



EDGEWOOD YARDS  
INDUSTRIAL OUTDOOR STORAGE

# FOR LEASE

UP TO 12.41 ACRES AVAILABLE





EDGEWOOD  
YARDS

LANE AVE  
DISTRIBUTION  
CENTER



EDGEWOOD  
DISTRIBUTION  
CENTER



## EDGEWOOD YARDS

Edgewood Yards is Jacksonville's premier IOS facility strategically located in Jacksonville's largest industrial submarket. With 60 MSF of industrial space within minutes, Edgewood Yards provides ultimate convenience for IOS users with proximity to Norfolk Southern and CSX rail, USPS's Bulk Mail Facility, FedEx and dozens of major distribution companies needing IOS facilities.

Totaling 12.41 acres, Edgewood yards is comprised of 3 parcels.

Parcel 1 - 4.79 acres | 30,006 SF

Parcle 2 - 2.6 acres | 8,000 SF

Parcel 3 - 5.02 acres



## SITE PHOTO



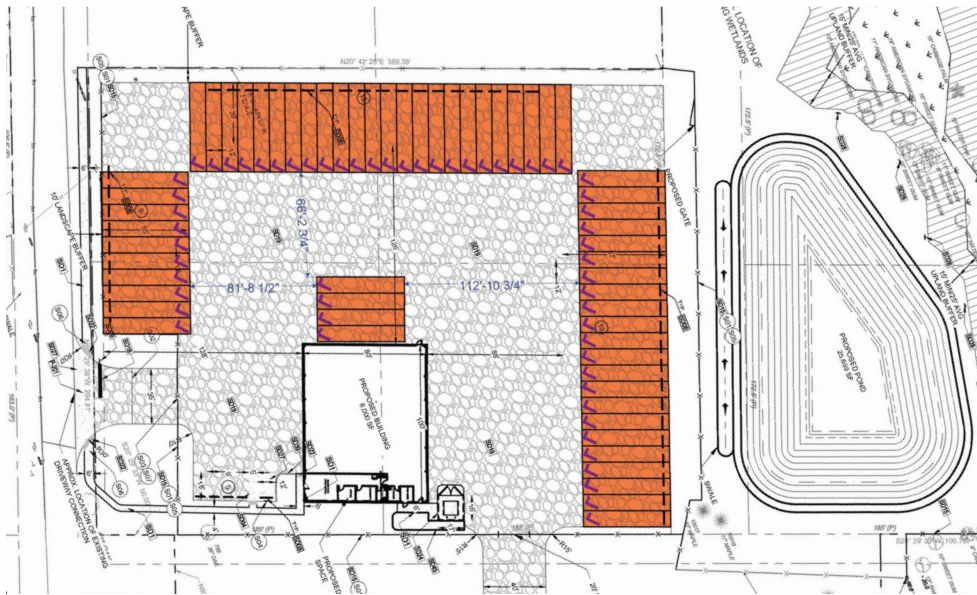
## FEATURES

- 3 service buildings
  - **BLDG 1**
    - 21,606 SF
    - 1,500 SF Office
    - 6 bay doors - 18'w x 14'h
    - 24' clear height
    - 100' bay depth
    - GFS Paint Booth - 18'w x 18'h x 64'l
    - Clemco Blast Roon – 20'w x 14'h x 64'l
  - **BLDG 2**
    - 7,600 SF
    - 13 bay doors - 12'w x 14'h
    - 16' clear height
    - 37' bay depth
  - **BLDG 3**
    - 800 SF
    - 1 bay door - 10'w x 12'h
    - 14' clear height
    - 19' bay depth
- Site is partially paved, remainder is stabilized
- Fully fenced and lighted
- 2 points of ingress/egress

