



Lane Ave N



\$15,500/month NNN

**Industrial Service Facility on
2.74± Acres for Lease**
321 Lane Ave. N. | Jacksonville, FL 32254

Michael Cassidy
Associate Vice President
+1 904 861 1120
michael.cassidy@colliers.com

Eric Bumgarner, CCIM
Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

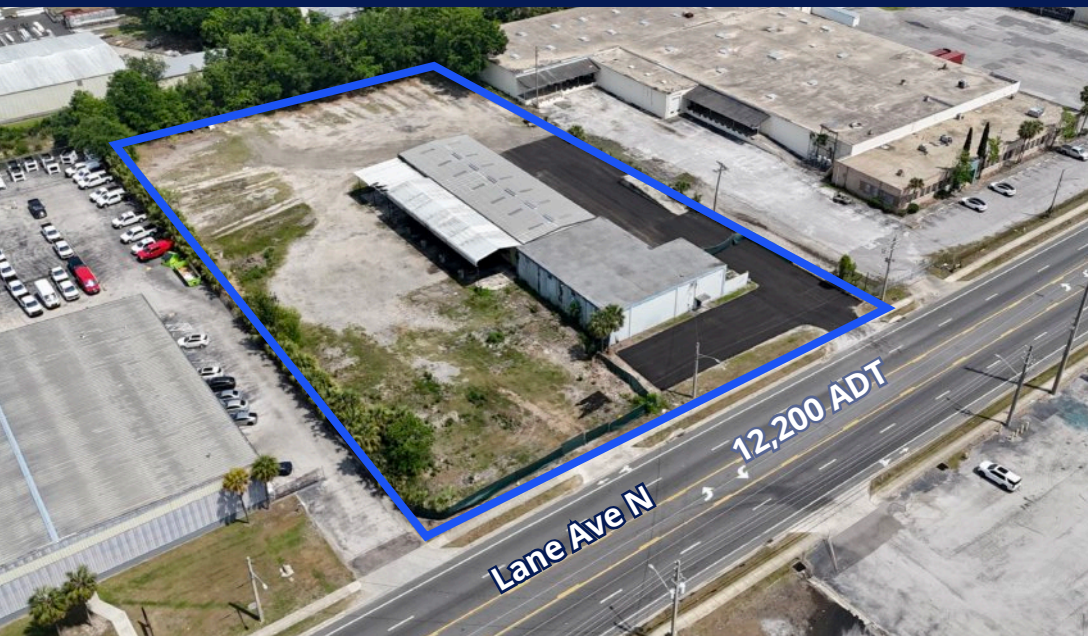
Gordon Olson
Senior Associate
+1 904 861 1124
gordon.olson@colliers.com

Colliers
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville

PROPERTY Overview

- Industrial service facility and office totaling 12,268± SF on 2.74± AC
- Fully fenced with two points of egress/ingress on Lane Ave.
- 9,400± SF shop with twelve (12) 12' x 16' drive through bay doors
- Utilities include electric (JEA), well water and septic sewer
- 400AMP, 3-phase power
- Wet pipe sprinkler system

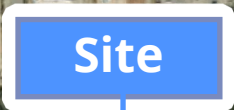
Address:	321 Lane Avenue N. Jacksonville, FL 32254
Parcel ID:	005148-0000
Submarket:	Westside
Zoning:	Light Industrial (IL)
Parcel Size:	2.74± AC
FAR:	.10
Building Type:	Office & service garage
Construction Type:	Metal & concrete block
Building SF:	Office: 3,220± Warehouse: 9,400± Canopy: 4,200±
Clear Height:	20'
Drive-in Doors:	Twelve (12) 12' x 16'



