

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.



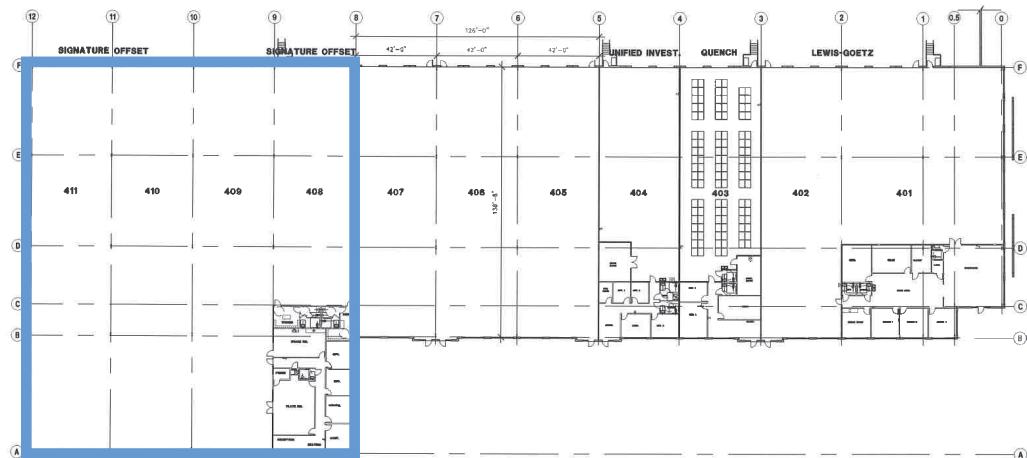
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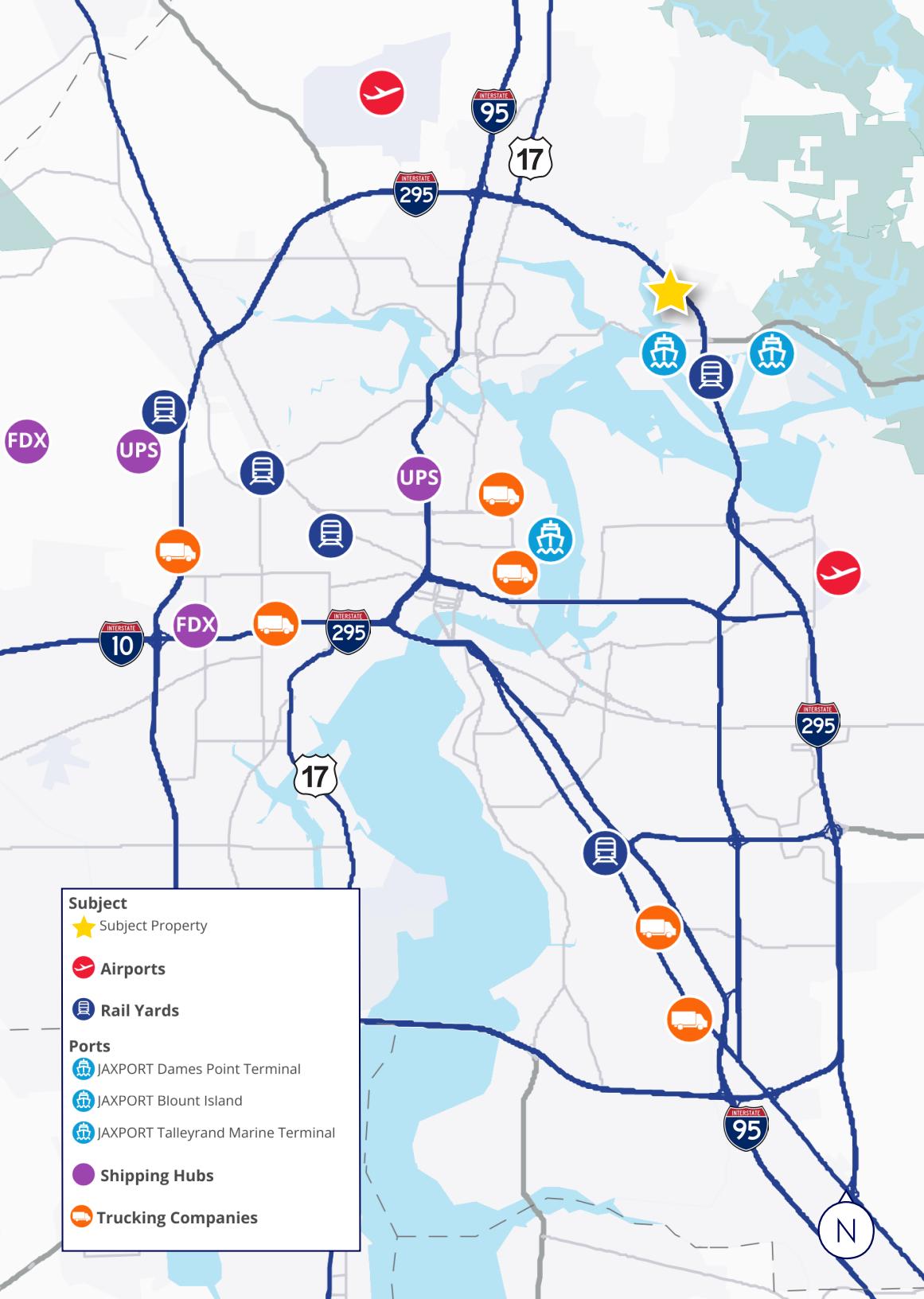
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Property Highlights

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

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Northpoint Industrial Park



CROWLEY

GILDAN

HILLMAN



NIVEL



Imeson Industrial Park



DOLLAR GENERAL

FreezPak



PRIMARK

SaddleCreek

sam's club

Samsonite

SHORESIDE

SUB-ZERO

VENUS

Dames Point
Marine Terminal

AMPORTS

SSAMarine

TOTE

Trailer Bridge

Faye/New Berlin/Alta Corridor



amazon

BRIDGESTONE
HOSE POWER

CBX Global

FLEXCOLD



IRON MOUNTAIN

Samsonite

W

Dames Point Marine
Intermodal Yard

Blount Island Marine Terminal

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