

**302,742 SF | FOR LEASE**

**2992 PICKETTVILLE RD**

Jacksonville, FL 32220



NEW CLASS A CONSTRUCTION

**DELIVERING  
Q4 2023**



LINCOLN  
PROPERTY  
COMPANY



# PROPERTY FEATURES

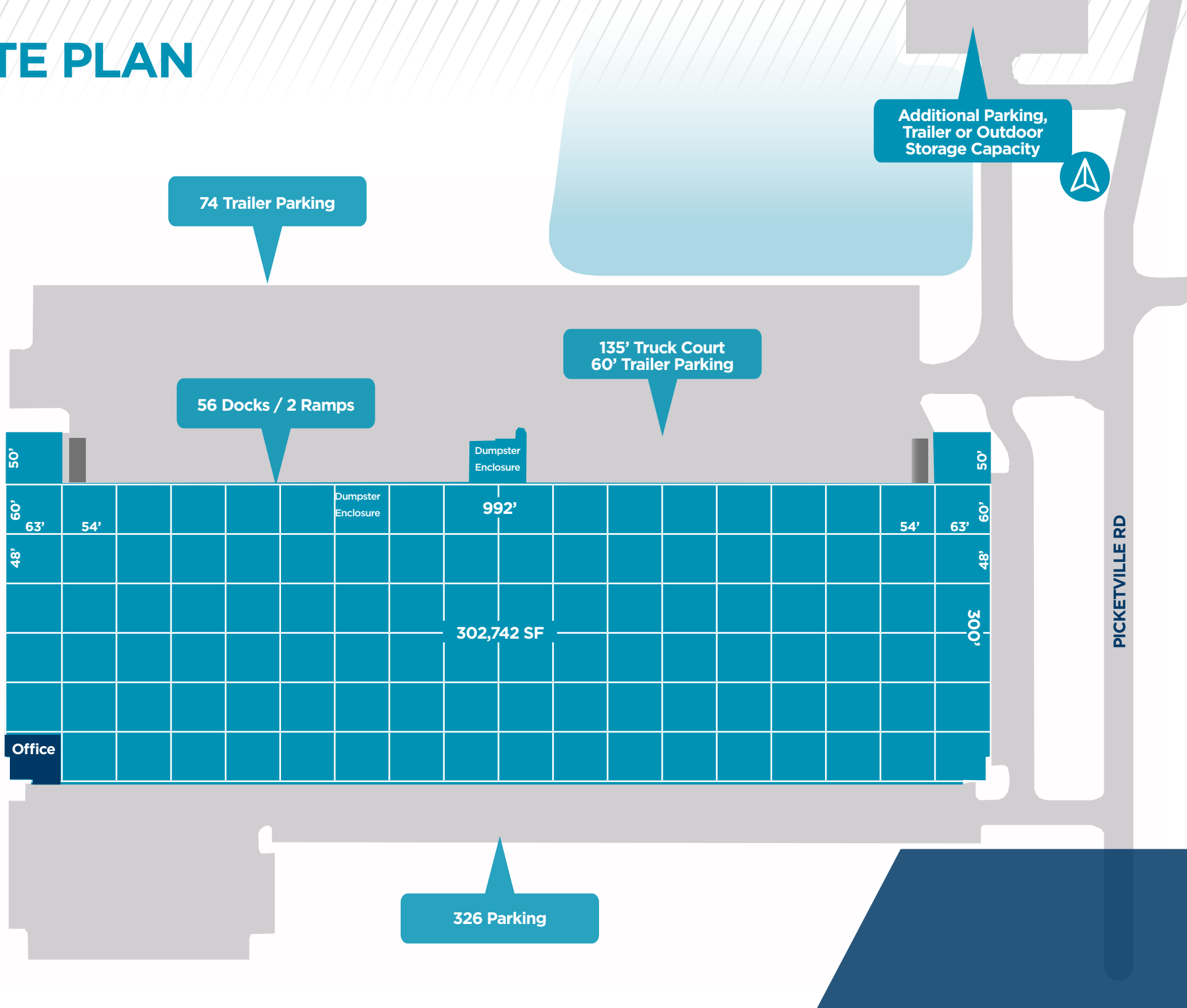
As one of Jacksonville's dominant industrial submarkets, the Westside has experienced significant and steady demand of its 48 MSF of inventory. The Westside has superior access to ports, airports and transportation linkages with I-10 and I-295 crisscrossing the submarket providing access to over 55 million consumers within an 8-hour drive.



## SITE PLAN

<b>Building Size:</b>	± 302,742 SF
<b>Site Area:</b>	± 41.30
<b>Building Dimensions:</b>	300' d x 992' l
<b>Office Area:</b>	± 2,566 SF spec office in SW corner
<b>Column Spacing:</b>	54' w x 48' d (54'x 60' Speed bay) 63' w x 48' d End bays
<b>Clear Height:</b>	36' minimum
<b>Loading:</b>	56 (10'x10') Overhead doors 2 (12' x 14') Drive-in ramps
<b>Dock Packages:</b>	Dock bumpers and Hydraulic Dock pit levelers 40,000 lbs capacity, one at every third dock door
<b>Truck Court</b>	135' single truck court with 60' trailer parking
<b>Aprons &amp; Drives:</b>	Full concrete truck court with 6" thick, 4,000-PSI concrete with non-slip broom finish. 60' wide concrete apron
<b>Parking:</b>	318 + 8 ADA
<b>Trailer Parking:</b>	128 (74 Spots at building, 54 Spots in north lot. Up to an additional 76 optional gravel trailer parking at grade.)
<b>Yard:</b>	Additional Trailer or Outdoor Storage yard available
<b>Electrical:</b>	200 AMP, 3-Phase, 4-Wire, 277/480V House service. 3,000 Amp, 3-Phase, 4 wire, 277/480V main G.F.C.I. disconnect
<b>Lighting:</b>	LED High Bay Lighting with 10' whips
<b>Roof:</b>	60 mil white TPO over R19
<b>Floor:</b>	7" thick concrete slab x 4,000 PSI on grade on a 15 -mil polyethylene vapor barrier.
<b>Sprinkler:</b>	ESFR

# SITE PLAN





# CORPORATE NEIGHBORS







## **NEW CLASS A WAREHOUSE WITH OUTDOOR STORAGE / TRAILER PARKING**

54 ADDITIONAL PAVED SPOTS WITH UP TO AN ADDITIONAL 76 GRAVEL TRAILER PARKING SPOTS AT GRADE.







## CONTACT

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