

Industrial Space | For Lease

2240-2280 Lane Ave N, Jacksonville, Florida

CBRE



Pre-Demised Suites Available for Lease:

- + **Suite 101:** 20,750 SF
- + **Suite 103:** 20,000 SF
- + **Suite 104:** 30,000 SF

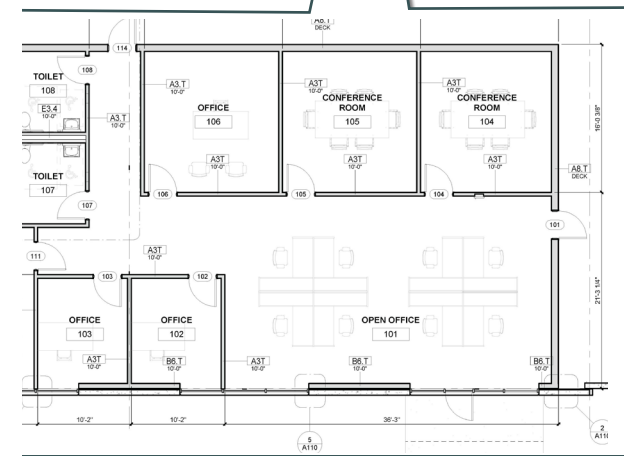
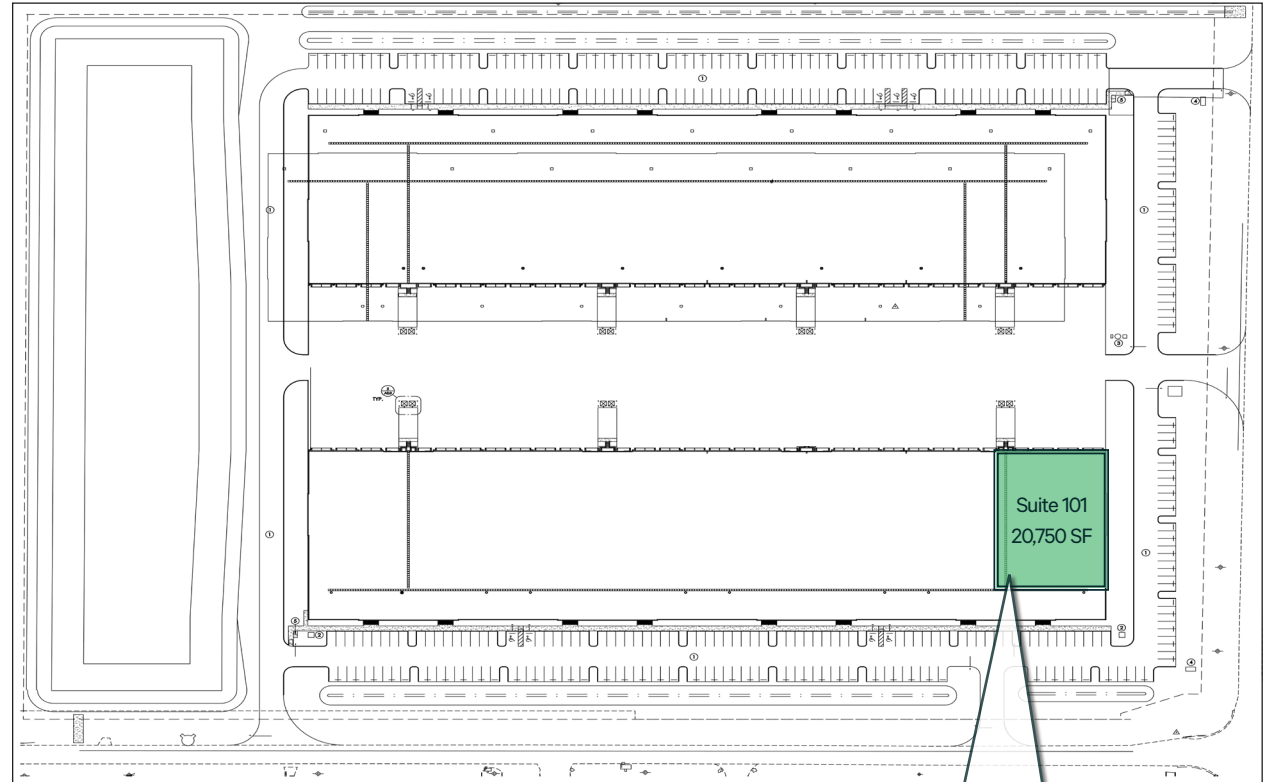
For More Information, Please Contact:

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First Vice President

Suite 101: 20,750 SF Available

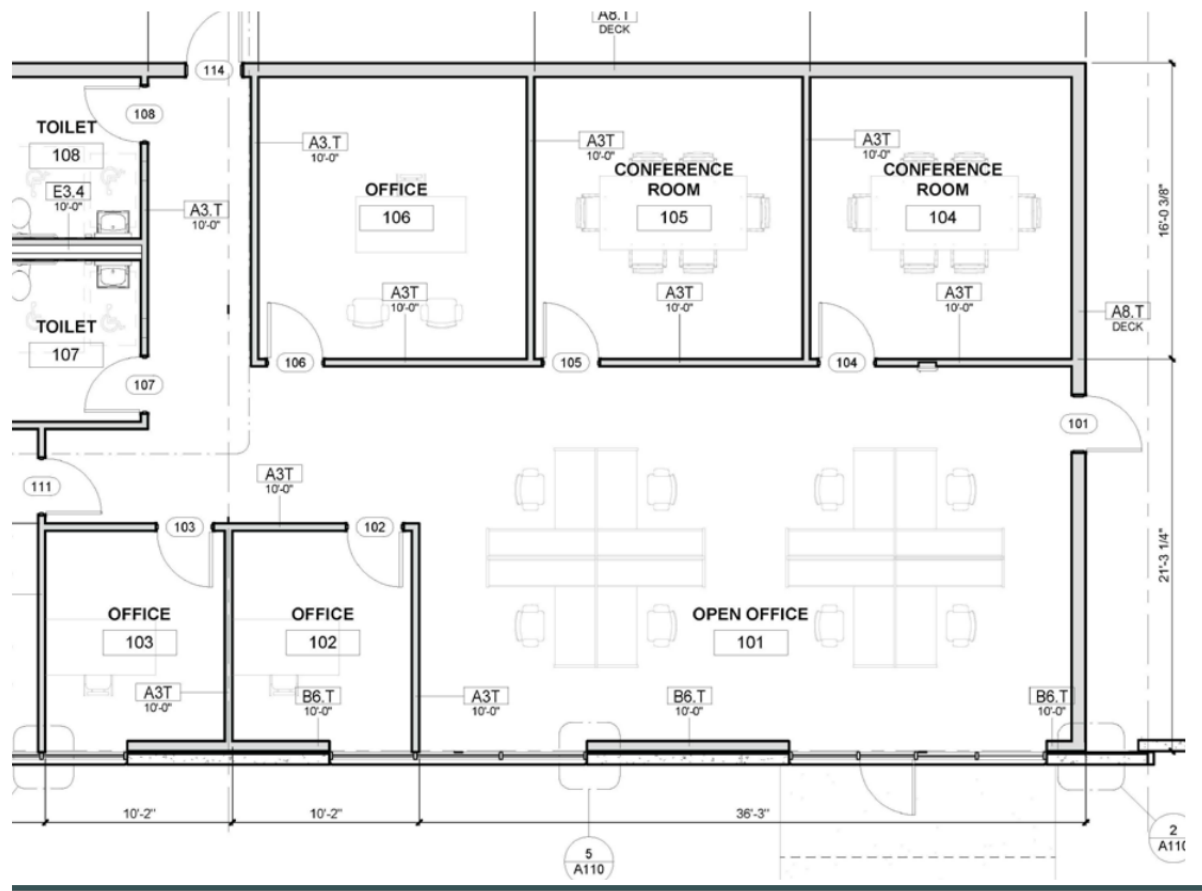
Premises Size	20,750 SF
Construction	Tilt up
Load Configuration	Rear
Slab	6' concrete - 4,000 psi
Building Depth	200'
Column Spacing	50' x 50'
Office	±2,072 SF
Office Configuration	5 private offices, Men's, Women's & ADA restrooms
Electrical	1,600A, 480/277V, 3 phase
Clear Height	30' clear
Warehouse Lighting	30 FC LED (with motion sensors)
Fire Suppression	ESFR
Dock Doors (9'x10')	6
Dock Doors (12'x14')	1 Drive-in Ramp
Dock Equipment	All dock doors equipped with 30,000 lbs. edge of dock levelers with bumpers
Dock Apron	60' concrete
Truck Court	200'
Roof	.60 mil TPO with R-21 insulation
Auto Parking	20 spaces
Truck Court Lighting	LED
Warehouse Floor Seal	Epoxy Floor Coating



