

Industrial Space

243 Lane Avenue N | Jacksonville, FL 32254

CBRE

For Sale or Lease

±95,905 SF (Demisable to 39,100 SF)



For More Information, Please Contact:

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MAYFAIR
INVESTMENT PARTNERS LLC

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Summary

Building Size 95,905 SF

Lot Size 5.16 AC

Zoning (IL) Light Industrial

Utilities City of Jacksonville water/sewer
& JEA electric

Outside Storage The building features an excellent
1+ acre paved lay down yard

Electrical 2,800 AMPS

Clear Height 17'

Roll-Up Doors (7) 6 Dock-high
1 Drive-in

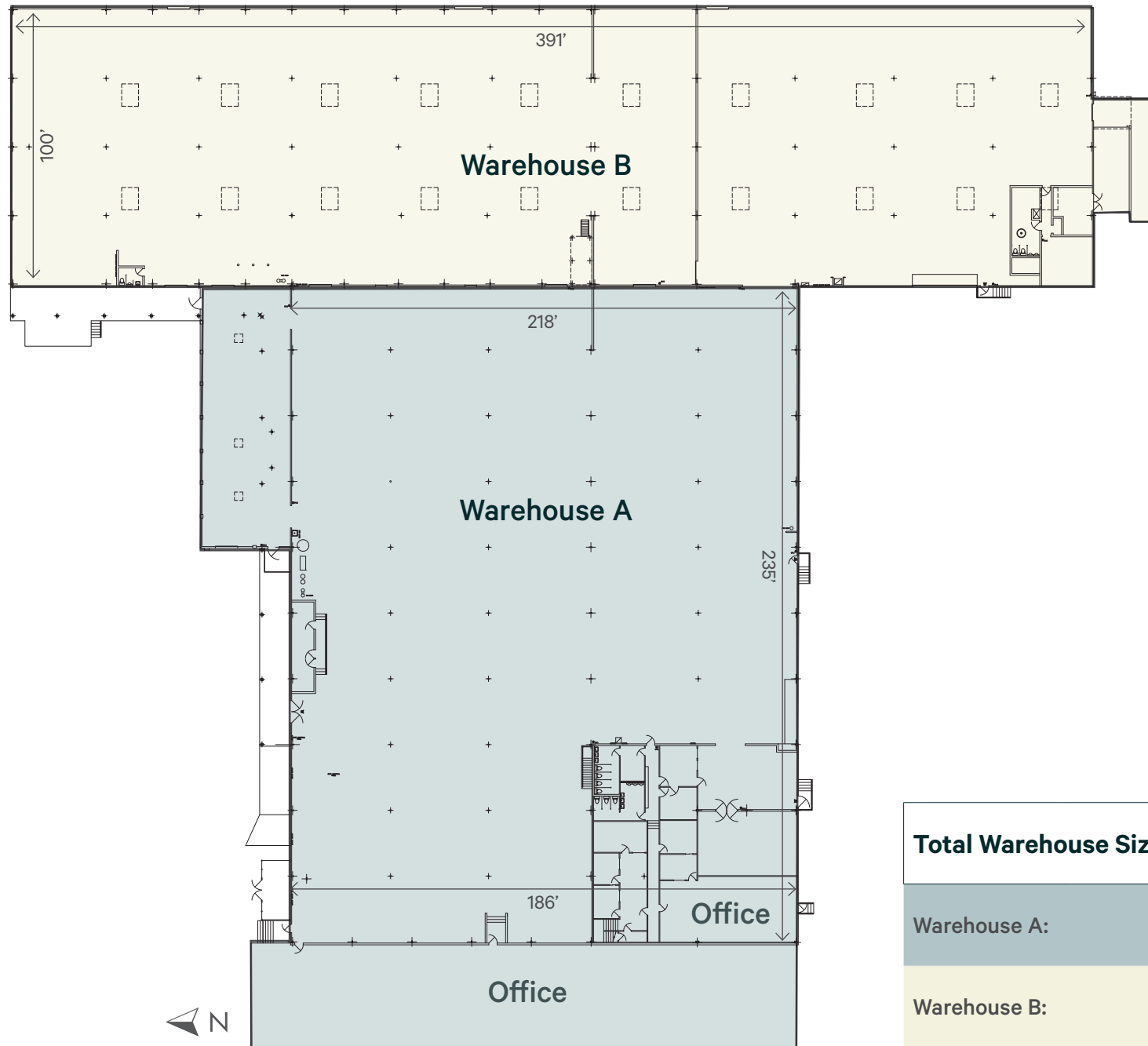
Fire Suppression Wet Pipe Sprinkler System



