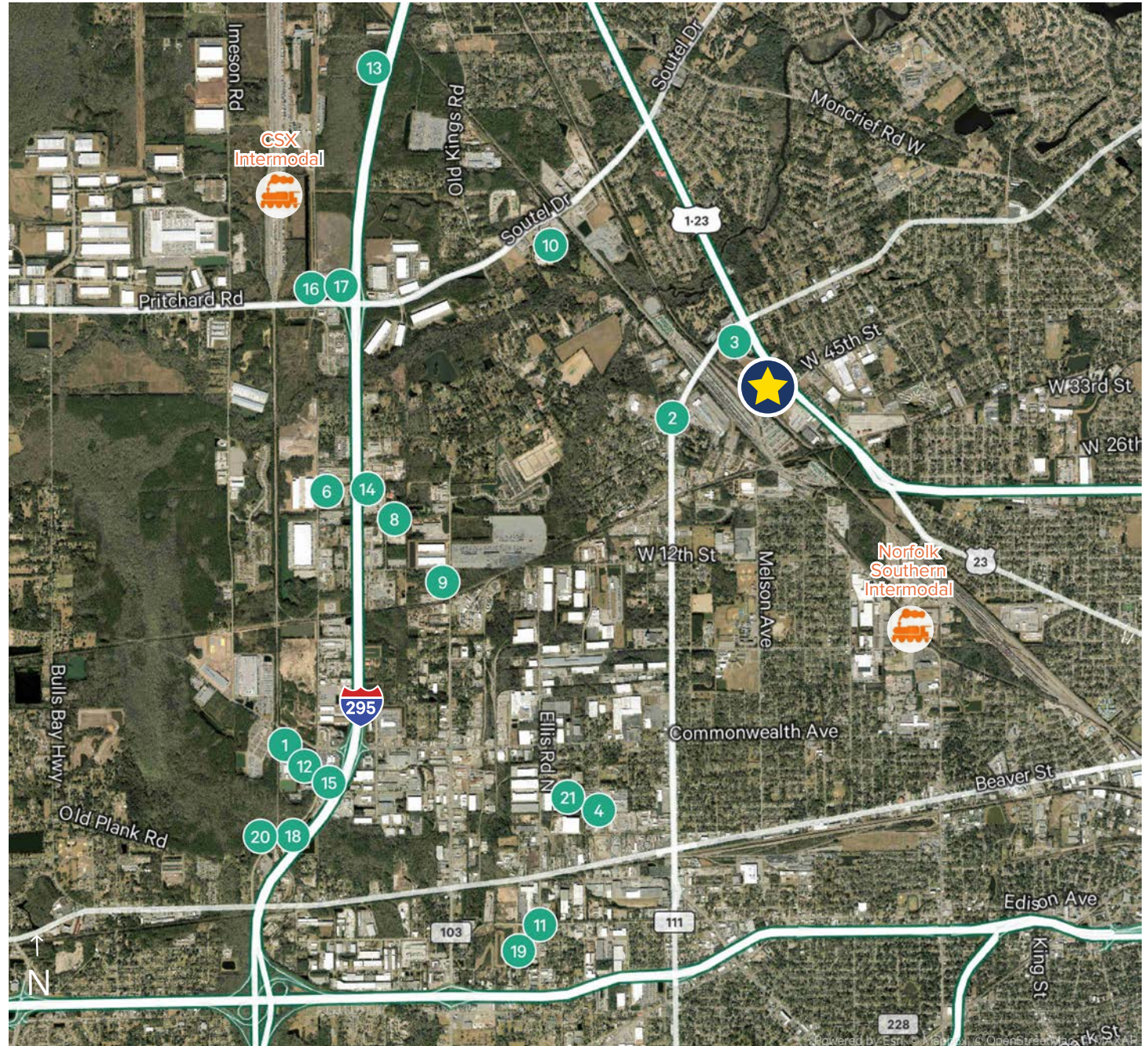
- Designed for Tractor Trailer Parking
- Suitable for outside storage (subject to zoning)