Office Floor Plan: 2,072 SF

Office Floor Plan | Suite 101: 20,750 SF

±2,072 SF office build-out within a 20,750 SF industrial suite

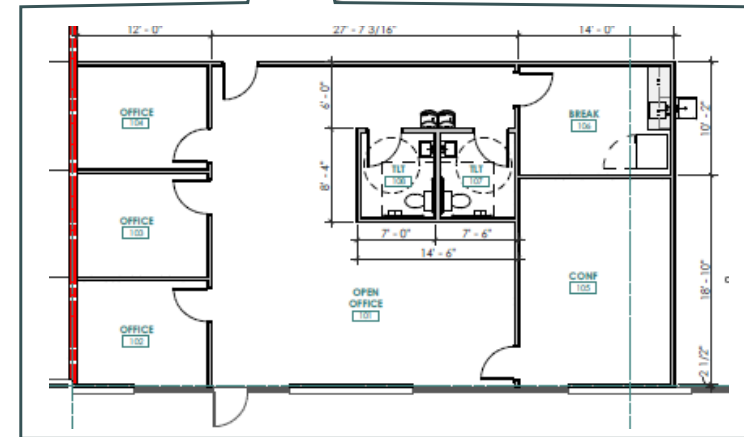
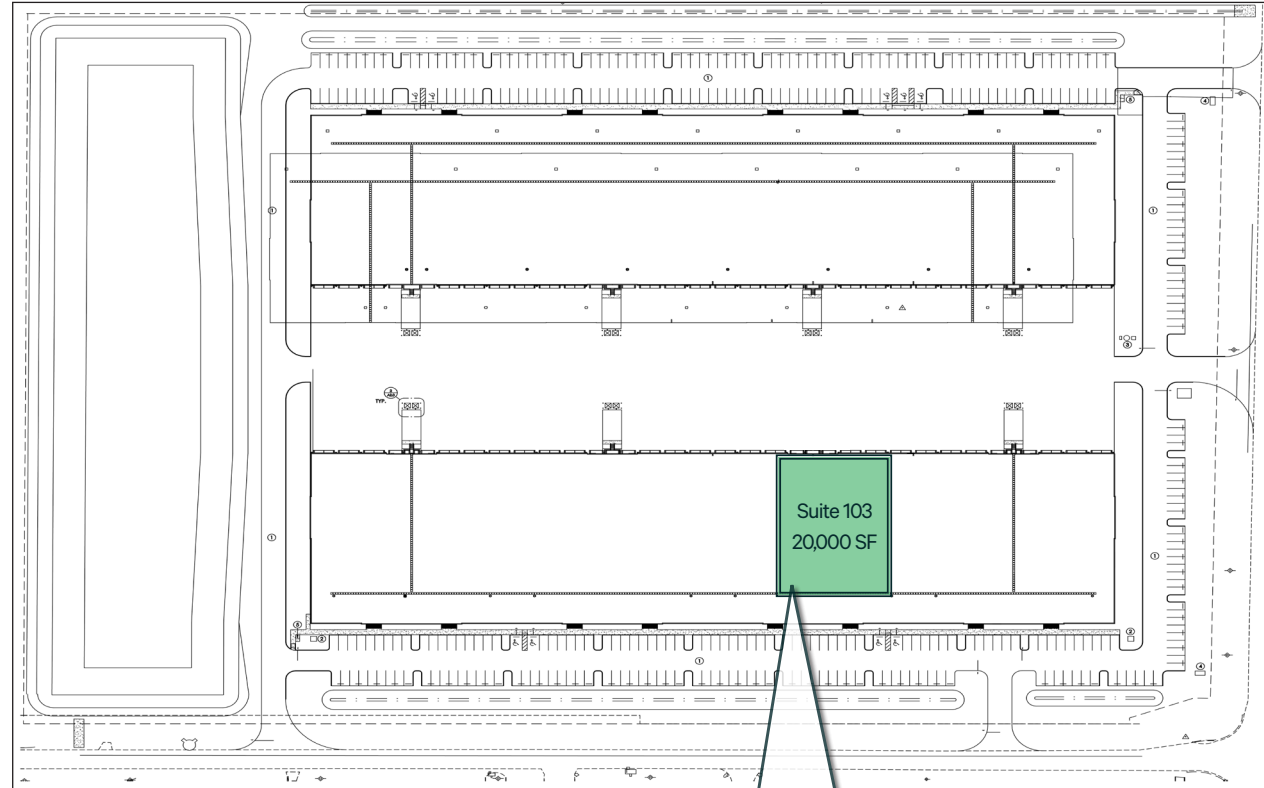


