



For Lease

3333 N Canal Street
Jacksonville, FL 32209

Property Highlights

- 39,000 SF
- Fully fenced and gated
- Outside storage available

Tanner Lee
Senior Associate
+1 904 415 0776
tanner.lee@colliers.com

76 S. Laura St, Ste 1500
Jacksonville, FL 32202
+1 904 358 1206
colliers.com/jacksonville

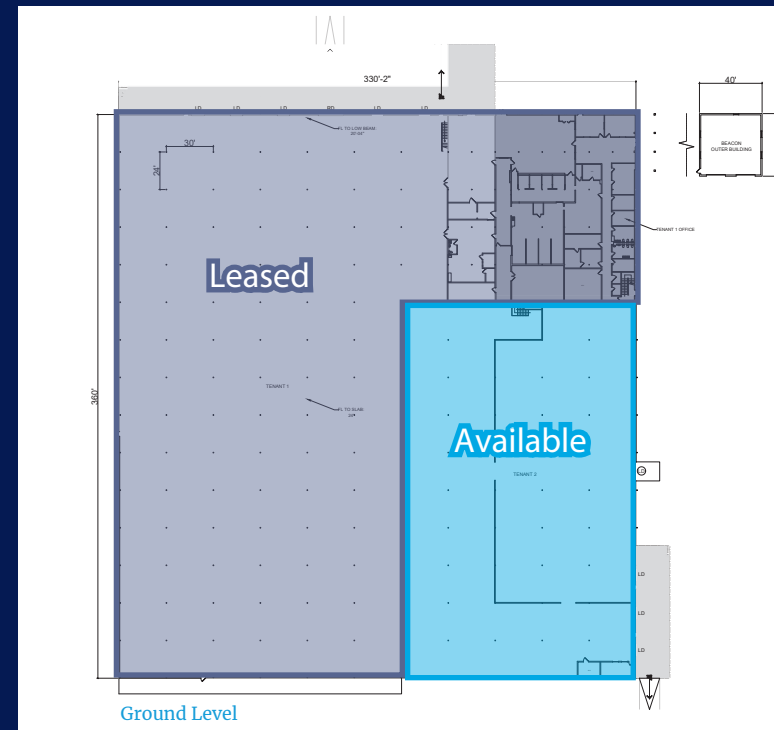
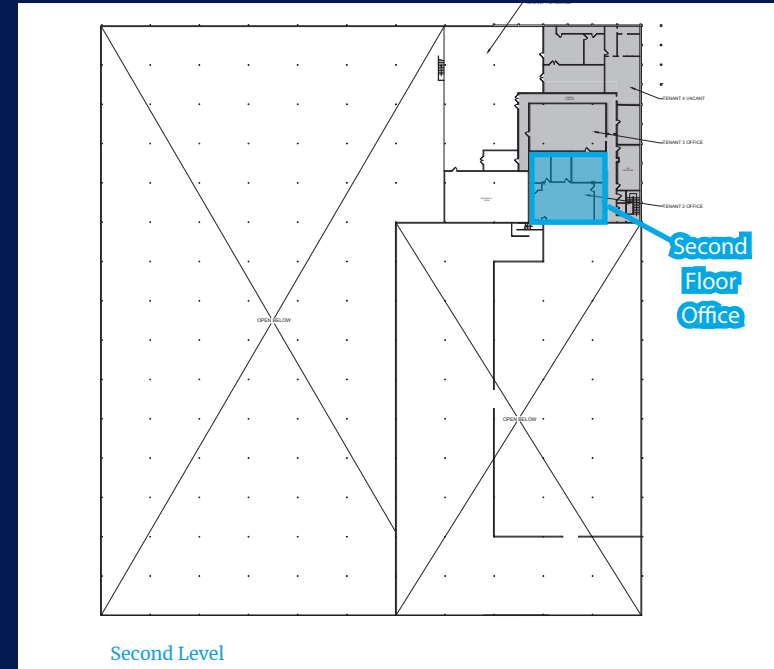


