



**Building SF:** 23,248 SF Available

**Asking Rate:** Please Inquire

\*Conceptual Planned Renovations

**For More Information, Please Contact:**

**Kyle Fisher**

First Vice President  
+1 864 540 5926  
kyle.fisher@cbre.com

**Kyle Murphy**

Associate  
+1 845 416 3890  
kyle.murphy@cbre.com

 **Triten**  
REAL ESTATE PARTNERS

**CBRE**

## 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

- ±4.25 acres
- Designed for Tractor Trailer Parking
- Suitable for outside storage (subject to zoning)



Interior Image

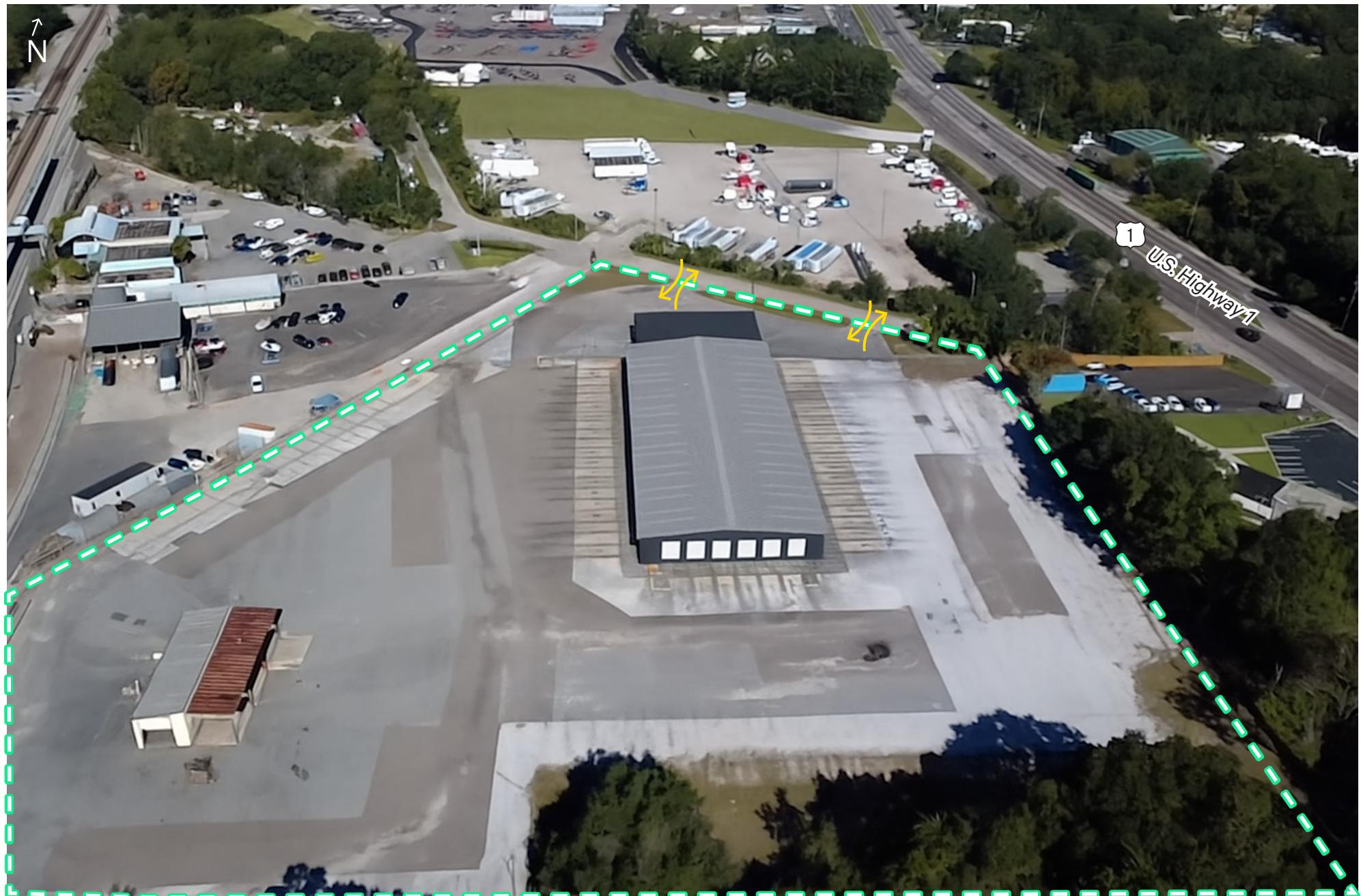