Office Floor Plan: 2,072 SF



Suite 103: 20,000 SF Available

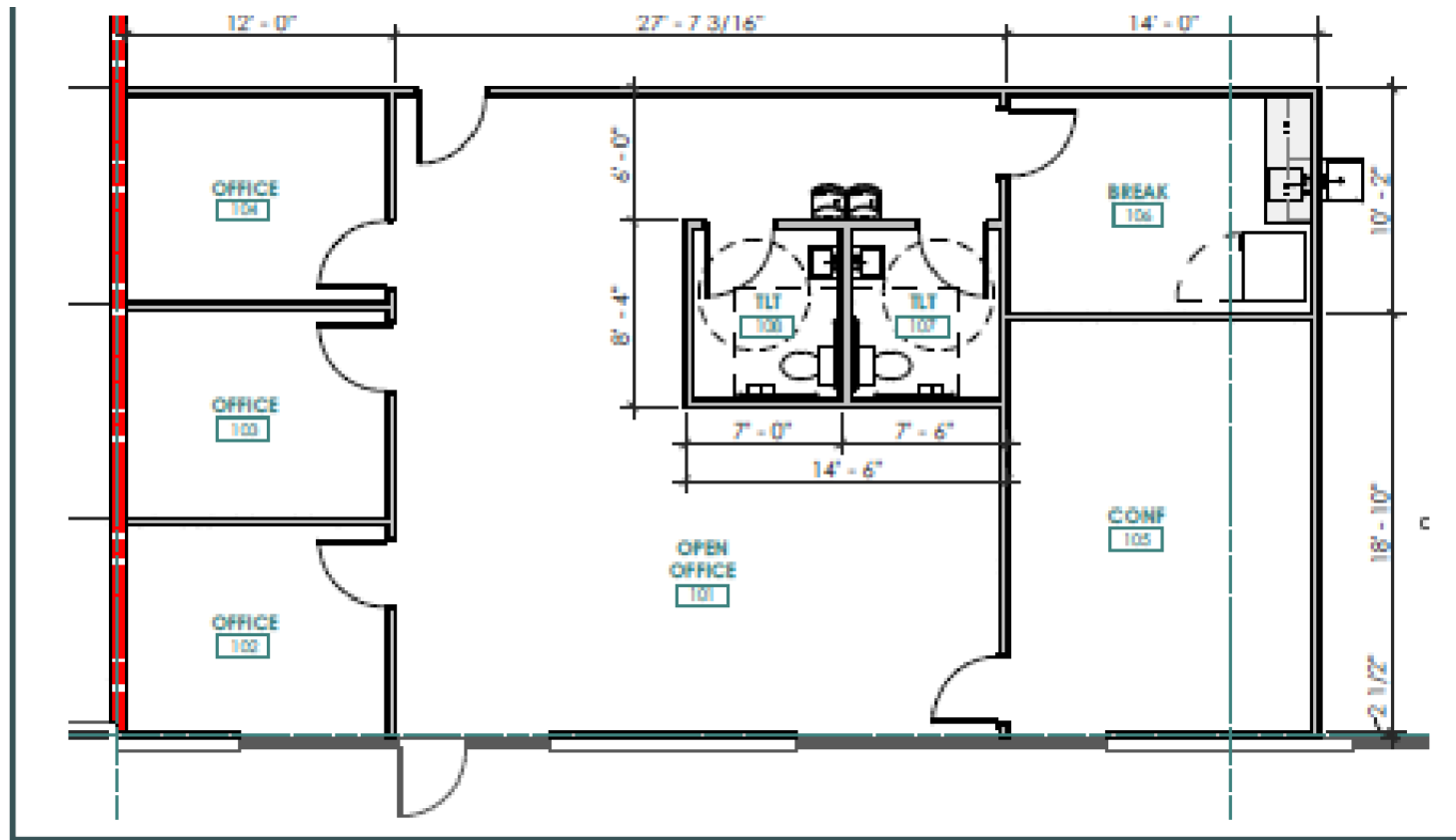
Premises Size	20,000 SF
Construction	Tilt up
Load Configuration	Rear
Slab	6' concrete - 4,000 psi
Building Depth	200'
Column Spacing	50' x 50'
Office	±1,465 SF (spec)
Office Configuration	3 private offices, 1 conference room, 1 break room, 2 ADA restrooms
Electrical	1,600A, 480/277V, 3 phase
Clear Height	30' clear
Warehouse Lighting	30 FC LED (with motion sensors)
Fire Suppression	ESFR
Dock Doors (9'x10')	7
Dock Equipment	All dock doors equipped with 30,000 lbs. edge of dock levelers with bumpers
Dock Apron	60' concrete
Truck Court	200'
Roof	.60 mil TPO with R-21 insulation
Auto Parking	20 spaces
Truck Court Lighting	LED
Warehouse Floor Seal	Epoxy Floor Coating



