

Leased by:



Developed by:



Designed by:



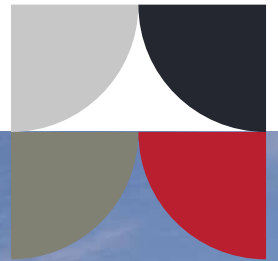
# 76 CHAFFEE RD N

JACKSONVILLE, FL 32220

## FOR LEASE

176,580 SF New Construction Warehouse

[www.trulogicsjax.com](http://www.trulogicsjax.com)



Q1 2026 Anticipated Delivery



# BUILDING HIGHLIGHTS

**76 CHAFFEE RD N** is a **NEW**, under construction **176,580 SF** industrial warehouse, located in the highly sought after **WESTSIDE INDUSTRIAL SUBMARKET**, the largest industrial submarket in **JACKSONVILLE**. The location benefits from a **CLOSE PROXIMITY TO** all **MAJOR INTERSTATES, PORTS, INTERMODAL**, and the **AIRPORT**. Delivery is planned for late **Q1 2026**.

**ADDRESS:** 76 Chaffee Road North  
Jacksonville, FL 32220

**BUILDING SIZE:** 176,580 SF (Divisible)

**WAREHOUSE OFFICE:** 2,289 SF Spec

**BUILDING DEPTH:** 210' - 270'

**TYPICAL BAY:** 11,340 SF

**SITE AREA:** 12.19 Acres

**CLEAR