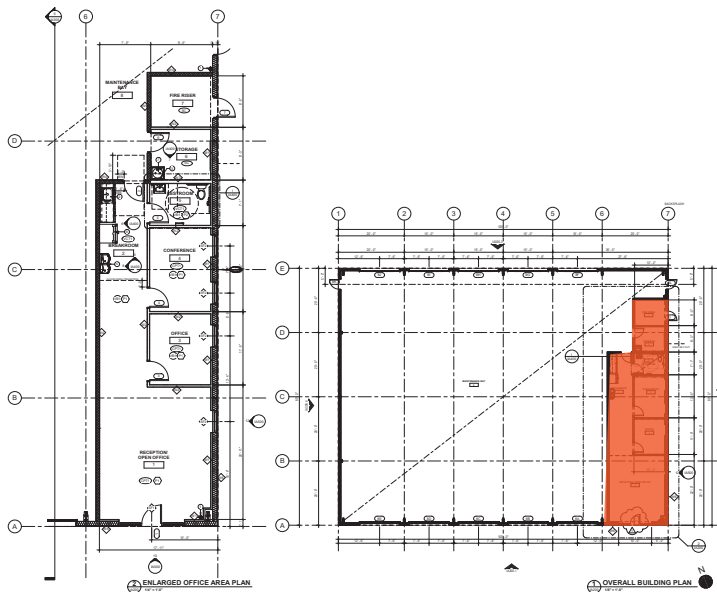
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PARCEL 2: 2.6 ACRES WITH 8,000 SF SERVICE FACILITY

# SITE PLAN



# BUILDING PLAN

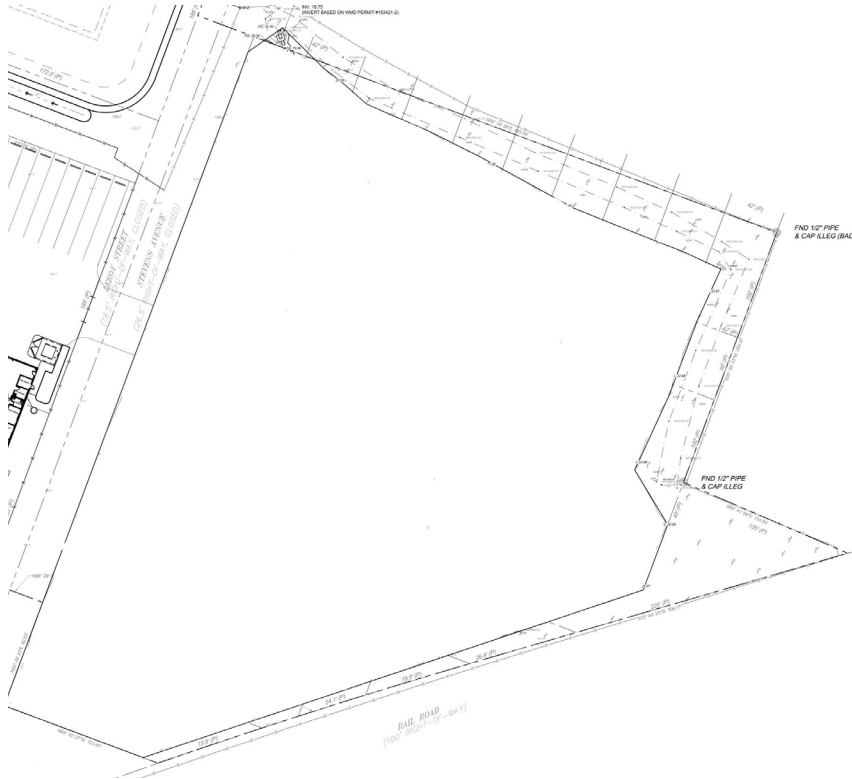


# SPACE SPECIFICATIONS

TOTAL SF	8,000 SF
SPEC OFFICE	1,062 SF
DELIVERY	AUGUST 2025
LOADING	10 GRADE LEVEL DRIVE-IN DOORS (5 DRIVE THRU BAYS)
DRIVE IN DOORS	12 FT X 14 FT
CLEAR HEIGHT	18'-21'
FIRE PROTECTION	WET SYSTEM
YARD SIZE	7.62 AC
FENCING	8' CHAIN LINK
LIGHTING	7 LED WALL PACKS
ACCESS	MANUAL ROLLING GATE

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PARCEL 3: 5.02 ACRES

# SITE PLAN



# FEATURES

- 200 Trailer capacity
- Fully lighted
- Secure site
- Office available
- Motorized gate



# DRIVE TIME MAP





EDGEWOOD YARDS



FOUNDRY  Manulife

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