



\$4.50/SF
NNN
Equivalent

For Lease

Pickettville Distribution Complex

Jacksonville, FL 32220

- 2730 Pickettville Rd.
Jacksonville, FL 32220
- Take advantage of the lowest rate of any functional space on the market!
- Building 2 | 185,000± SF
-Move-in ready and available immediately
 - Full building | Suites 201 & 205
185,000 SF
\$6.75/SF MG* (equivalent to \$4.50/SF NNN)
 - Suite 201
99,000 SF
\$7.50/SF MG* (equivalent to \$5.25/SF NNN)
 - Suite 205
86,000 SF
\$7.50/SF MG* (equivalent to \$5.25/SF NNN)

*As-is, five-year term or longer. Modified Gross (MG) rate includes base year real estate tax and property insurance.



pickettvilleforlease.com

Aerial photo taken June 2023

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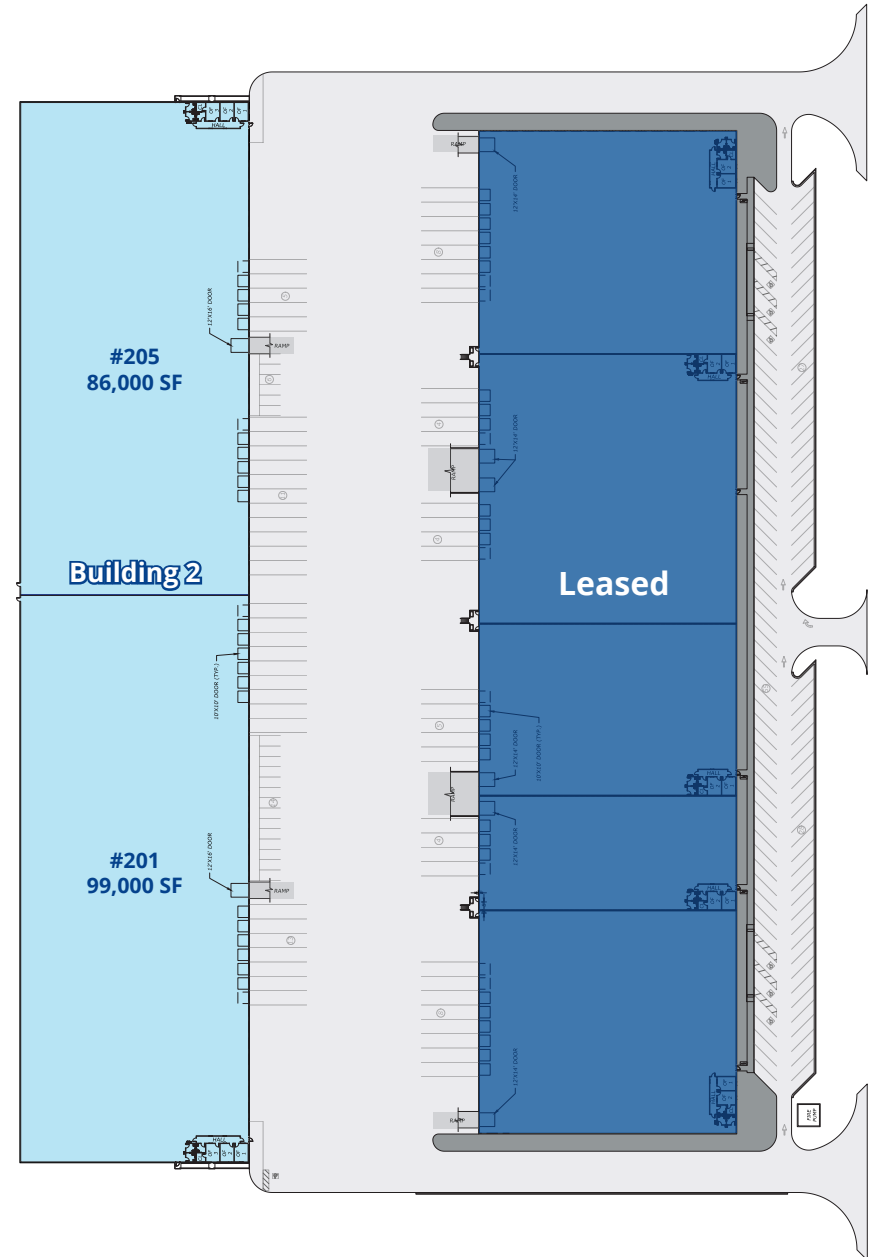
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Property Overview