Interior Photos



Floor Plan



Total Warehouse Size: 95,905 SF

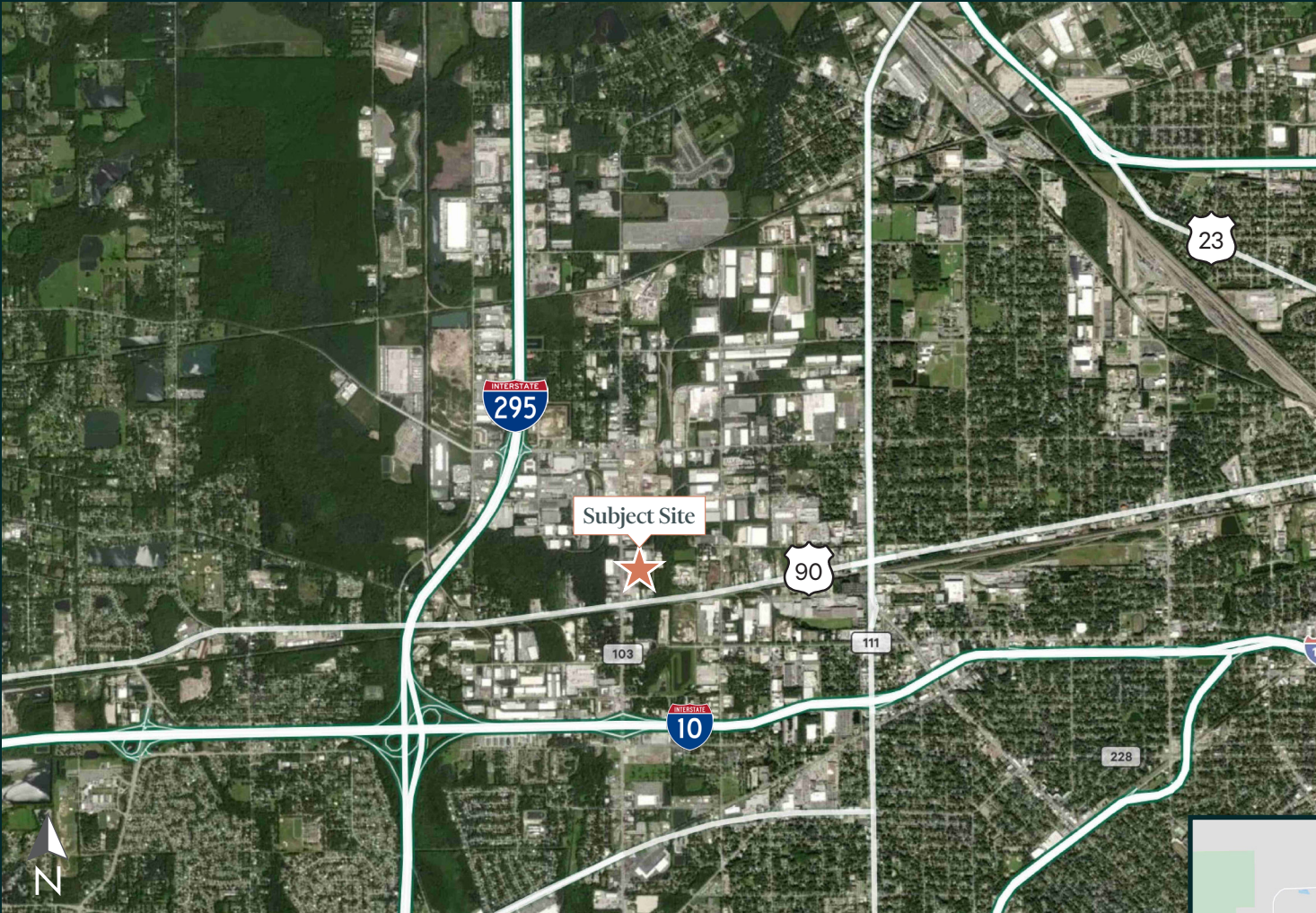
Warehouse A: 56,805 SF

Warehouse B: 39,100 SF

Lane Avenue N

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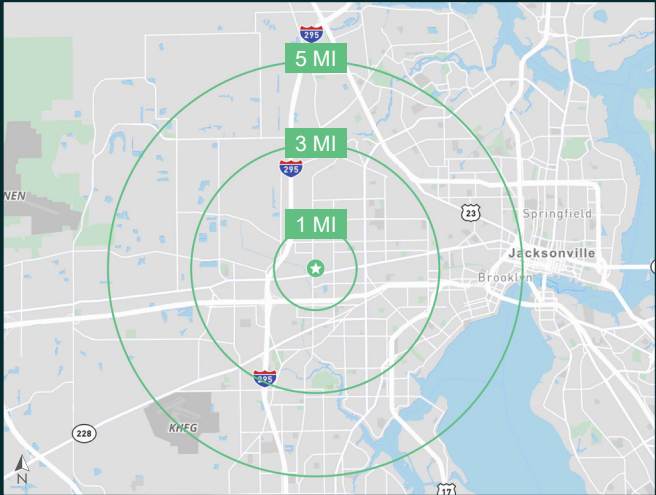
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Jacksonville is a premier location for manufacturing and logistics companies, offering unparalleled advantages for businesses looking to thrive. With its 47-foot deep-water port, JAXPORT is a global gateway for international trade, ensuring seamless shipping and logistics. 243 Lane Avenue North also boasts easy access to major transportation routes, including I-10 and I-295, providing efficient connectivity to regional and national markets.

