



EDGEWOOD YARDS
INDUSTRIAL OUTDOOR STORAGE

FOR LEASE

3535 RIO GRANDE AVE
UP TO 7.62 ACRES AVAILABLE



FOUNDRY

Manulife



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.

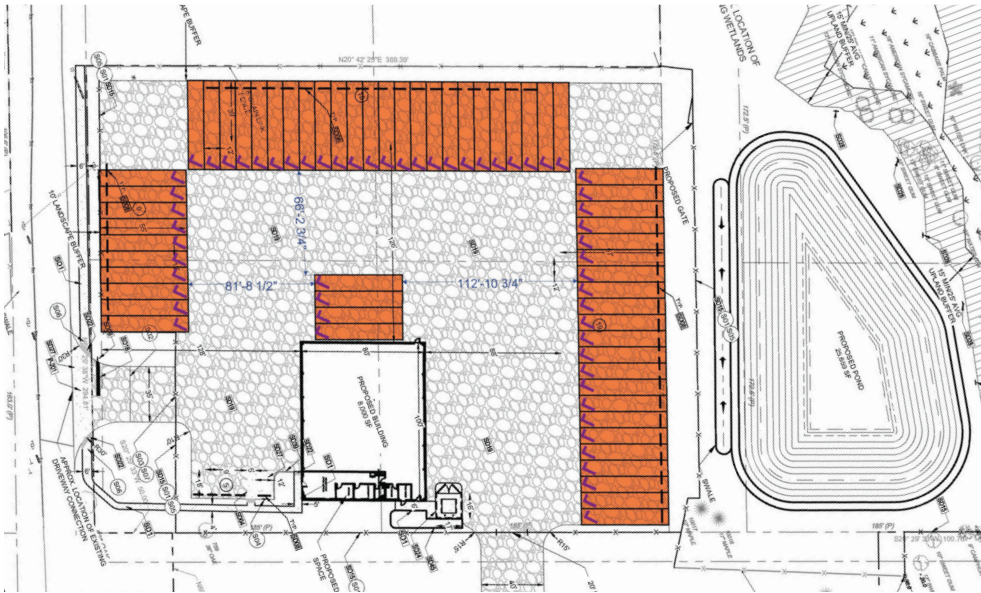
Totaling nearly 16 acres, Edgewood Yards is home to TriStar and Schneider Trucking with 7.62 acres currently available which includes an 8,000 SF service facility.



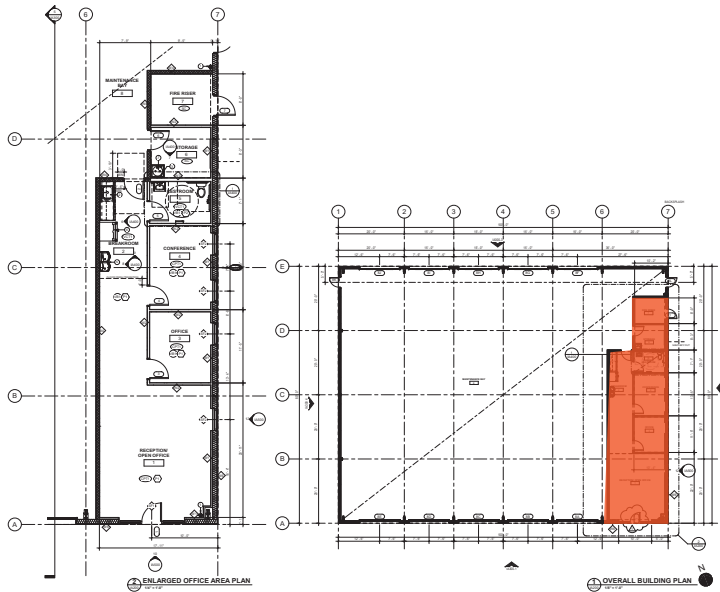
EDGEWOOD YARDS _ FLEXIBLE OPTIONS ON 7.62 AC +/-