2730 Pickettville Rd. | Jacksonville, FL 32220

Building 2

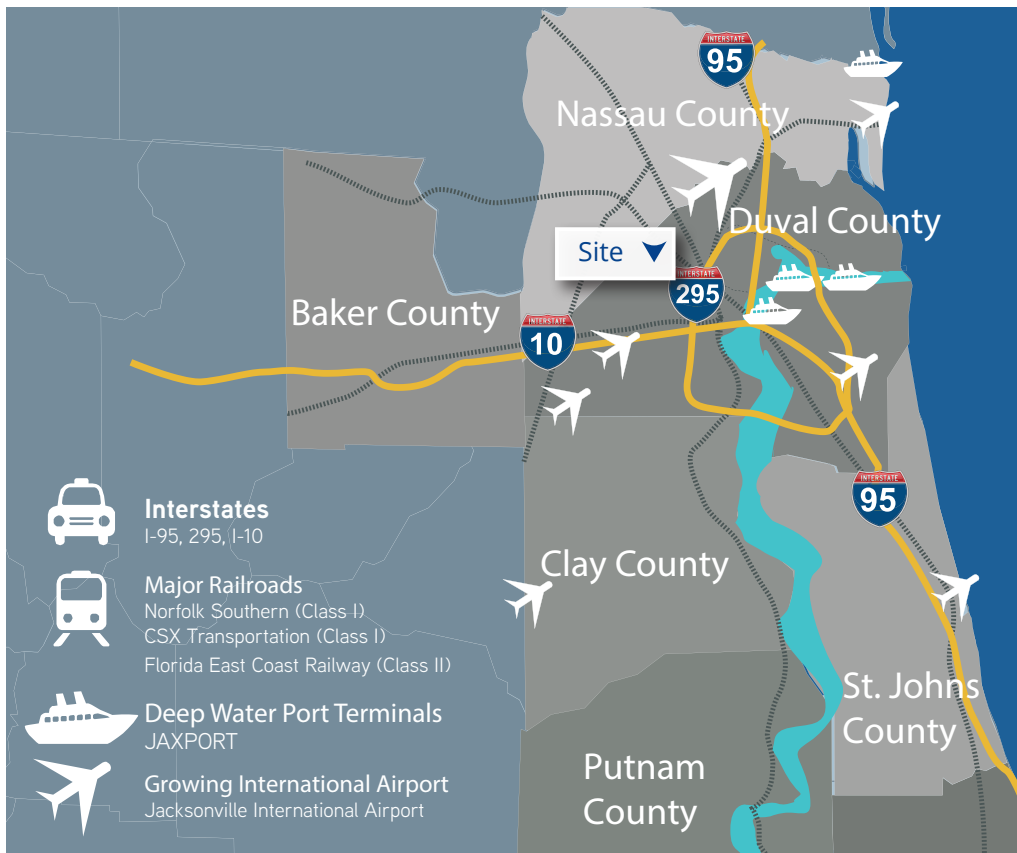
Building Size	185,000 SF (200' x 925')
Suite Size	(2) Suites: 86,000± SF and 99,000± SF
Office Size	1,000± SF
Ceiling Height	26'-34'
Column Spacing	100' x 25'
Sprinkler System	ESFR
Truck Court	Concrete, 200' shared
Dock High Doors	21 (10' x 10')
Drive-in Doors	One (12' x 14') per suite
Dock Equipment	30,000lb edge of dock levelers
Dock Protection	Dock bumpers on all dock doors
Power	600amp, 277/480v, 3ph, 4w (in each suite)
Warehouse Lighting	LED high bay fixtures (30) footcandles
Slab	6" reinforced concrete
Roof Type	Metal
HVAC	Office only
Ventilation	Exhaust fans (1/20,000 SF)
Building Insulation	R-13 roof and walls
Fire & Life Safety	Emergency lighting and exit doors to code
Auto Parking	.3:1,000 SF



Location

Multimodal Location

- 4 miles to Norfolk Southern intermodal facility
- 5 miles to CSX intermodal facility
- 15 miles to FEC intermodal facility
- 16 miles to Jacksonville International Airport
- 21 miles to JAXPORT Dames Point terminal facility



Business-Friendly Environment

- Located within the boundary of the Northwest Jacksonville Economic Development Fund, a public fund accessible by existing and prospective businesses in the Northwest Jacksonville area
- Abundant regional labor pool
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax



About Warehouse Rentals

Since 1964, **Warehouse Rentals** has offered an exemplary range of real estate services. Today, as a leading name in industrial real estate and development and a portfolio of more than 9M SF, **Warehouse Rentals** provides functional and economical warehouse distribution and manufacturing facilities.

warehouserentals.net

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Area Map