Office Floor Plan: 1,465 SF

Office Floor Plan | Suite 103: 20,000 SF

±1,465 SF office build-out within a 20,000 SF industrial suite

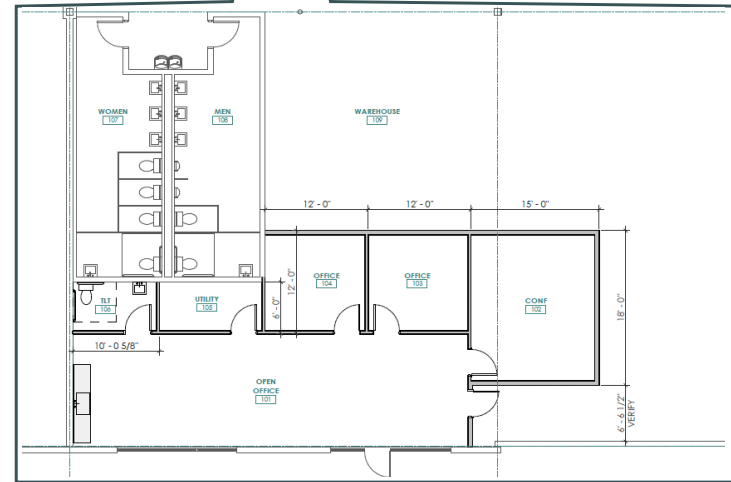
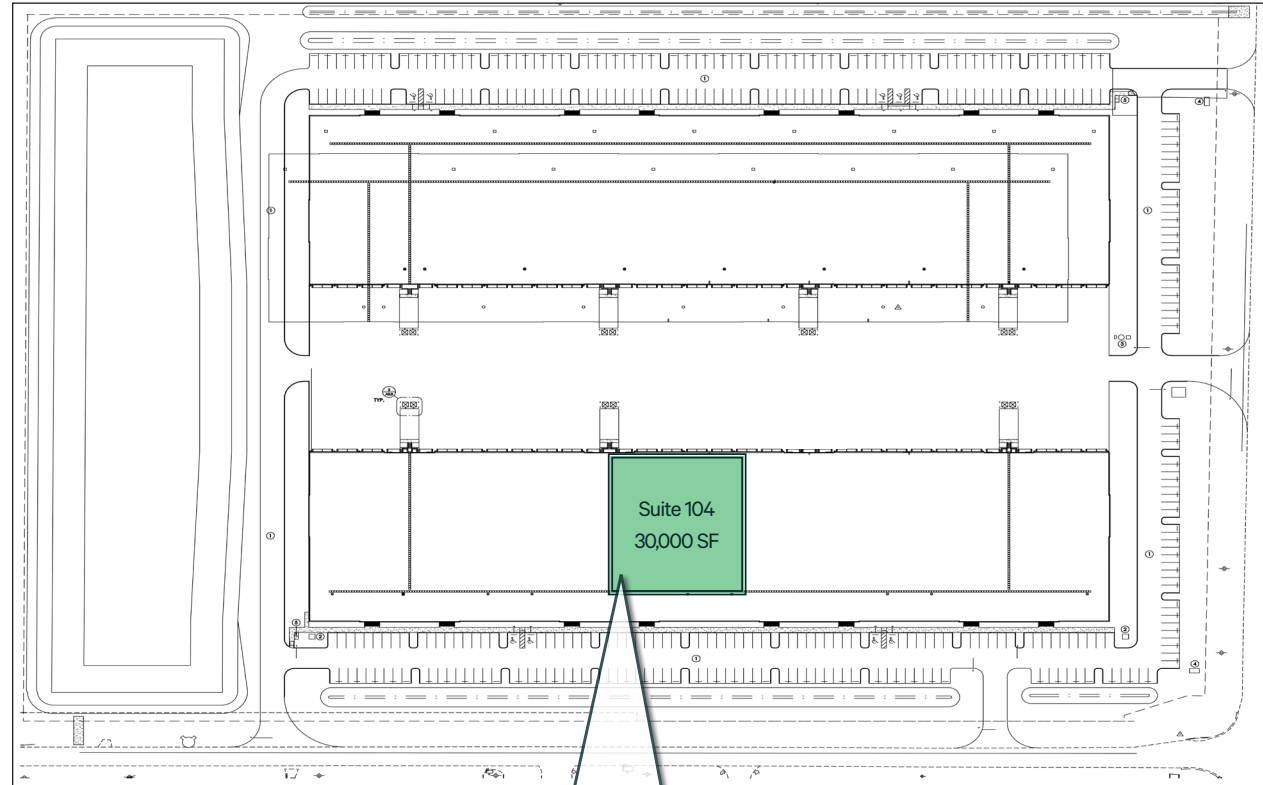


