



FOR LEASE OR SALE | **476,779 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**



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



HEAVY POWER



**CLEAR HEIGHTS
UP TO 31'**



NEW ROOF



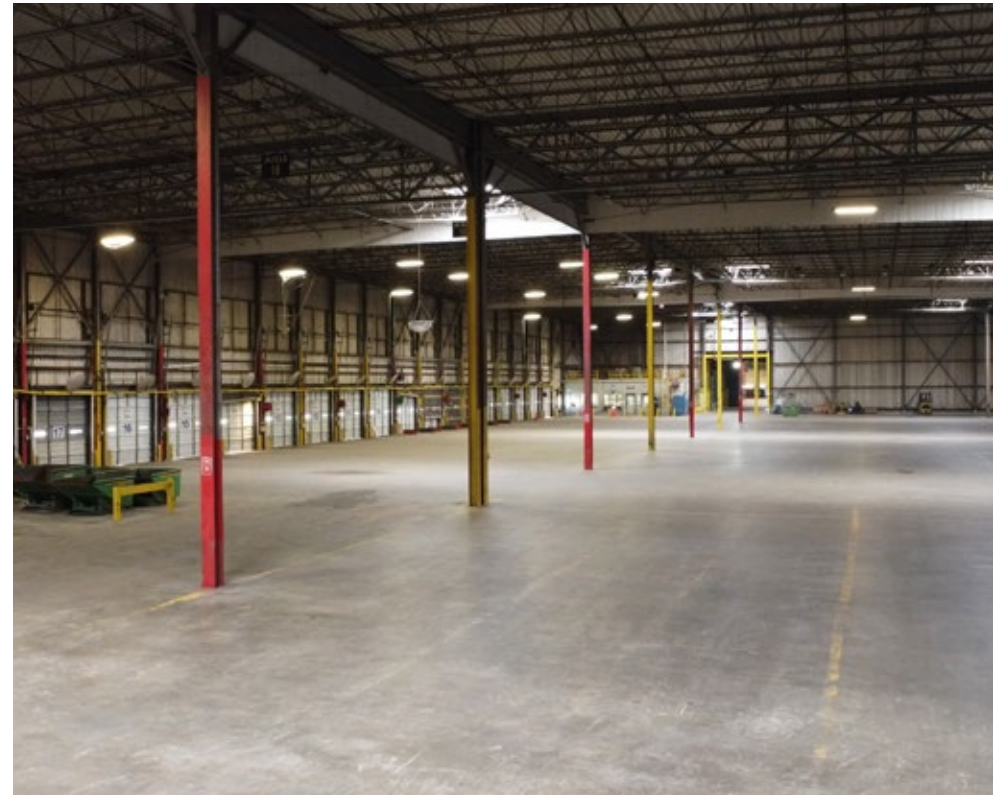
**RENOVATIONS IN
PROGRESS**



PROPERTY DETAILS

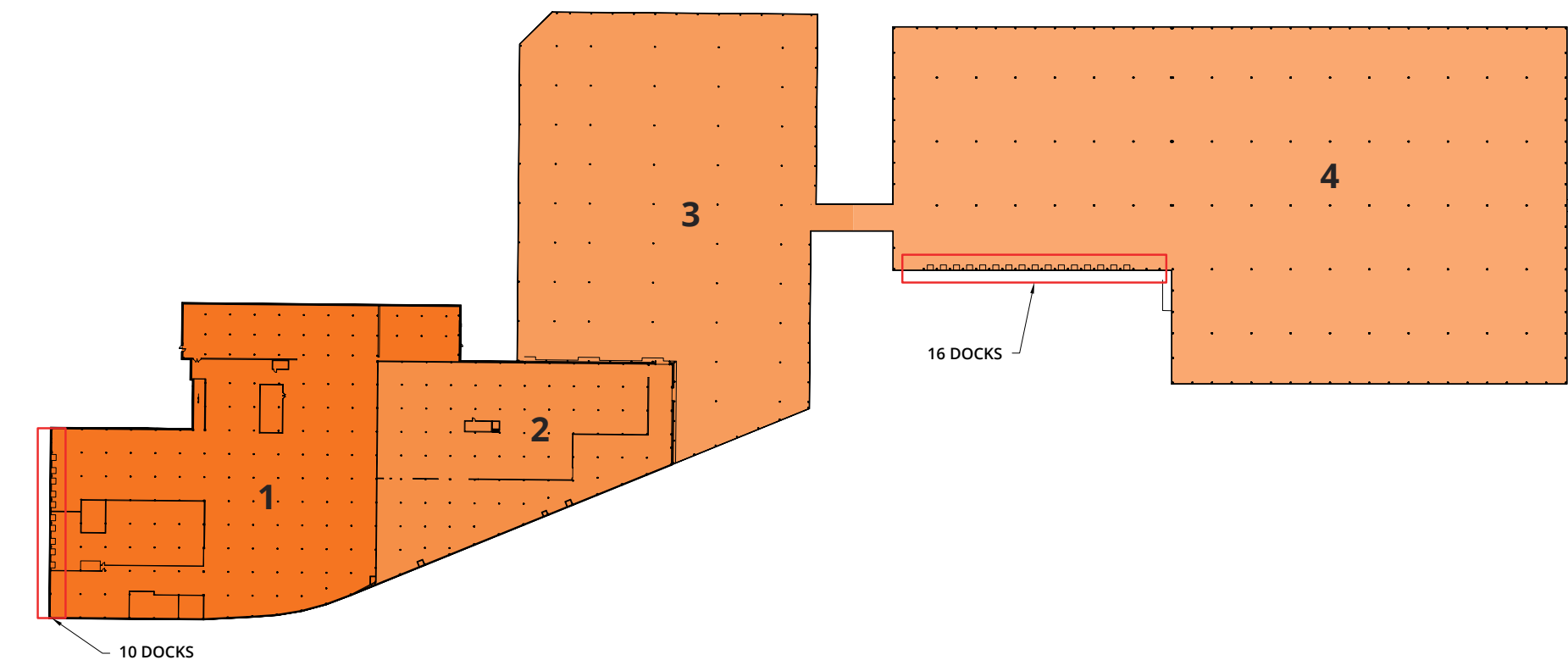
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AVAILABLE SPACE	476,779 SF
DOCK DOORS	26
GRADE-LEVEL DRIVE-IN DOORS	3
CLEAR HEIGHT	20' - 32' 4"
COLUMN WIDTH/DEPTH	25' x 25' & 40' x 65'
ROOF	Rubber Membrane
WALLS	Metal Paneling
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1955 - 1976
FIRE SUPPRESSION	Fully Sprinkled Partial ESFR
LIGHTING	Mix of LED & Fluorescent
POWER	10 MW
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

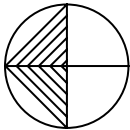


FLOOR PLAN

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NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	AVAILABLE	25' x 25'	20'	10	91,319 SF
2	AVAILABLE	40' x 65'	28'	0	50,193 SF
3	AVAILABLE	40' x 65'	28'	0	117,724 SF
4	AVAILABLE	40' x 65'	32' 4"	16	217,543 SF
TOTAL					476,779 SF



LOCATION MAP

2121 HURON ST | JACKSONVILLE, FL

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