*\*Conceptual/Planned Renovations*

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

## Improved & Stabilized Yard Area: 4.25-acres

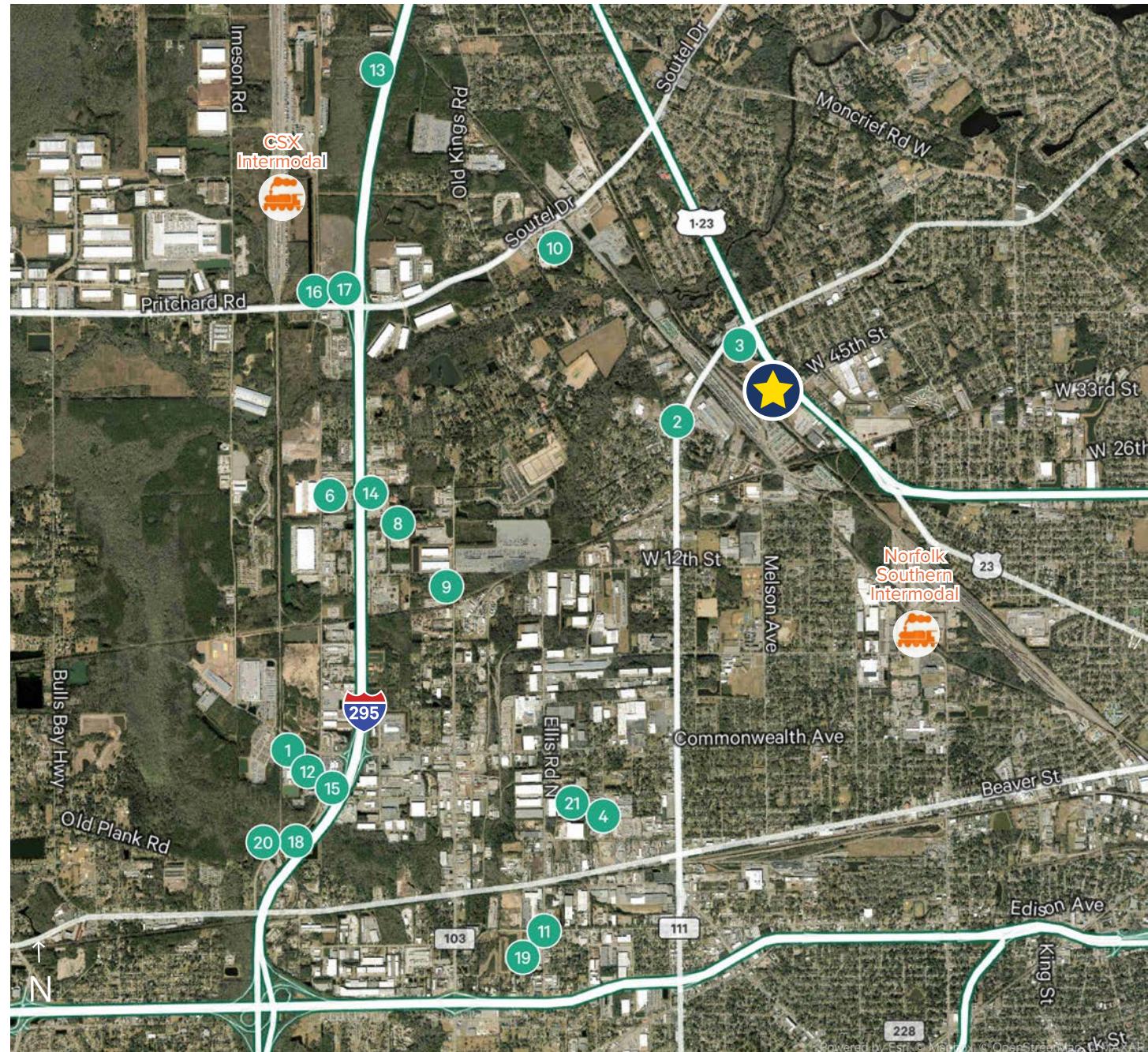
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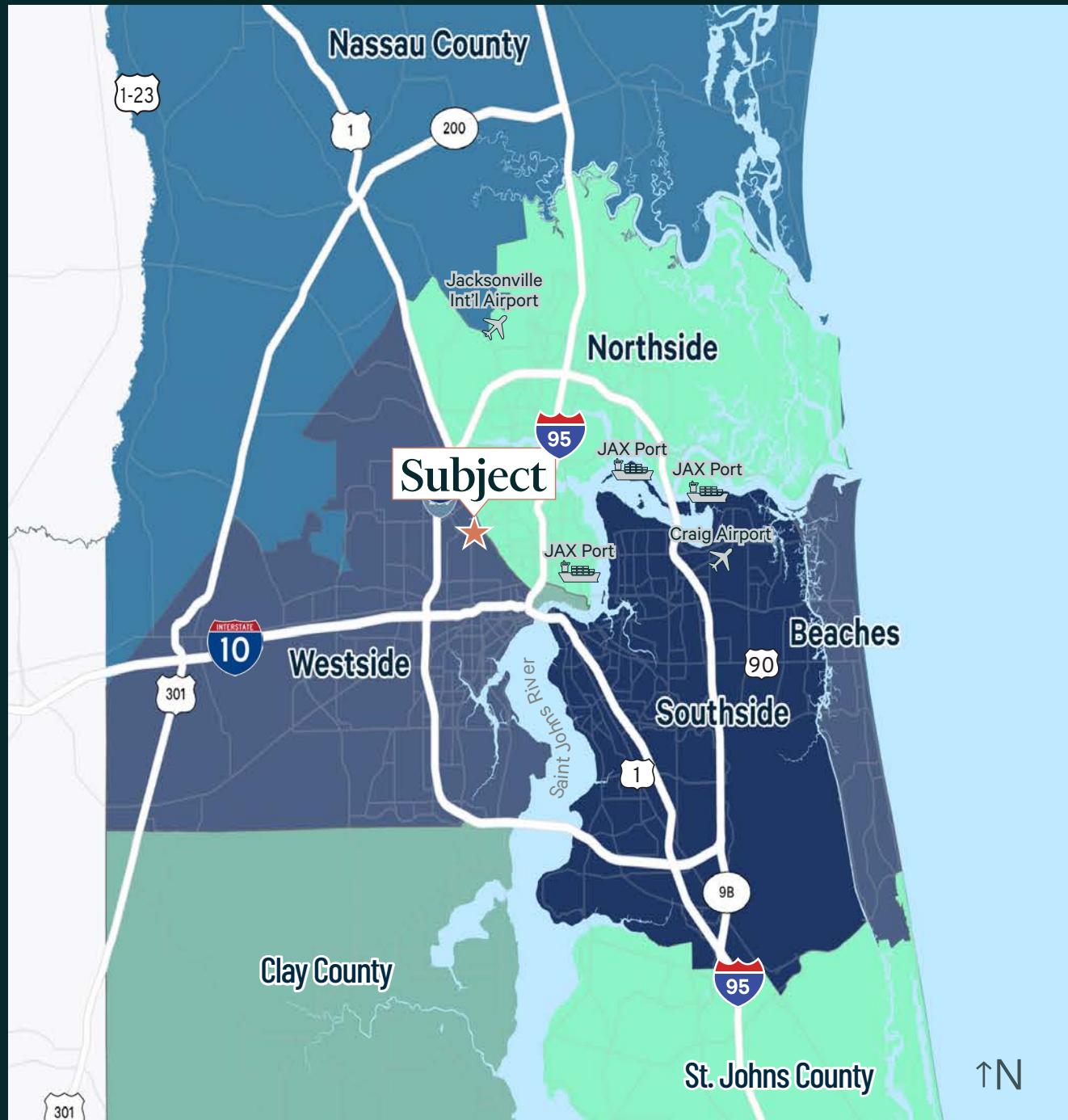
# Trade Aerial