Office Floor Plan: 1,465 SF



Suite 104: 30,000 SF Available

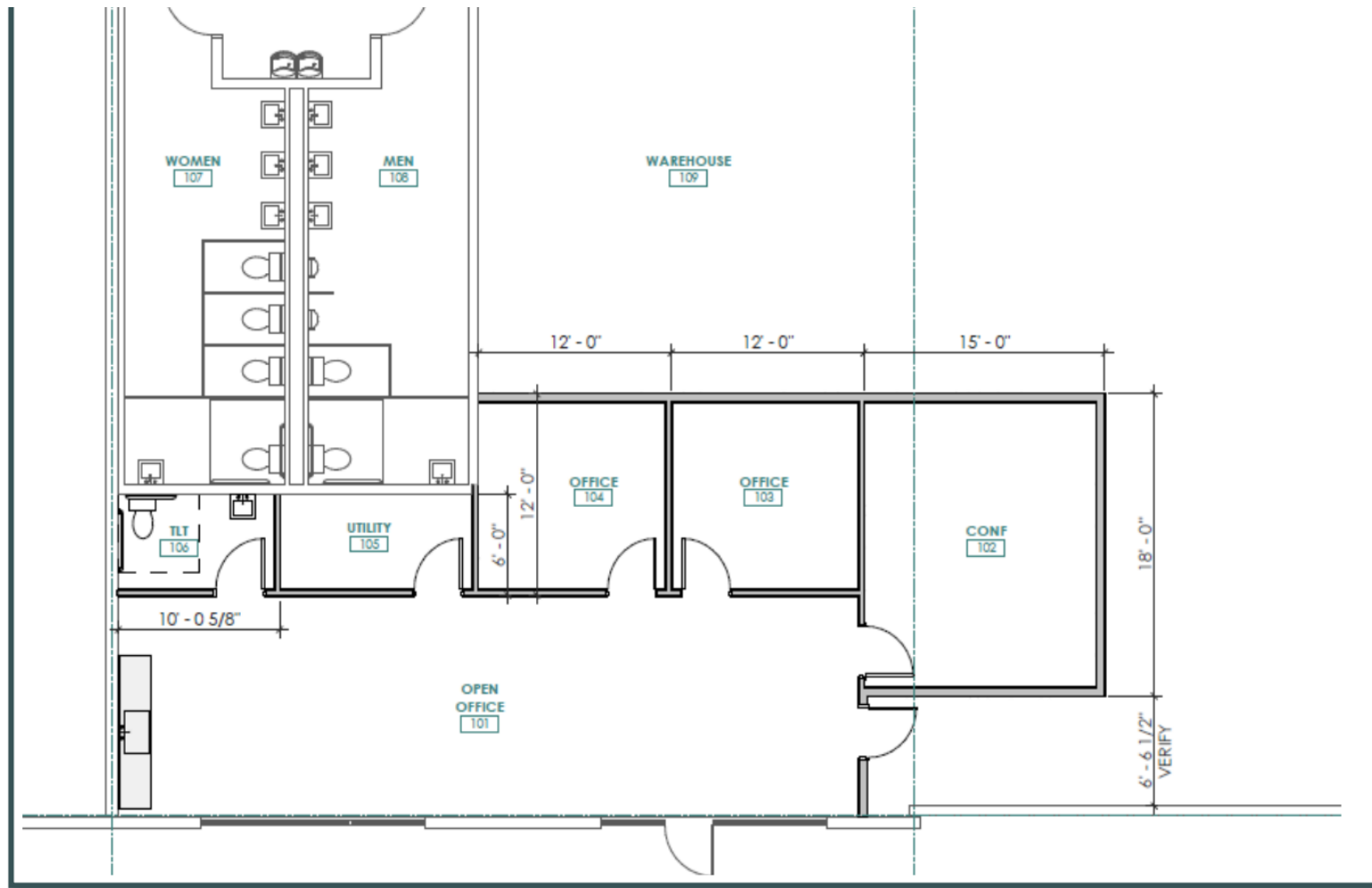
Premises Size	30,000 SF
Construction	Tilt up
Load Configuration	Rear
Slab	6' concrete - 4,000 psi
Building Depth	200'
Column Spacing	50' x 50'
Office	±1,773 SF (spec)
Office Configuration	2 private offices, 1 conference room, 1 utility room, Men's, Women's & ADA restrooms
Electrical	1,600A, 480/277V, 3 phase
Clear Height	30' clear
Warehouse Lighting	30 FC LED (with motion sensors)
Fire Suppression	ESFR
Dock Doors (9'x10')	10
Dock Doors (12'x14')	1 Drive-in Ramp
Dock Equipment	All dock doors equipped with 30,000 lbs. edge of dock levelers with bumpers
Dock Apron	60' concrete
Truck Court	200'
Roof	.60 mil TPO with R-21 insulation
Auto Parking	30 spaces
Truck Court Lighting	LED
Warehouse Floor Seal	Epoxy Floor Coating



