



FOR LEASE | **572,813 SF**
2121 HURON ST | **JACKSONVILLE, FL**

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**DUAL RAIL SPUR
AVAILABLE FROM
NORFOLK SOUTHERN**



26 DOCKS AVAILABLE



**LOCATED WITHIN 4 MILES
OF I-95 & I-10**



HEAVY POWER



**CLEAR HEIGHTS
UP TO 31'**



PROPERTY DETAILS

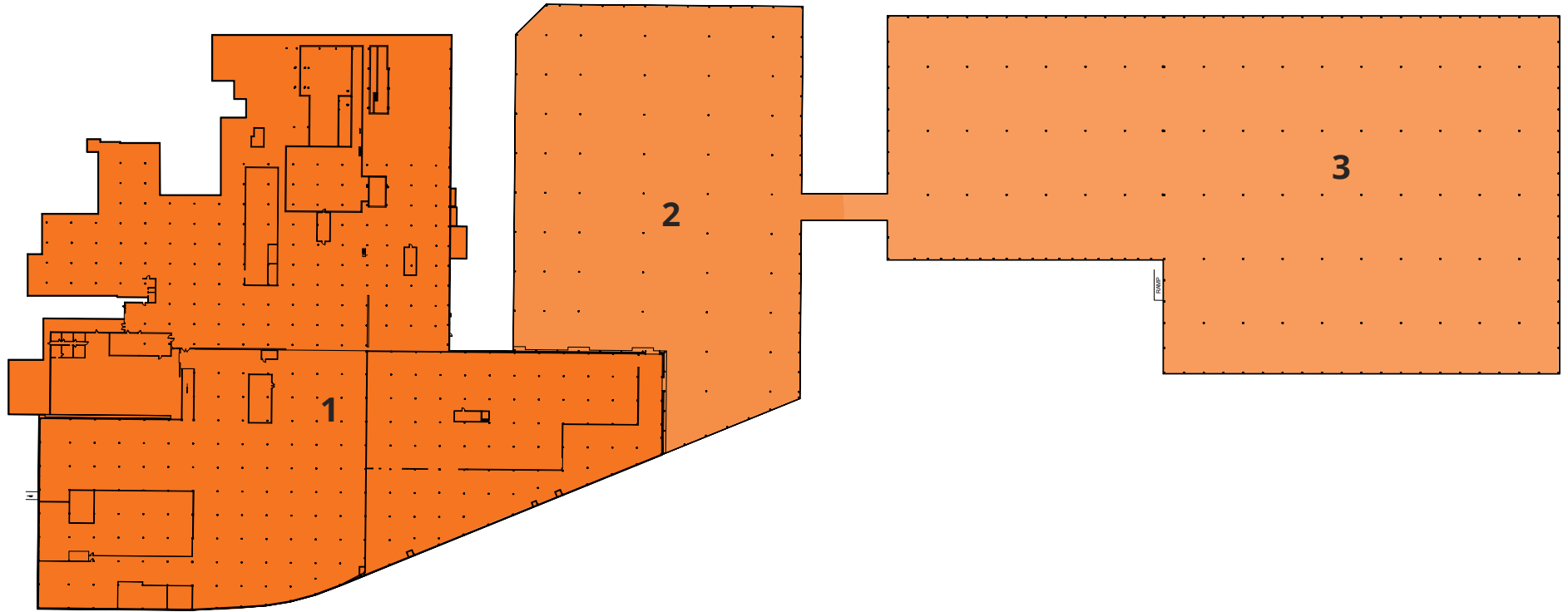
2121 HURON ST | JACKSONVILLE, FL

AVAILABLE SPACE	572,813 SF
WAREHOUSE SPACE	572,813 SF
DOCK DOORS	26
GRADE-LEVEL DRIVE-IN DOORS	4
CLEAR HEIGHT	20' 5" - 31'
COLUMN WIDTH/DEPTH	25' x 25' & 40' x 65'
ROOF	Rubber Membrane
WALLS	Metal Paneling
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1955 - 1976
FIRE SUPPRESSION	Fully Sprinkled Partial ESFR
LIGHTING	Mix of LED & Fluorescent
POWER	25 MW
COMPRESSED AIR	Two, 125 PSI & 1, 70 PSI Compressors
PARKING	Approximately 100 Surface Spaces
TOTAL LAND AREA	24.53 Acres
ZONING	IH - Industrial Heavy & IL - Industrial Light
PARCEL ID	050684-0010, 050683-0000
RAIL ACCESS	Spur Available through Norfolk Southern

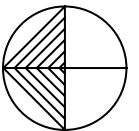


FLOOR PLAN

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NUMBER	SPACE DESIGNATION	DOCK DOORS	CLEAR HEIGHT	COLUMN SPACING	SQUARE FEET
1	AVAILABLE	10	20' - 28'	25' x 25' 40' x 65'	242,574 SF
2	AVAILABLE	N/A	28'	40' x 65'	113,472 SF
3	AVAILABLE	16	32' 4"	40' x 65'	216,767 SF
TOTAL					572,813 SF



LOCATION MAP

2121 HURON ST | JACKSONVILLE, FL

GAINESVILLE, FL	70 MILES
TALLAHASSEE, FL	163 MILES
ATLANTA, GA	345 MILES
MONTGOMERY, AL	370 MILES