## 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

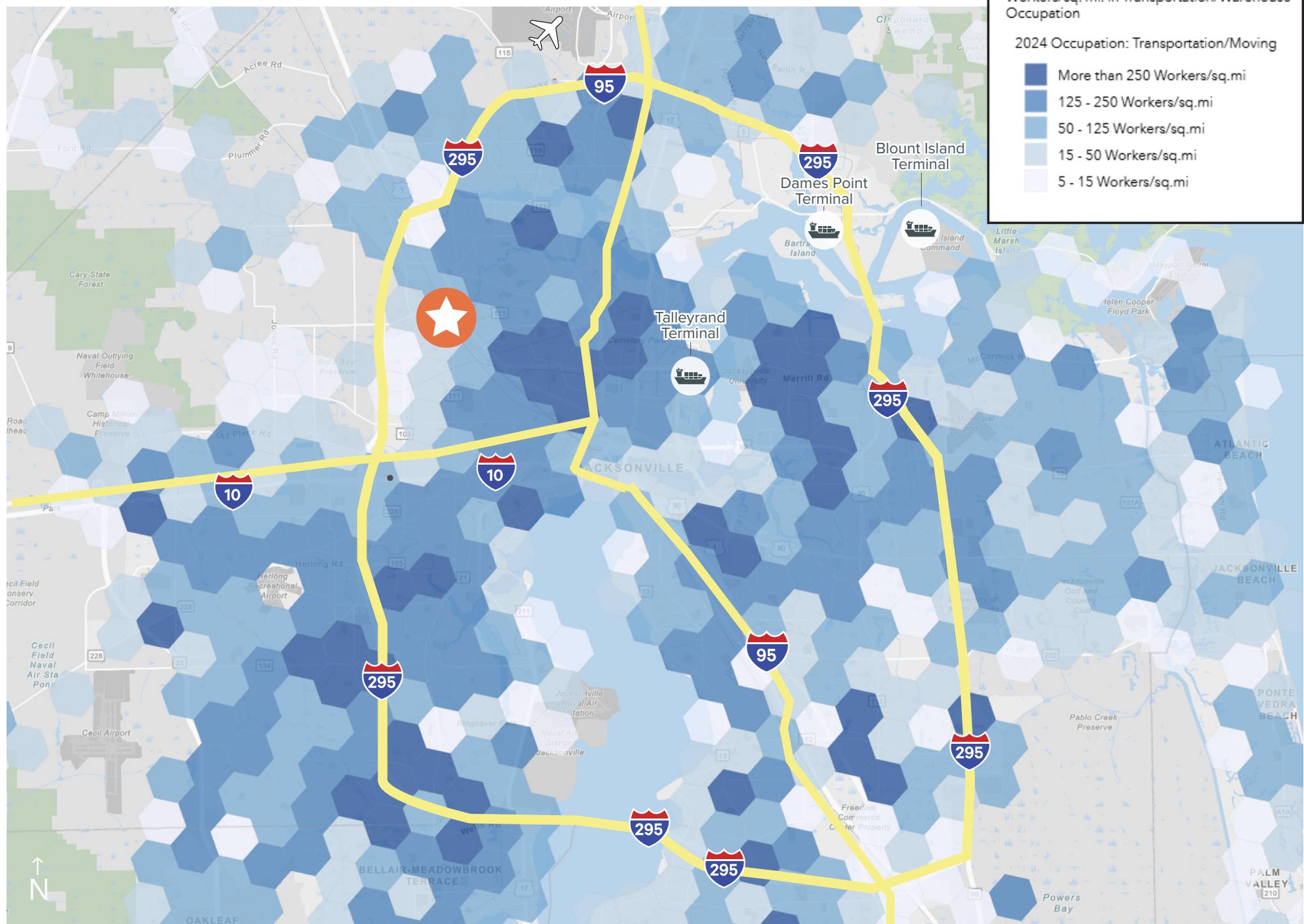


# Points of Interest | Prime Connectivity

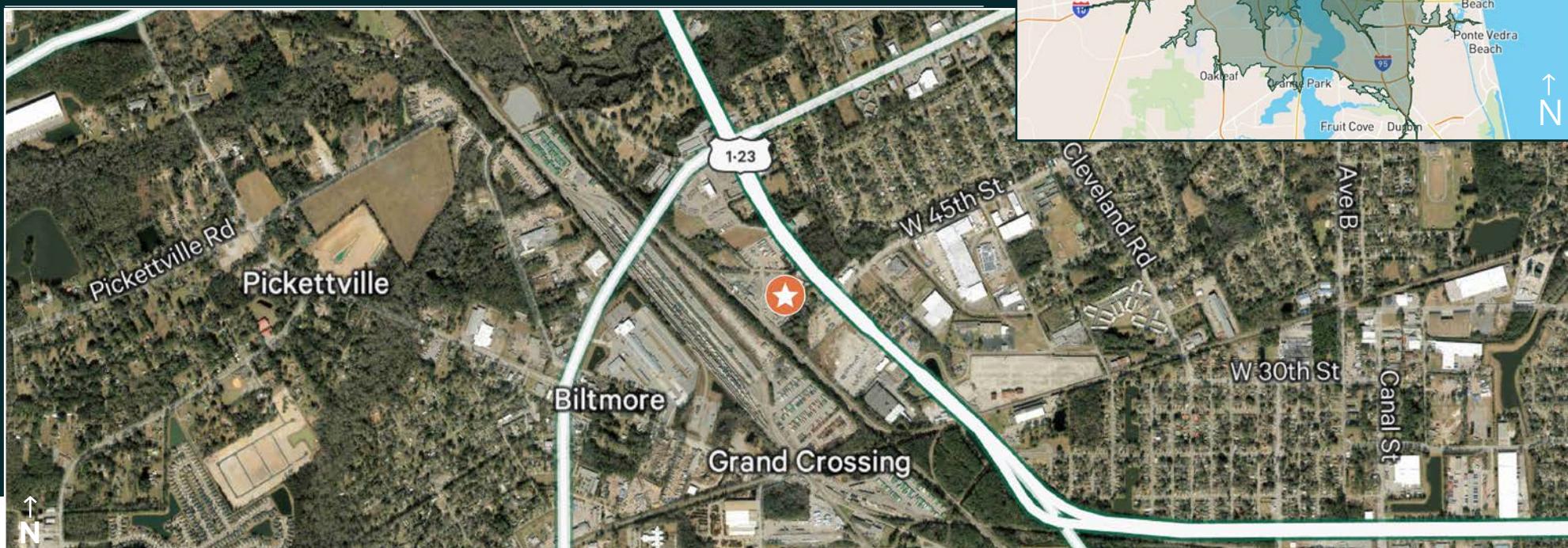


Points of Interest	Distance
US-1	0.2 miles
Norfolk Southern Intermodal Facility	3 miles
Interstate 95	3.5 miles
Interstate 295	3.7 miles
CSX Intermodal Facility	4.7 miles
US-10	4.7 miles
JAXPORT   Talleyrand	6.3 miles
FEC Intermodal Facility	12 miles
Jacksonville Int'l Airport	13 miles
JAXPORT   Dames 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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