OPTION 1: 2.6 ACRES WITH 8,000 SF SERVICE FACILITY

SITE PLAN



BUILDING PLAN



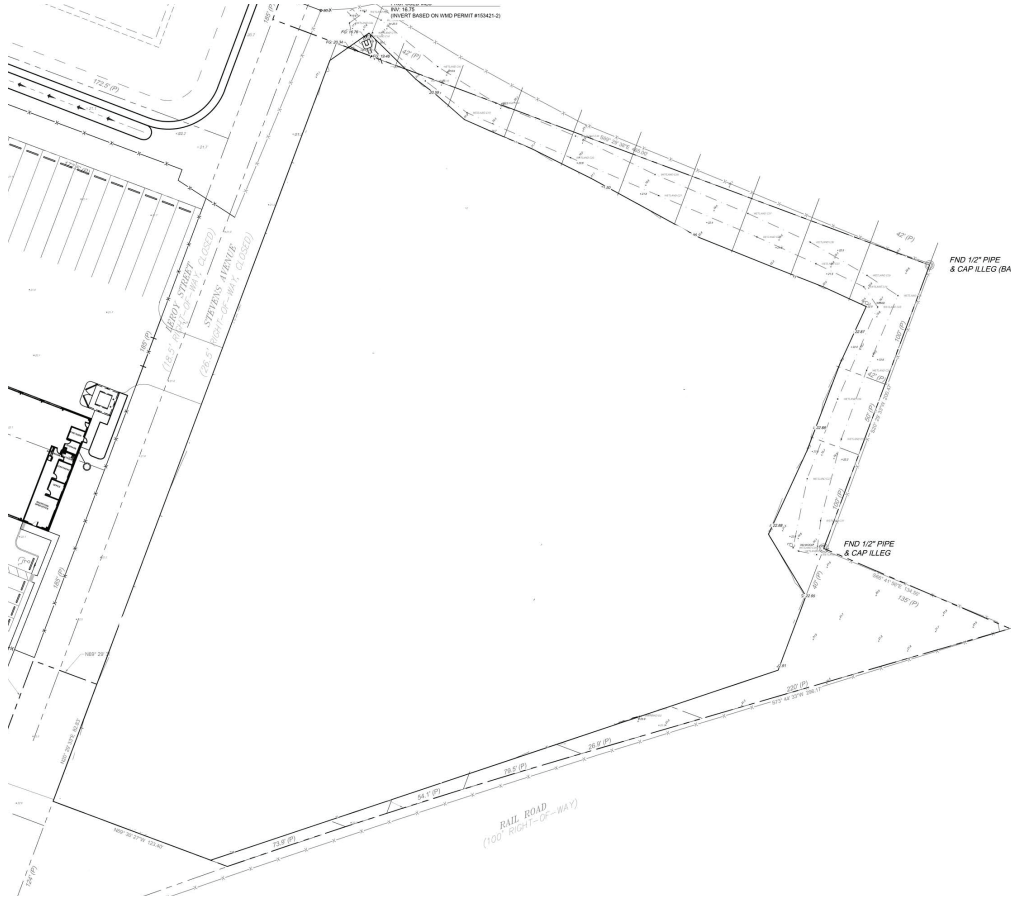
SPACE SPECIFICATIONS

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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OPTION 2: 5.02 ACRES