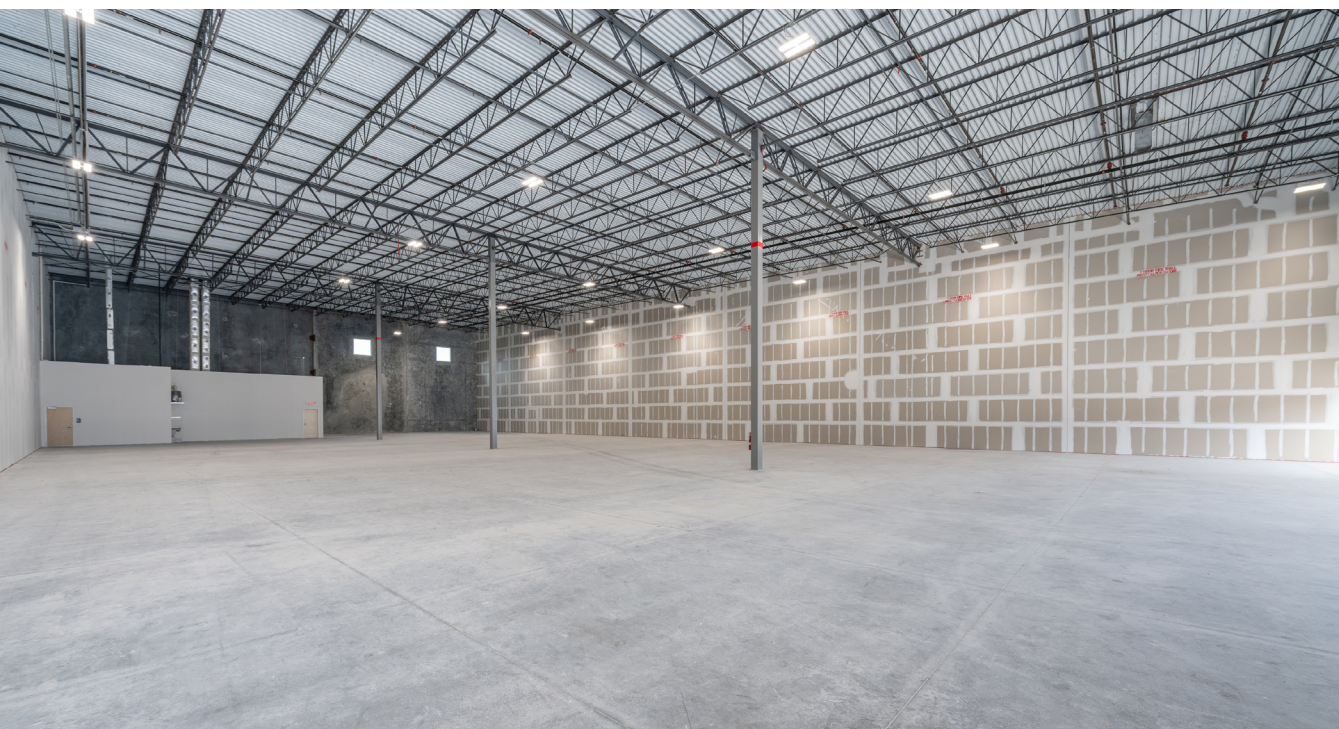
Office Floor Plan: 1,773 SF

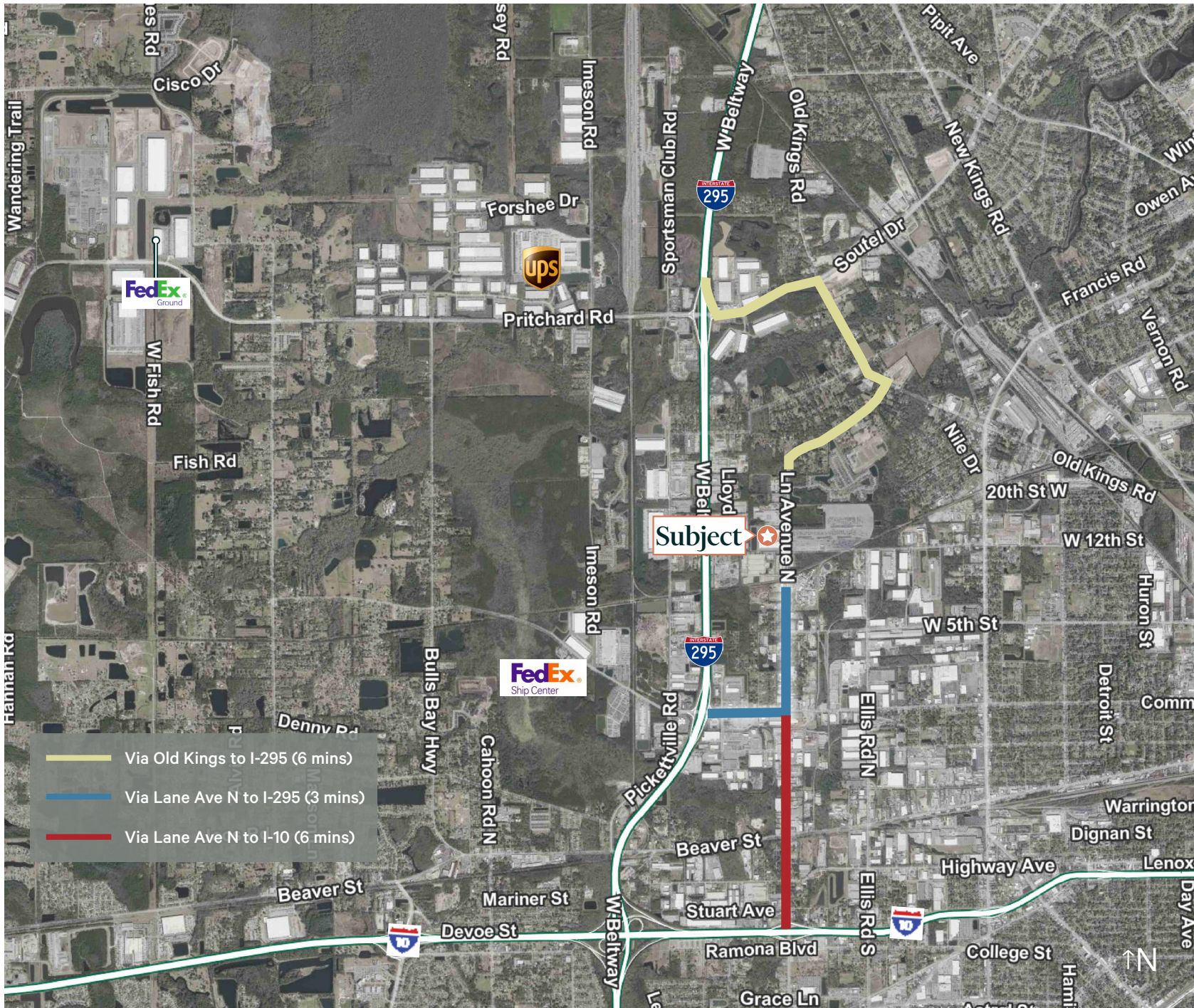
Office Floor Plan | Suite 104: 30,000 SF

