

NORTHPOINT INDUSTRIAL PARK

3350 PORT JACKSONVILLE PKWY

JACKSONVILLE, FL 32226



±50,000 - ±208,221 SF FOR LEASE



Designed and ready for construction



Excellent proximity to Jaxport, I-295, I-95 & I-10



Master planned industrial business park



View Website:

phoenixrealty.net/northpoint

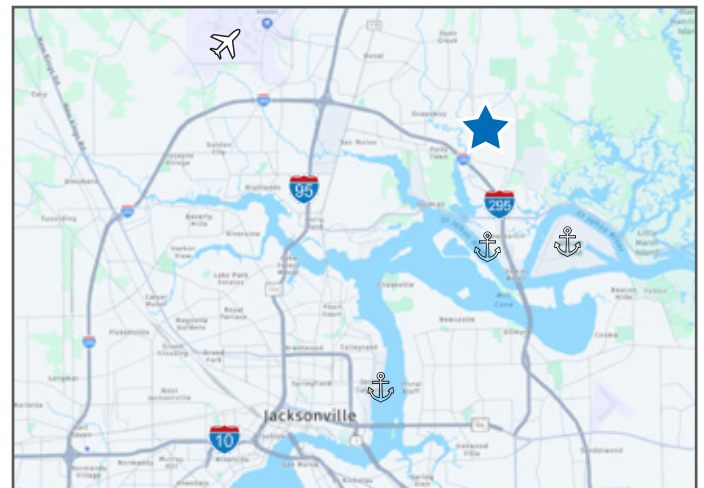
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Property Details

3350 Port Jacksonville Pkwy | Jacksonville, FL 32226

Land Size:	Freestanding Building on ±12.4 Acres
Building Area:	±208,221 SF, Cross Dock
Construction:	Concrete Panel Walls
Dimensions:	550' D X 375' L
Column Spacing:	55' X 51' with 60' Shipping Bay
Clear Height:	32' Minimum
Sprinkler System:	ESFR
Office:	To Suit
Electrical:	2,000 AMP - 277/480 VOLT
Dock Loading:	60 - 9' x 10' Dock High Doors
Drive-In Door:	2 - 12' x 14' Ramp Doors
Truck Court:	Cross Dock; 130' (60' concrete apron, 70' heavy duty asphalt)
Windows:	Clerestory Windows
Car Parking:	150 ± Spaces
Floor Slab:	7" Reinforced Concrete Slab