Property Location



Commonwealth Ave



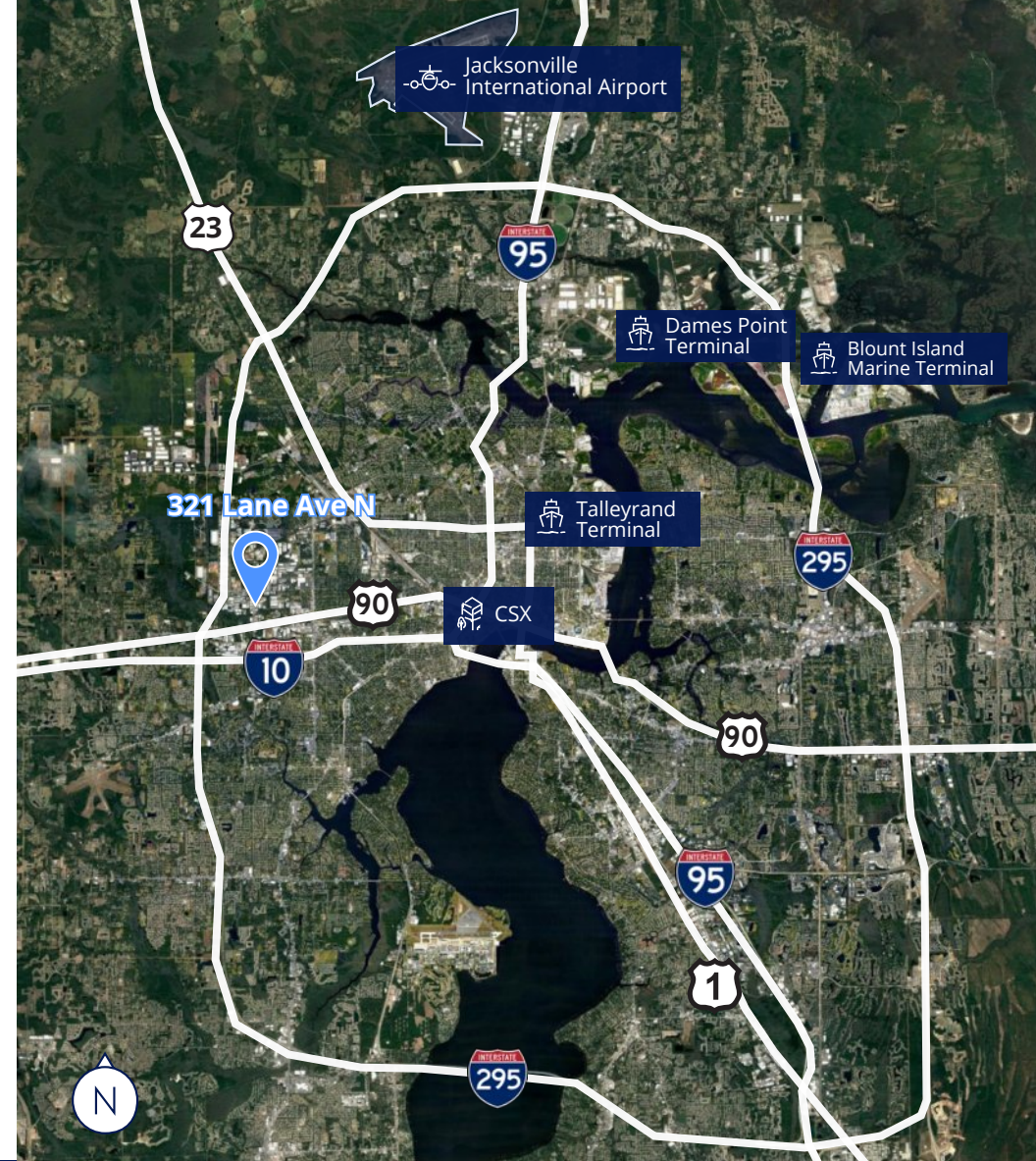
Lane Ave N

W Beaver St



Property Distances

US 90	.2 miles
I-10	.8 miles
I-295	1.7 miles
CSX	4.2 miles
I-95	6.2 miles
US 1	7.7 miles
JAXPORT Talleyrand Terminal	9.5 miles
JIA	16.1 miles
JAXPORT Dames Point Terminal	17.5 miles
JAXPORT Blount Island Terminal	22.3 miles



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