SITE PLAN



FEATURES

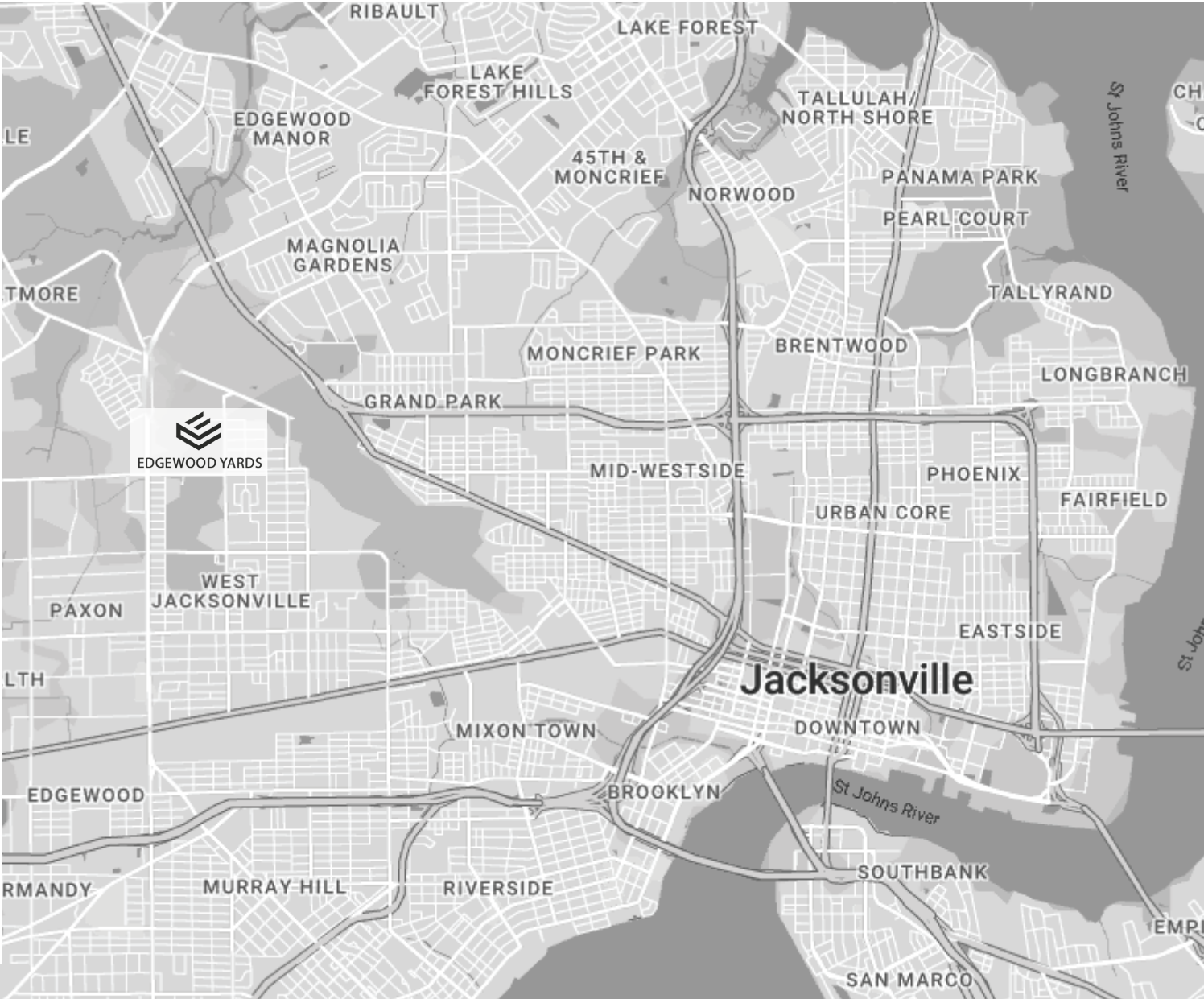
- 200 Trailer capacity
- Secure site
- Motorized gate
- Fully lighted
- Office available



DRIVE TIME MAP

DRIVE TIMES

DOWNTOWN JAX	5 Miles 5-7 Minutes
I-10	3 Mile 3-4 Minutes
I-295	3 Miles 3-4 Minutes
NORFOLK	>1 Mile
SOUTHERN	1-2 Minutes
CSX	7 Miles
INTERMODAL	8-9 Minutes
JAXPORT	7 Miles
TALLEYRAND	8-9 Minutes
JIA	12 Miles 12-13 Minutes





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MARK SCOTT

Leasing | 904.699.3518

Mark.Scott@foundrycommercial.com

ANDREW HAWKINS

Leasing | 917.596.9802

Andrew.Hawkins@foundrycommercial.com

NATE WALLACE

Leasing | 904.847.4974

Nate.Wallace@foundrycommercial.com