Adding to its appeal, Jacksonville has experienced strong population growth, rising over 23% between 2010 and 2023. This surge fuels a robust labor market and consumer demand, making it an ideal location for industrial operations. Jacksonville combines strategic infrastructure, economic vitality, and growth potential, creating endless opportunities for businesses alike.

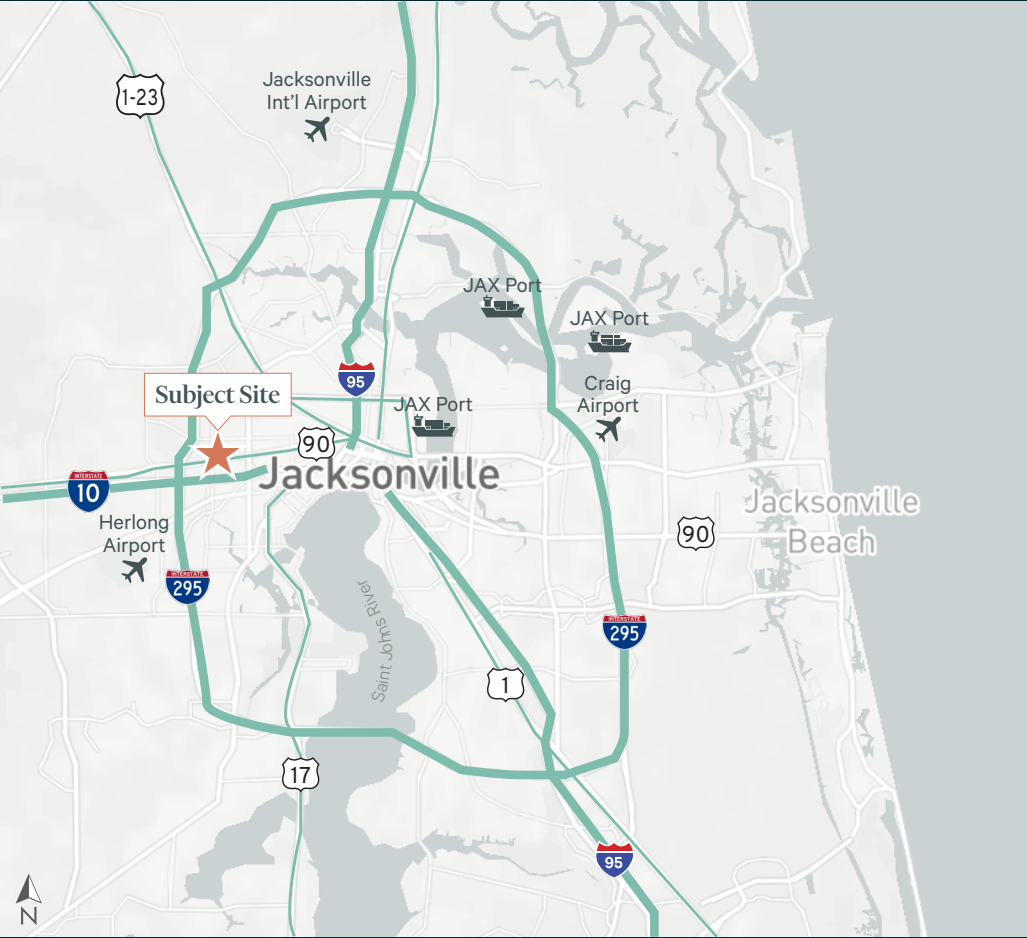
| Key Metrics | 1 mi | 3 mi | 5 mi |
|-------------------------------|----------|----------|----------|
| Population | 855 | 52,875 | 157,444 |
| Annual Population Growth Rate | 0.31% | 0.39% | 0.34% |
| Businesses | 474 | 3,065 | 7,364 |
| Employees | 5,930 | 31,548 | 84,017 |
| Housing Units | 400 | 24,008 | 71,636 |
| Avg Household Income | \$99,926 | \$70,048 | \$78,251 |
| Median Age | 41 | 38 | 38 |



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For Lease



| Points of Interest | Distance |
|---------------------------|----------------------|
| I-10 | 8 min / 3 mi |
| I-295 | 5 min / 2 mi |
| I-95 | 10 min / 6.6 mi |
| Jax International Airport | 20 min / 15.7 mi |
| Jax Talleyrand Terminal | 16 min / 10.6 mi |
| CSX Intermodal Terminal | 11 min / 5 mi |
| Orlando | 2 hr 18 min / 146 mi |
| Tampa | 3 hr 14 min / 194 mi |
| Miami | 5 hr 17 min / 356 mi |
| Atlanta | 4 hr 56 min / 340 mi |
| Savannah | 2 hr 8 min / 143 mi |

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