HEIGHT:** 32'

**DOCKS:** 43 (9' X 10')

**DRIVE-INS:** 2 (12' X 14')

**COLUMNS:** 50' x 54'

**SPEED BAY:** 60' x 54'

**TRUCK COURT:** 130' - 185'

**FIRE SUPPRESSION:** ESFR

**TRAILER PARKING:** 23

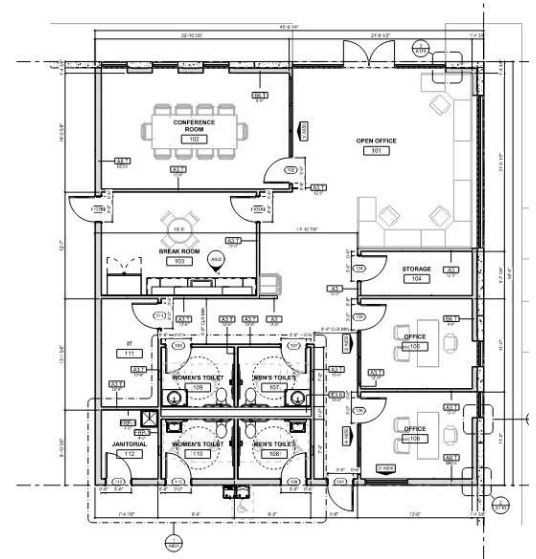
**AUTO PARKING:** 109

**FLOORS:** 6" Floor Slab

**ELECTRICAL:** 2,000 AMP Capacity

**ZONING:** IBP / IL

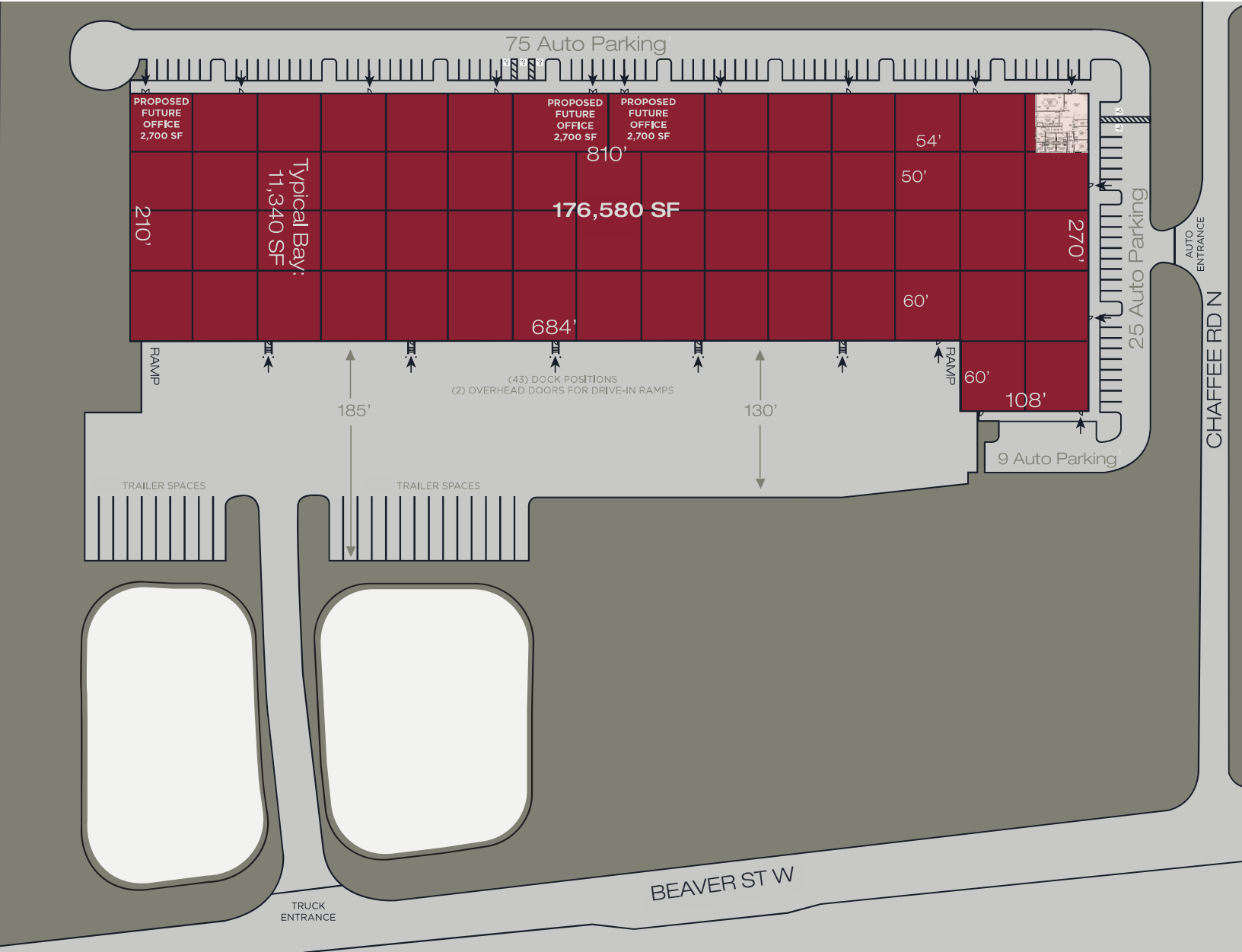
## OFFICE PLAN



## RENDERING

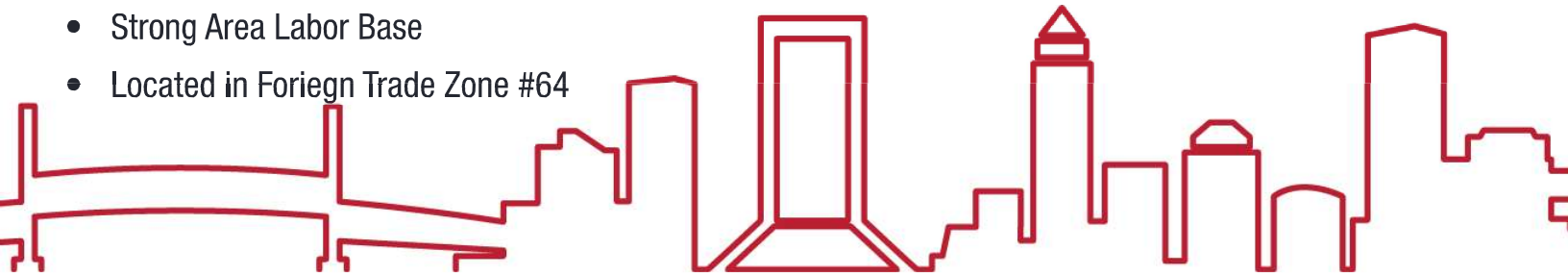


# SITE PLAN



## AREA HIGHLIGHTS

- Jacksonville is known as America's Logistics Center
- Great Westside Location
- Strong Market Dynamics
- No State or Local Personal Income Tax
- No Inventory Tax
- Strong Area Labor Base
- Located in Foreign Trade Zone #64
- Corporate users within the Jacksonville market include well-known names such as: Amazon, Boeing Company, Sam's Club, United Parcel Service, Walmart, Wayfair, Winn-Dixie, and many more





