



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

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*Opportunity. Execution. Value Creation.*

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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

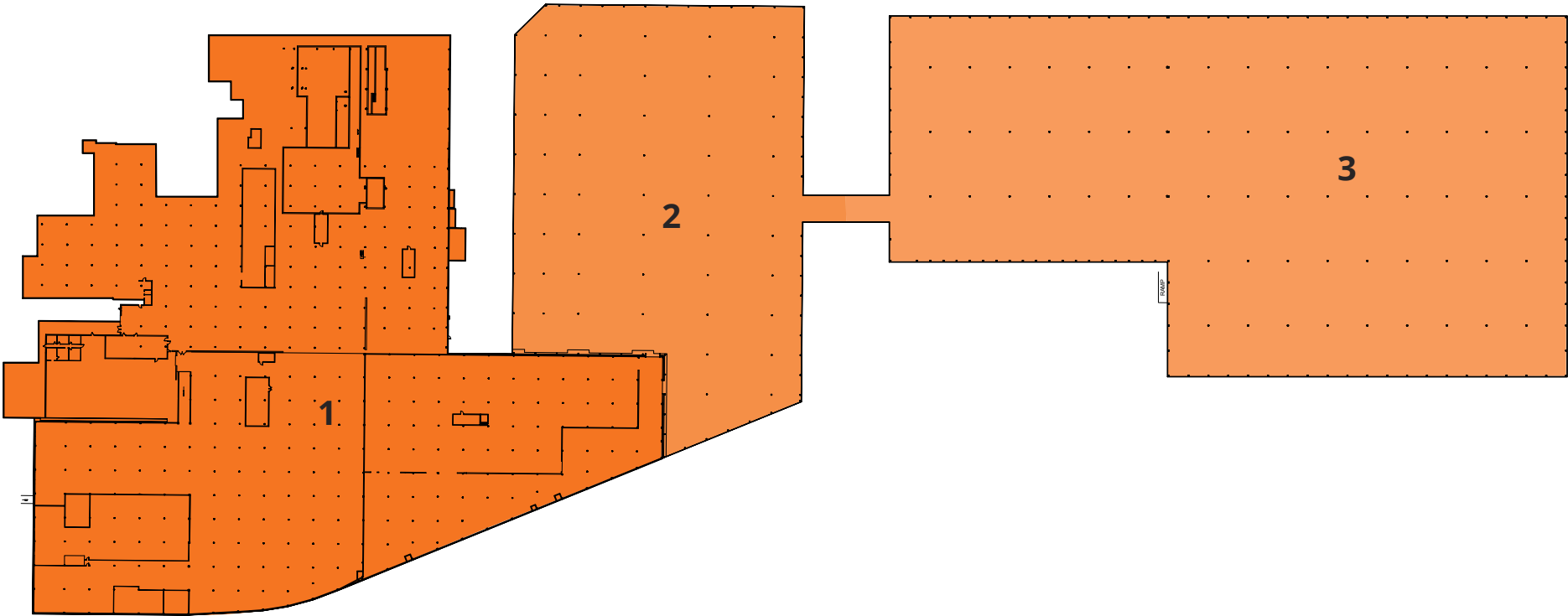
AVAILABLE SPACE	572,813 SF
WAREHOUSE SPACE	572,813 SF
DOCK DOORS	26
GRADE-LEVEL DRIVE-IN DOORS	4
CLEAR HEIGHT	20' 5" - 31'
COLUMN WIDTH/DEPTH	25' x 25' & 40' x 65'
ROOF	Rubber Membrane
WALLS	Metal Paneling
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1955 - 1976
FIRE SUPPRESSION	Fully Sprinkled   Partial 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



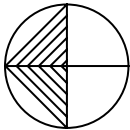


# FLOOR PLAN

2121 HURON ST | JACKSONVILLE, FL



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

<b>GAINESVILLE, FL</b>	70 MILES
<b>TALLAHASSEE, FL</b>	163 MILES
<b>ATLANTA, GA</b>	345 MILES
<b>MONTGOMERY, AL</b>	370 MILES