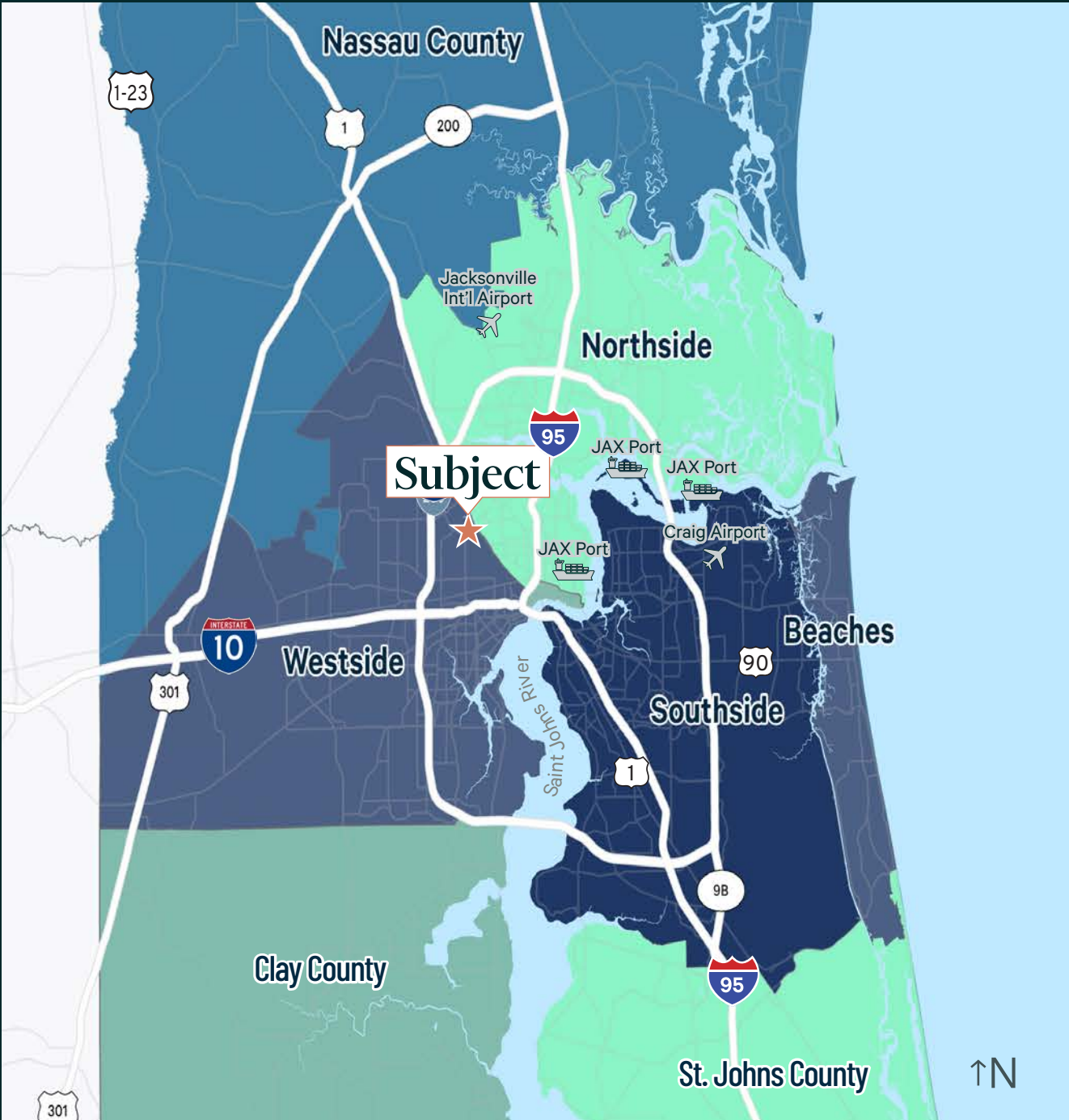
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Nearby Tenants