Property Details

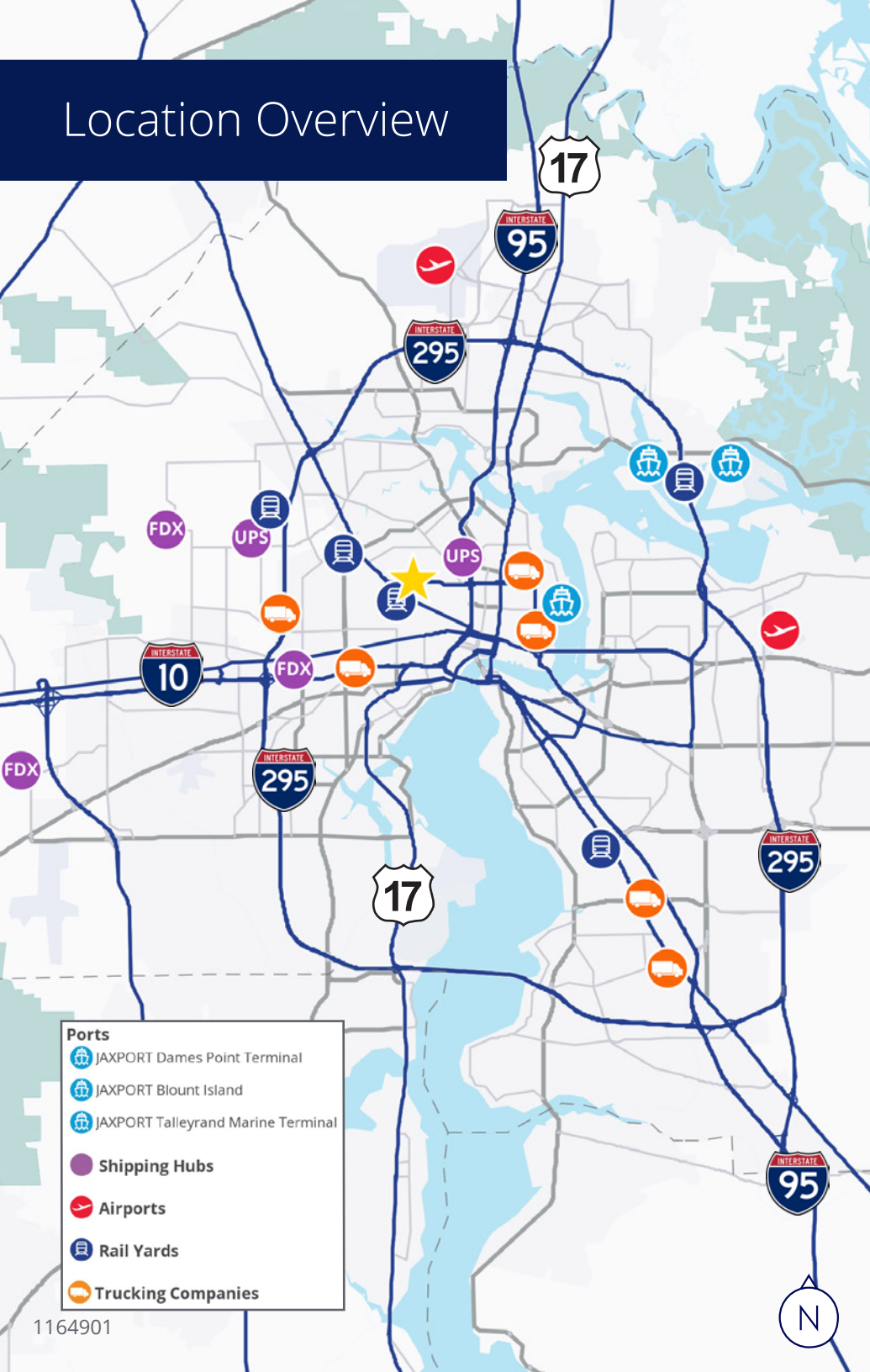
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Available SF	39,000
Office	1,700± SF
Configuration	Front Load
Clear Height	21'
Truck Court	105'
Dock High Doors	4
Drive In Doors	0
Dock Packages	Mechanical Pit Levelers (3)
Off Dock Trailer Parking	12
Lighting	Flourescent
Sprinkler	Wet
Column Spacing	24' x 30'
Car Parking	16
Zoning / Use	IL / LI
Flood Zone	X
Notes	Fully fenced and gated truck court w/ outside storage available.

Site Plans



Location Overview



I-95	1.9 miles
Downtown Jacksonville	3 miles
I-10	4.6 miles
I-295	11.9 miles



CSX Intermodal Facility	6.4 miles
Norfolk Southern Intermodal Facility	5.1 miles
FEC Intermodal Facility	11.4 miles



Jacksonville Int'l Airport	12.1 miles
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JAXPORT Talleyrand	5.3 miles
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JAXPORT Dames Point	12.2 miles
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JAXPORT Blount Island	13.8 miles
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Port of Savannah	139 miles
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Port of Tampa	202 miles
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Port of Charleston	238 miles
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Business Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

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Majestic International Tradeport



Northpoint Industrial Park



Imeson Industrial Park



Faye/New Berlin/Alta Corridor



Dames Point Marine Terminal



Dames Point Marine Intermodal Yard



Blount Island Marine Terminal



Site



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