



Building SF: 23,248 SF Available

Asking Rate: Please Inquire

Status: Newly Renovated — Move-In Ready

For More Information, Please Contact:

Kyle Fisher

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CBRE

Building Specifications

Load Configuration Cross Dock

Space Available 23,248 SF

Warehouse Space 19,200 SF

Office Space 4,048 SF

Dock Doors 45 Dock High

Zoning Heavy Industrial (IH)

Total Land Area 9.82-acres

**Improved & Stabilized
Yard Area** **±4.25 acres**

- Designed for Tractor Trailer Parking
- Suitable for outside storage (subject to zoning)



Warehouse Interior





45 dock-high doors | Cross-dock configuration | LED warehouse lighting | 19,200 SF warehouse



Open Office Area







3404 Clifford Lane, Jacksonville, FL 32209

23,248 SF cross-dock truck terminal | 45 dock-high doors | ±4.25-acre stabilized yard | 9.82-acre site | Heavy Industrial (IH) zoning
Westside Submarket | 0.2 miles to US-1 | 3.5 miles to I-95 | Recently renovated

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