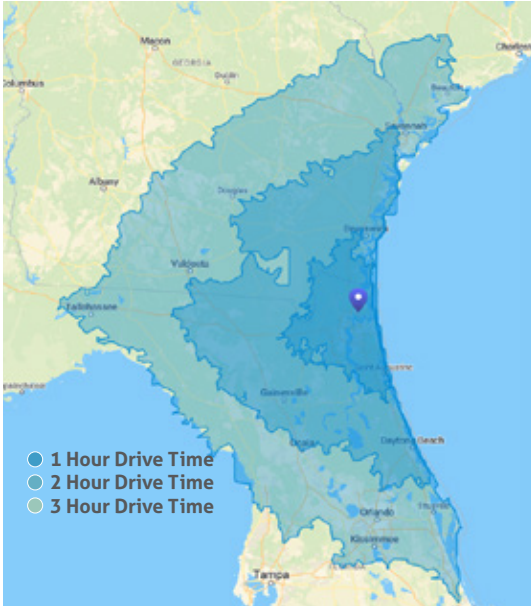
Site Plan

3350 Port Jacksonville Pky | Jacksonville, FL 32226



Local Area

3850 Port Jacksonville Pkwy | Jacksonville, FL 32226

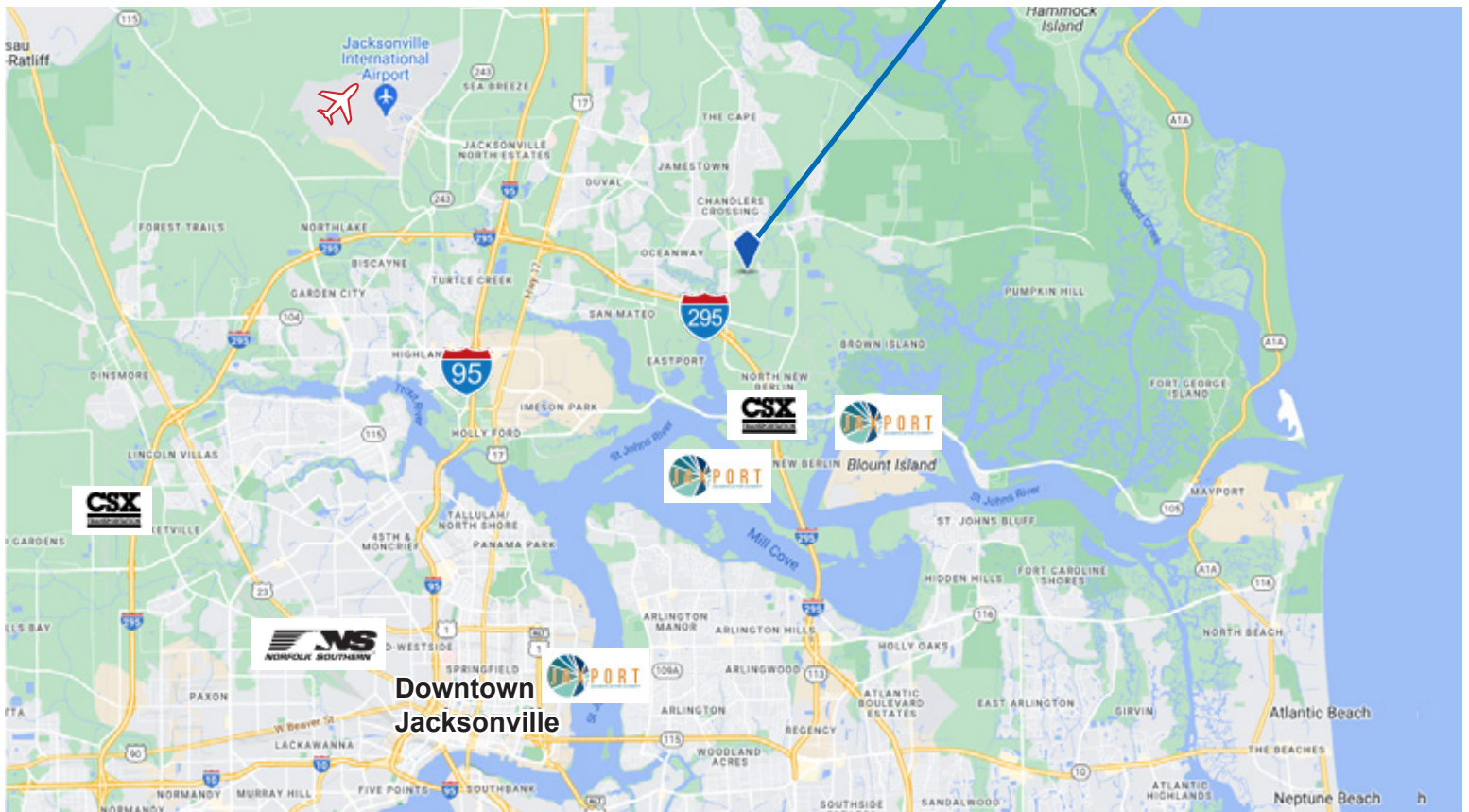


Point of Interest	Time	Miles
I-95	13 min	8.8
I-10	21 min	15.8
I-295	7 min	2.5
Jacksonville International Airport	18 min	8.5
JaxPort Blount Island Terminal	9 min	5.2

- ✓ **Premier location for regional and local operations**
- ✓ **Strategically located with easy access to Interstates I-295, I-95 & I-10**
- ✓ **Strong Local Labor**



3350 Port Jacksonville Pkwy is proximate to the region's major transportation infrastructure, providing direct access and serviceability to Jacksonville and neighboring regions.



Local Area

3350 Port Jacksonville Pky | Jacksonville, FL 32226