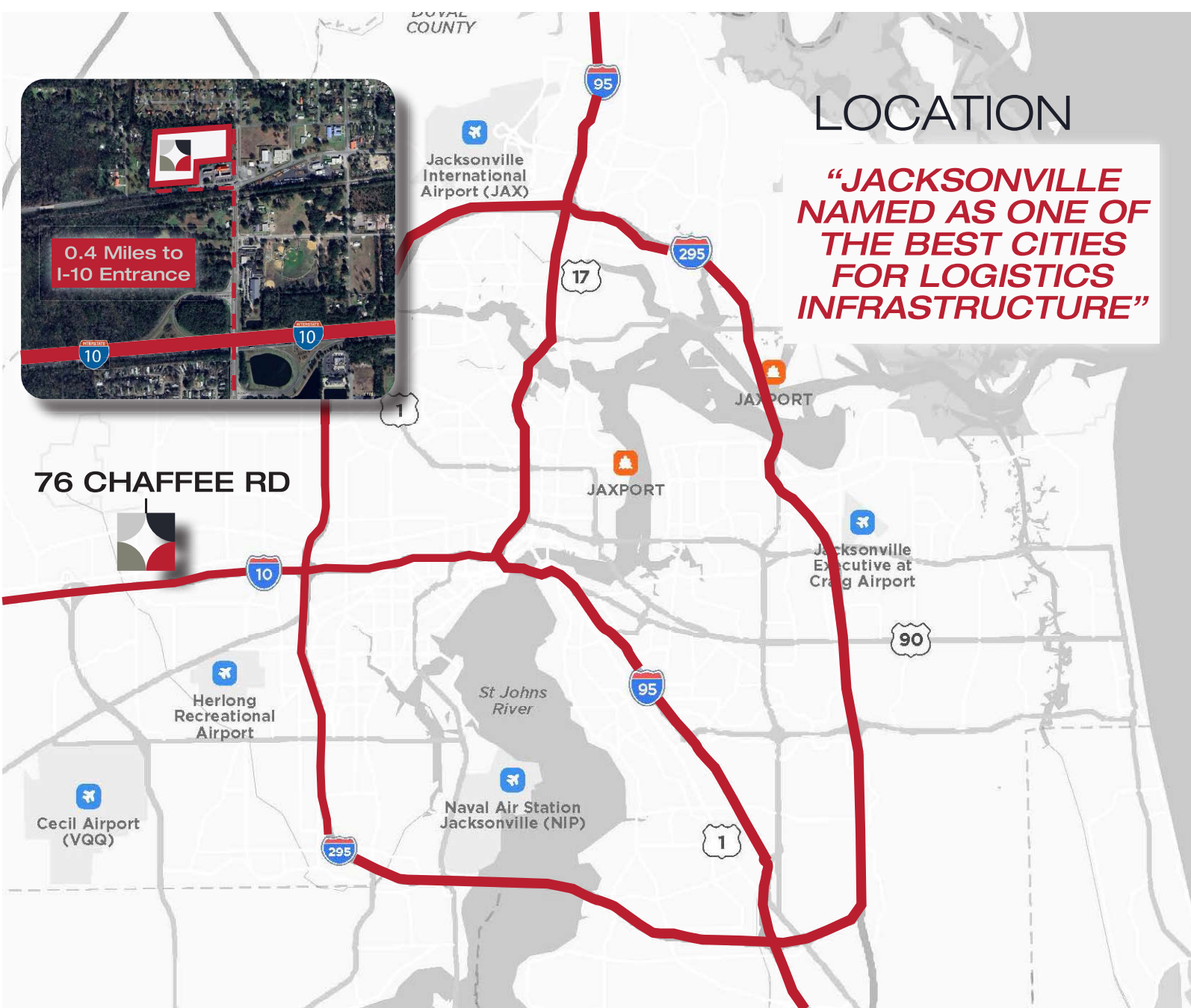
## LOCATION

***"JACKSONVILLE  
NAMED AS ONE OF  
THE BEST CITIES  
FOR LOGISTICS  
INFRASTRUCTURE"***



0.4 Miles to  
I-10 Entrance

**76 CHAFFEE RD**



## DISTANCE TO:



5.2 MILES

Address  
Lessee/ Lessor  
Leased Sq. Ft.

10 MILES



0.4 MILES

**DOWNTOWN  
JACKSONVILLE**

11 MILES



16 MILES  
(TALLYRAND)  
25 MILES  
(BLOUNT ISLAND)



22 MILES

## FOR MORE INFORMATION, PLEASE CONTACT:

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