



Building SF: 23,248 SF Available

Asking Rate: Please Inquire

Status: Newly Renovated — Move-In Ready

1,628 SF maintenance bay | Pull-through drive-in doors | Single-bay configuration | Available with the terminal

For More Information, Please Contact:

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CBRE

Building Specifications

Load Configuration Cross Dock

Space Available 23,248 SF

Warehouse Space 19,200 SF

Office Space 4,048 SF

Dock Doors 45 Dock High

Zoning Heavy Industrial (IH)

Total Land Area 9.82-acres

**Improved & Stabilized
Yard Area** **±4.25 acres**

- Designed for Tractor Trailer Parking
- Suitable for outside storage



Warehouse Interior





45 dock-high doors | Cross-dock configuration | LED warehouse lighting | 19,200 SF warehouse



Open Office Area



Fresh paint | New flooring | LED lighting | Updated restrooms | Move-in ready



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Maintenance Bay Specifications

Building SF	1,628 SF
Use	Truck Maintenance / Repair
Configuration	Single Bay — Pull-Through
Bay Doors	2 Drive-In (Pull-Through)
Clear Height	Drive-In Accessible
Location	On-Site at 3404 Clifford Lane
Yard Access	Direct from ±4.25-Ac Yard
Status	Available with Terminal

Pull-Through Repair Bay

Single-bay maintenance facility with doors on both ends, allowing tractors and trailers to pull straight through. Ideal for fleet servicing, PM work, and minor repairs alongside the cross-dock terminal.

Why It Matters for Fleet Tenants

- **On-Site Maintenance**
Service tractors and trailers without leaving the terminal — minimizing downtime and deadhead miles.
- **Pull-Through Design**
Drive-in doors at both ends of the single bay let units enter one side and exit the other, no backing required.
- **Designed for Tractor-Trailers**
Bay sized to accommodate Class 8 tractors and trailers for PMs, DOT inspections, and routine repairs.
- **Complements Cross-Dock Terminal**
Available alongside the 23,248 SF cross-dock and ±4.25-acre stabilized yard for a full fleet operations campus.

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3404 Clifford Lane, Jacksonville, FL 32209

23,248 SF cross-dock truck terminal | 45 dock-high doors | ±4.25-acre stabilized yard | 9.82-acre site | Heavy Industrial (IH) zoning
Westside Submarket | 0.2 miles to US-1 | 3.5 miles to I-95 | Recently renovated

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