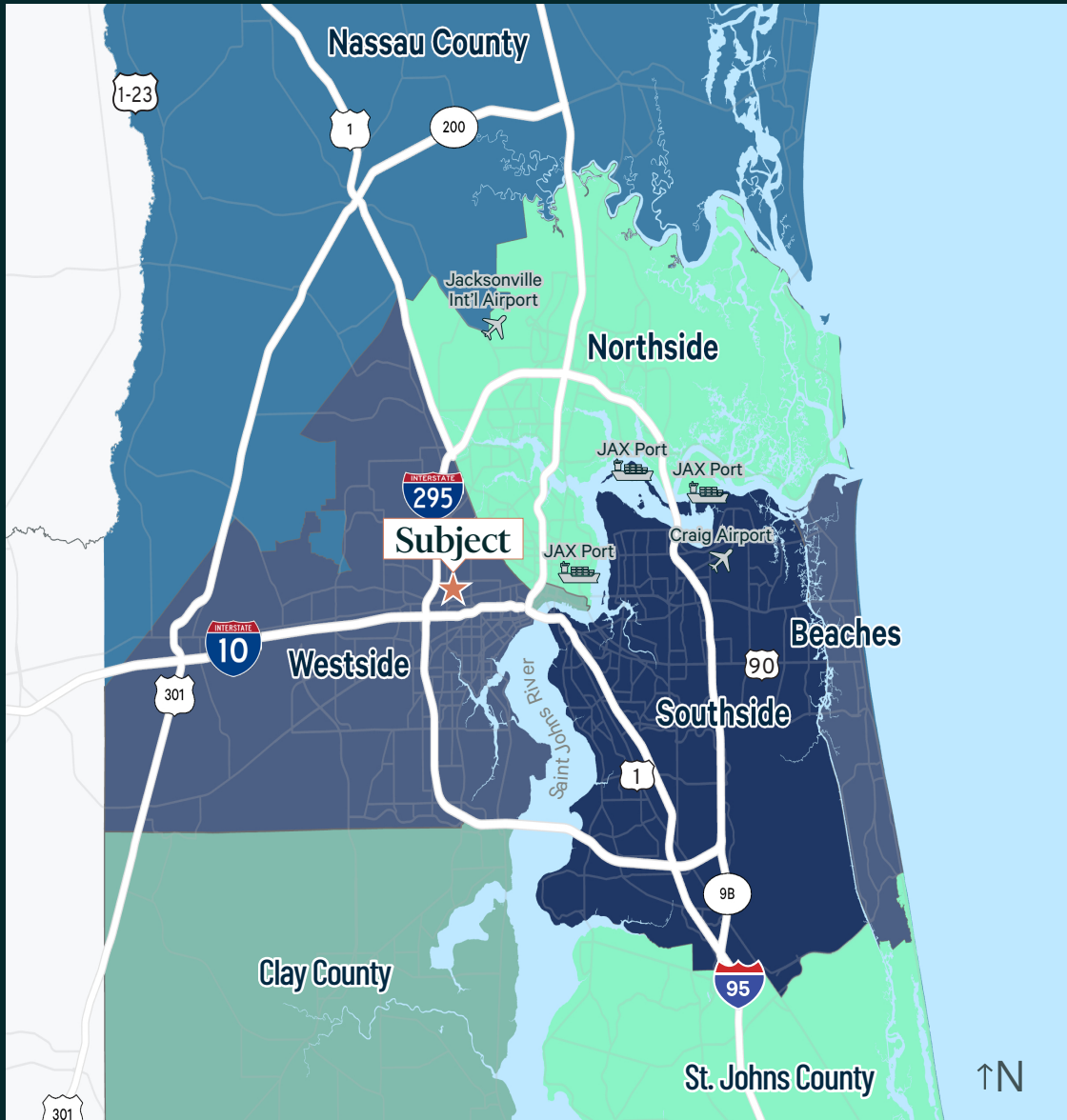
±1,773 SF office build-out within a 30,000 SF industrial suite



Office Floor Plan: 1,773 SF







Points of Interest & Sub-markets	Distance
Westside Submarket	5 min
Northside Submarket	15 min
Southside Submarket	20 min
Beaches Submarket	30 min
St. Johns County	40 min
Saint Augustine	1 hr 10 min
Savannah	2 hr 8 min
Orlando	2 hr 18 min
Tampa	3 hr 14 min
Atlanta	4 hr 56 min
Miami	5 hr 17 min

For More Information, Please Contact:

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