



Colliers

For Sublease Through July 31, 2027
33,807 SF Available | Fully Climate Controlled Warehouse

2615 Port Industrial Dr, Ste 408 - 411 | Jacksonville, FL 32226

Located within Foreign Trade Zone #64 offering the ability to import and store goods with deferred or reduced customs duties.

Seda Preston

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John Cole

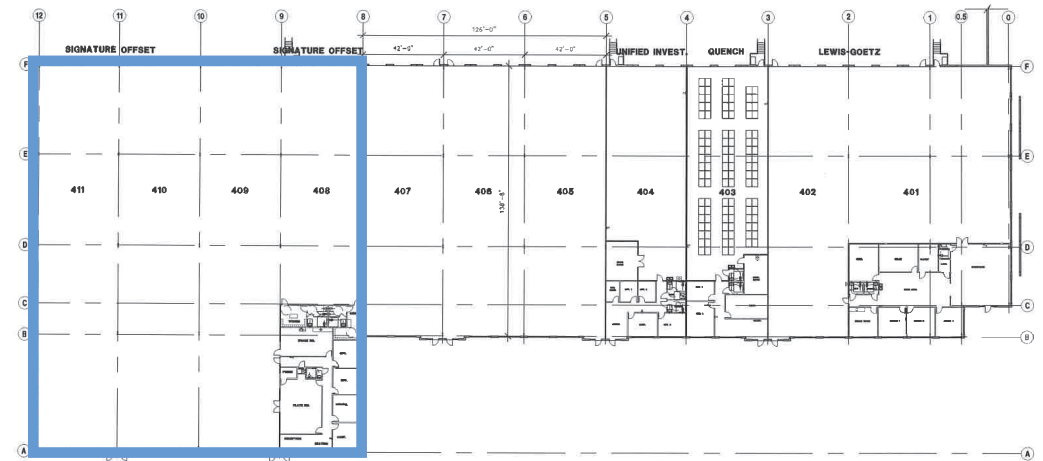
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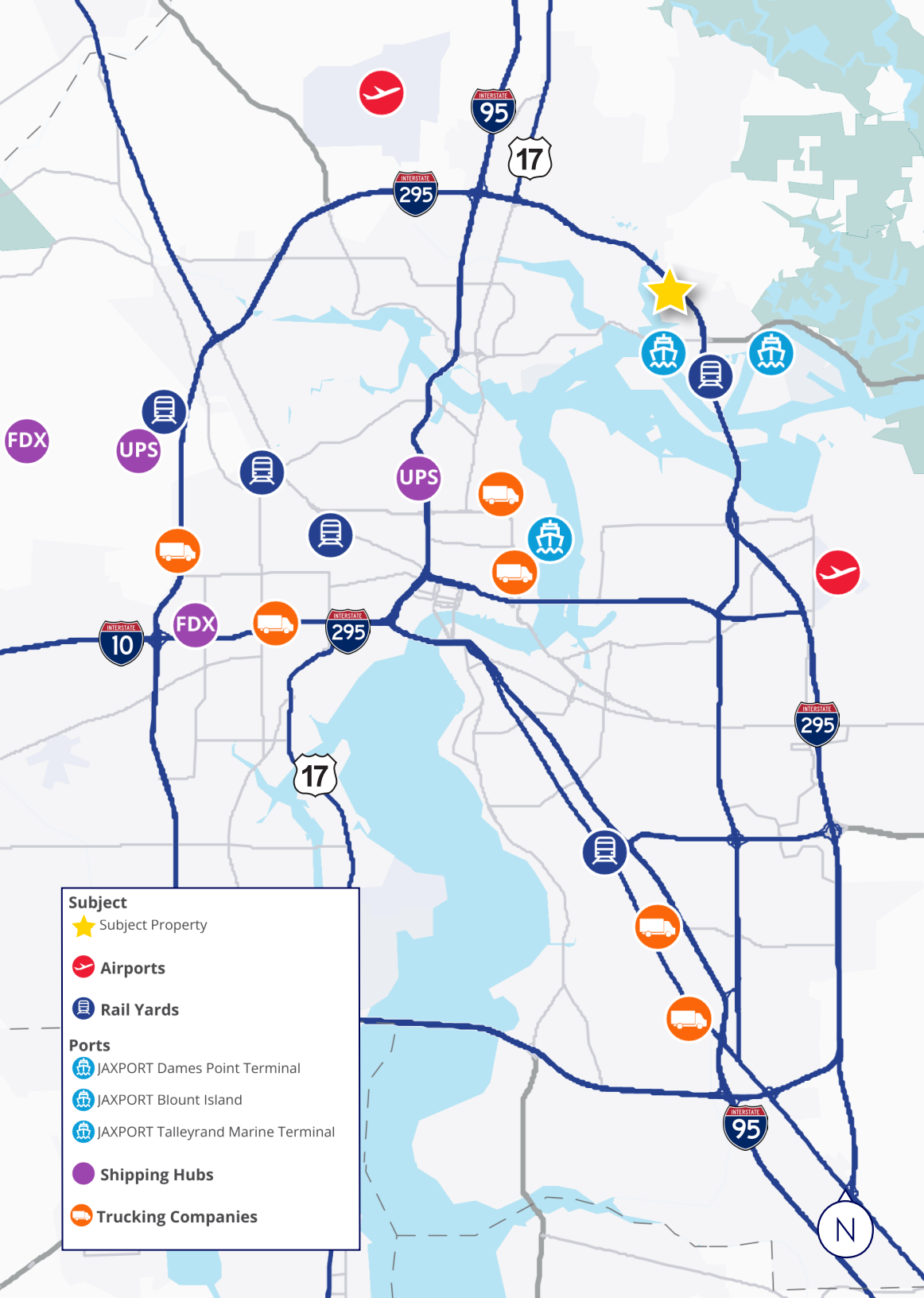
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76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
+1 904 358 1206
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Property Highlights

Address	2615 Port Industrial Dr 408-411 Jacksonville, FL
Submarket	Northside
Total Building SF	80,376
Total Available SF	33,807
Warehouse SF	30,684
Office SF	3,113
Building Depth	200'
Clear Height (Warehouse)	28'-32'
Load Type	Rear
Dock High Drive In	DH - 9 (9'x10') w/ 4 insulated covers, 6 levelers DI - 1 (9'x10') w/concrete ramp
Truck Court	180' shared
Sprinkler	Wet
WH Lighting	LED
Power	2400a 480v 3p 4w
Parking	Open parking
Zoning/Use	IH/Heavy Industrial
Flood Zone	B and X
Year Built	2009
Owner	Jax Green Industrial
Security	(1) 360 camera, (2) cameras outside, (9) cameras inside
Notes	Climate controlled throughout warehouse Fully racked (18 rows, 4 racks high) 4 Dock doors automated





Location Overview

	Interstate 295	0.6 miles
	Interstate 95	5.3 miles
	Interstate 10	20.3 miles
	Norfolk Southern Intermodal Facility	17 miles
	CSX Intermodal Facility	17.2 miles
	FEC Intermodal Facility	19.6 miles
	Jacksonville Int'l Airport	9.4 miles
	JAXPORT Dames Point	2.2 miles
	JAXPORT Blount Island	3.7 miles
	JAXPORT Talleyrand	15.4 miles
	Port of Savannah	156 miles
	Port of Tampa	213 miles
	Port of Charleston	235 miles

Business Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

Northpoint Industrial Park



2615 Port Industrial Dr



Faye/New Berlin/Alta Corridor



Dames Point Marine Intermodal Yard



Imeson Industrial Park



Dames Point Marine Terminal



Blount Island Marine Terminal



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