1	Averitt Express
2	Southeastern Freight Lines
3	Centurion Auto Logistics
4	Old Dominion Freight Line
5	Trailer Leasing Company
6	Thermo King Of North Florida
7	FedEx
8	Central Freight Lines
9	Arrowpac
10	Mulch Mfg
11	SSI Petroleum
12	Ryder
13	Central Transport
14	North Atlantic Ocean and Air Consolidators
15	Sunbelt Rentals
16	Vineland Construction Company
17	Salem Leasing Corporation
18	US Foods
19	XPO Logistics
20	Penn Tank Lines
21	Estes Express Lines
	CSX Intermodal
	Norfolk Southern Intermodal

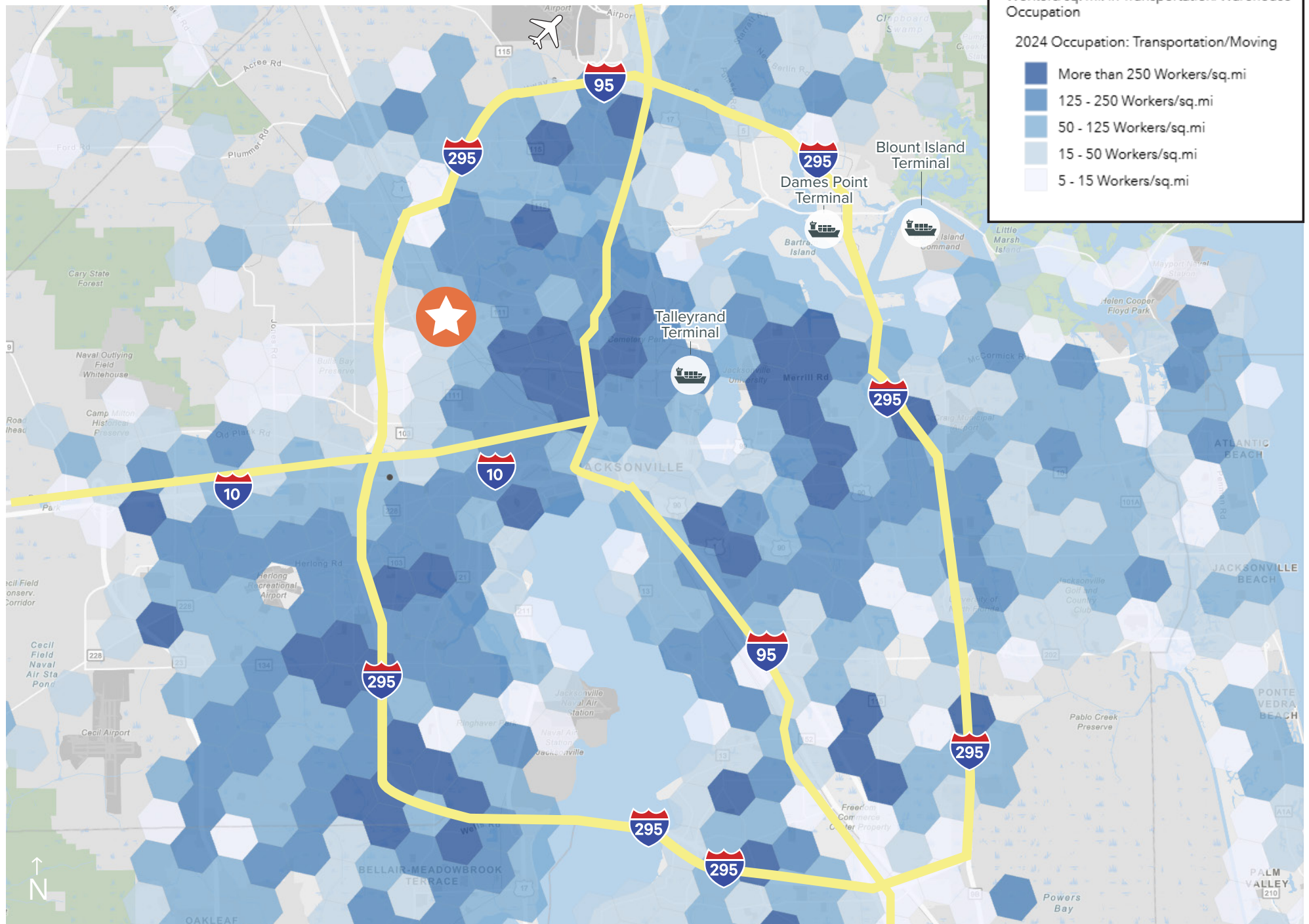


Points of Interest | Prime Connectivity

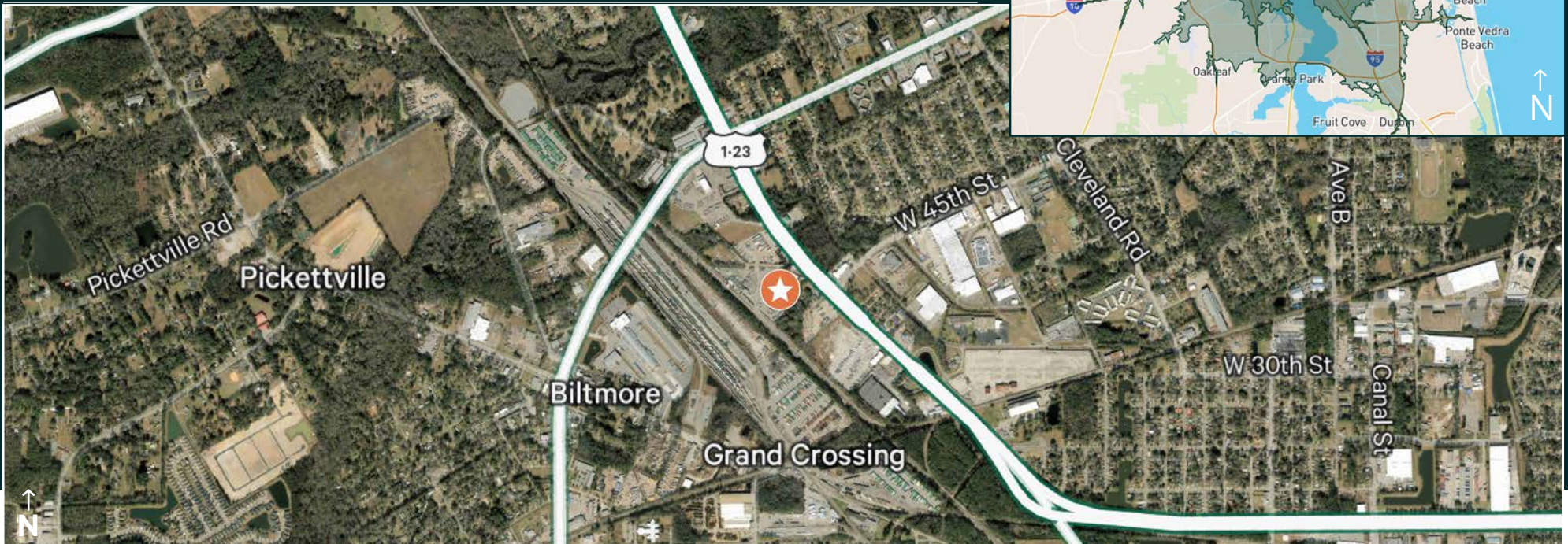


Points of Interest	Distance
US-1	0.2 miles
Norfolk Southern Intermodal Facility	3 miles
Interstate 95	3.5 miles
Interstate 295	3.7 miles
CSX Intermodal Facility	4.7 miles
US-10	4.7 miles
JAXPORT Talleyrand	6.3 miles
FEC Intermodal Facility	12 miles
Jacksonville Int'l Airport	13 miles
JAXPORT Dames Point	13 miles
JAXPORT Blount Island	16 miles
Port of Savannah	128 miles
Port of Tampa	171 miles
Port of Charleston	199 miles

Transportation/Warehousing Workforce Density



Key Metrics (Drive Time)	10 minutes	20 minutes	30 minutes
Population	81,552	393,199	960,678
Daytime Population	110,358	504,618	1,058,314
Labor Force (Transportation, Production, Material Moving)	33,716	190,968	495,127
Bachelor's Degree or Higher	5,465	44,768	147,329
Businesses	3,226	20,604	41,112
Avg Household Income	\$55,670	\$79,585	\$93,856



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