



FOR LEASE OR SALE | **476,779 SF**
2121 HURON ST | **JACKSONVILLE, FL**

LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



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



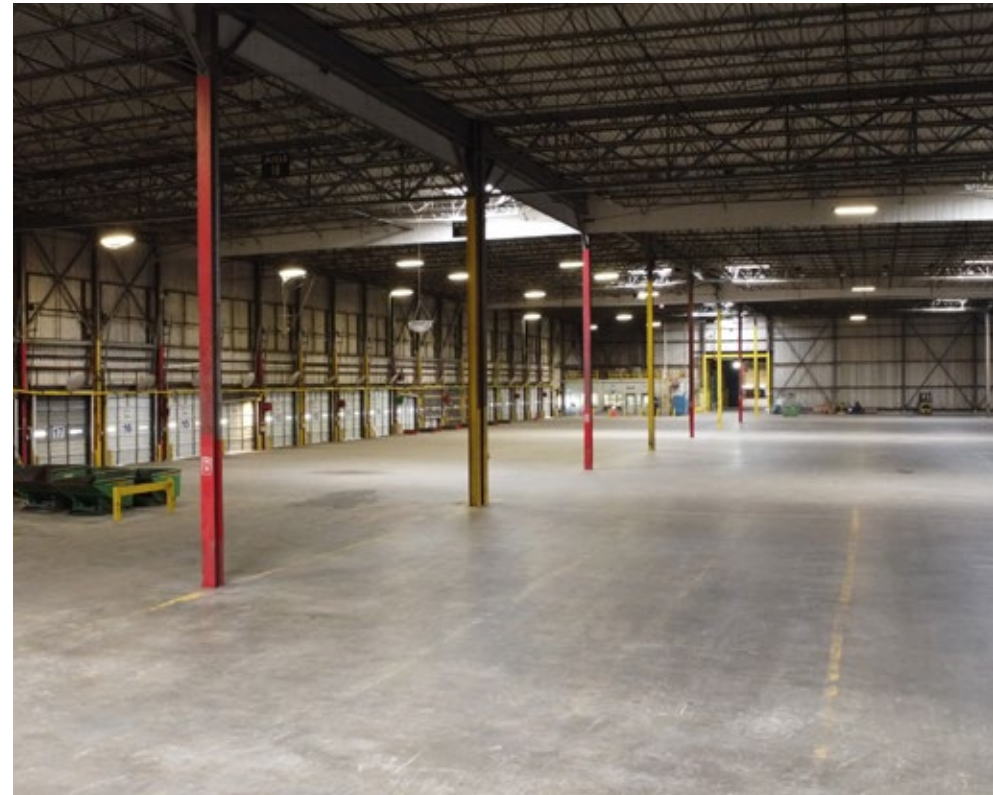
**RENOVATIONS IN
PROGRESS**



PROPERTY DETAILS

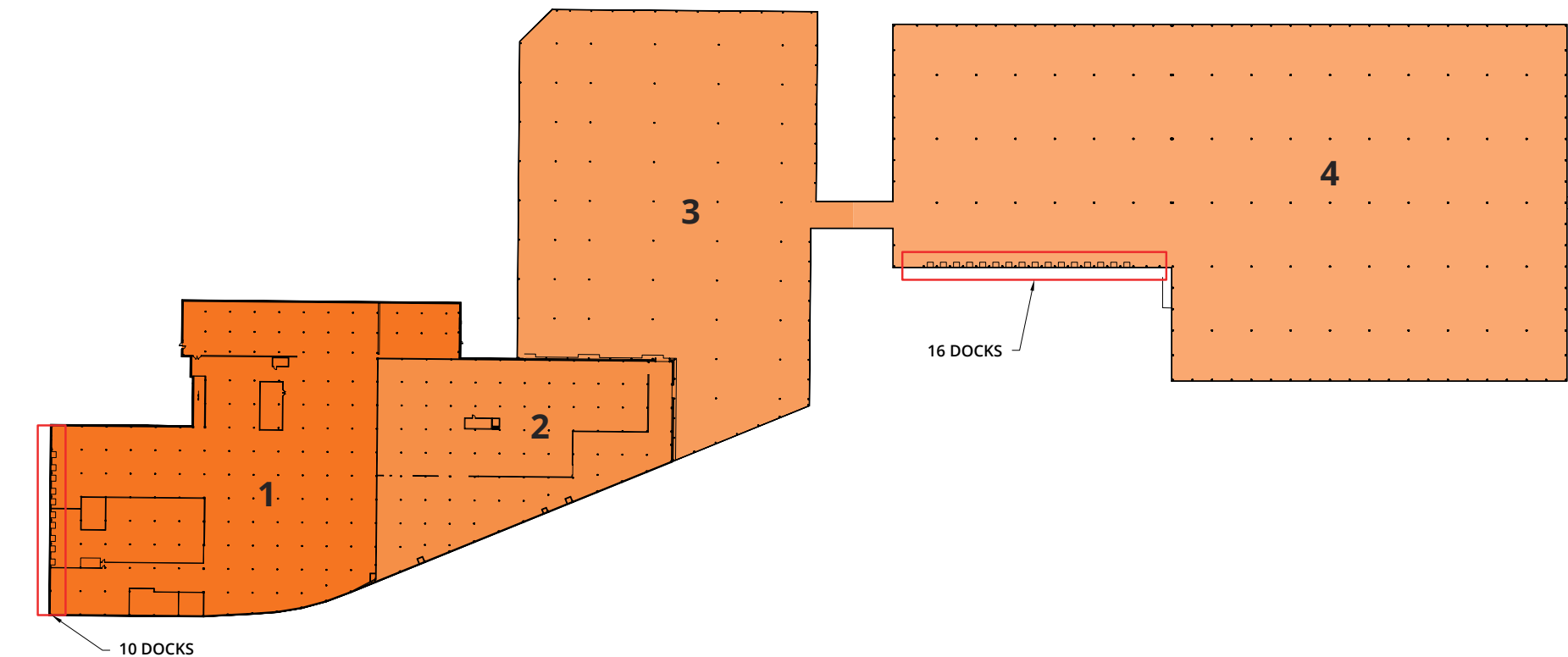
2121 HURON ST | JACKSONVILLE, FL

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	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

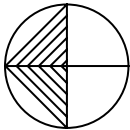


FLOOR PLAN

2121 HURON ST | JACKSONVILLE, FL



NUMBER	SPACE DESIGNATION	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



2121 HURON ST | JACKSONVILLE, FL

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

