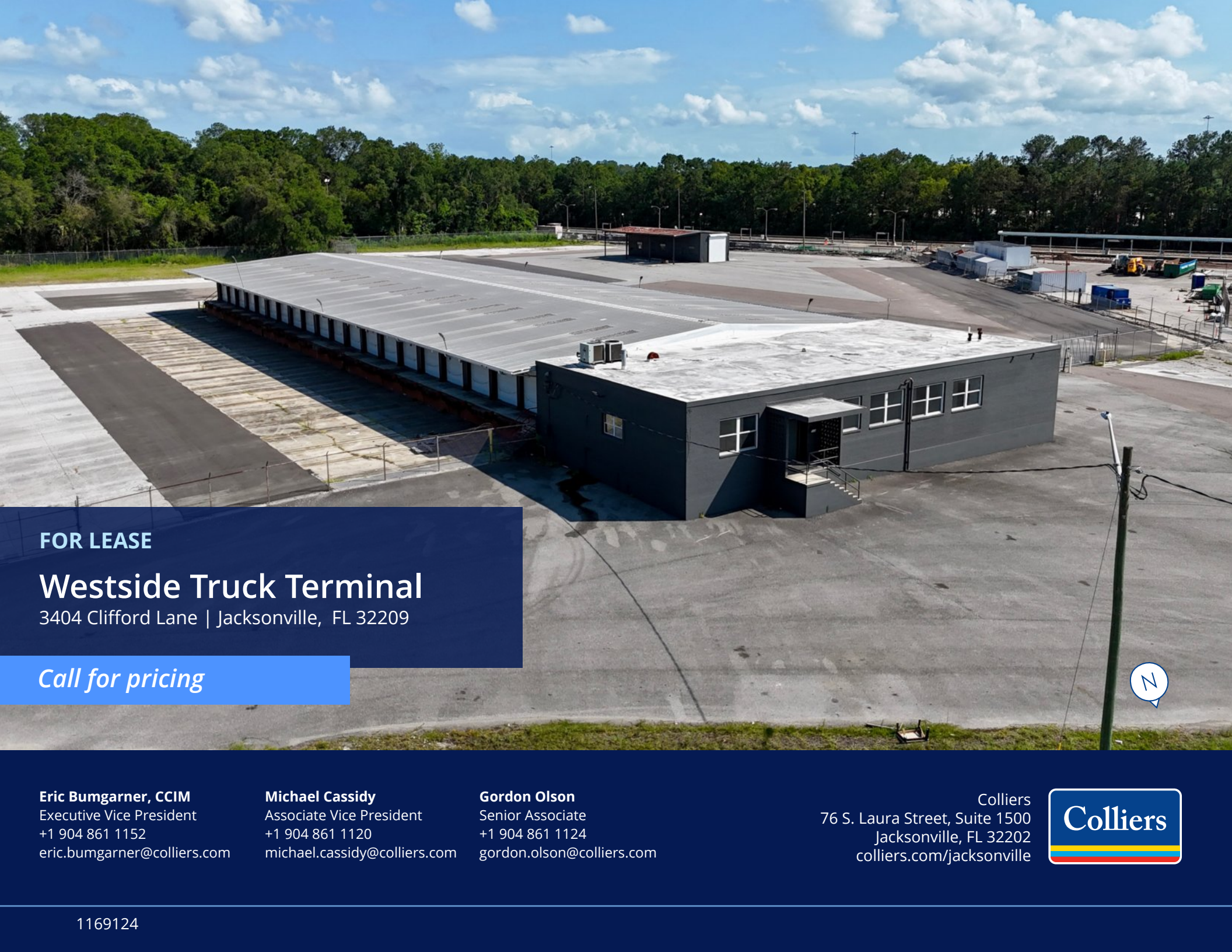




FOR LEASE

Westside Truck Terminal

3404 Clifford Lane | Jacksonville, FL 32209

Call for pricing

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PROPERTY Overview



9.8± AC



24,876± SF



45 Dock Doors

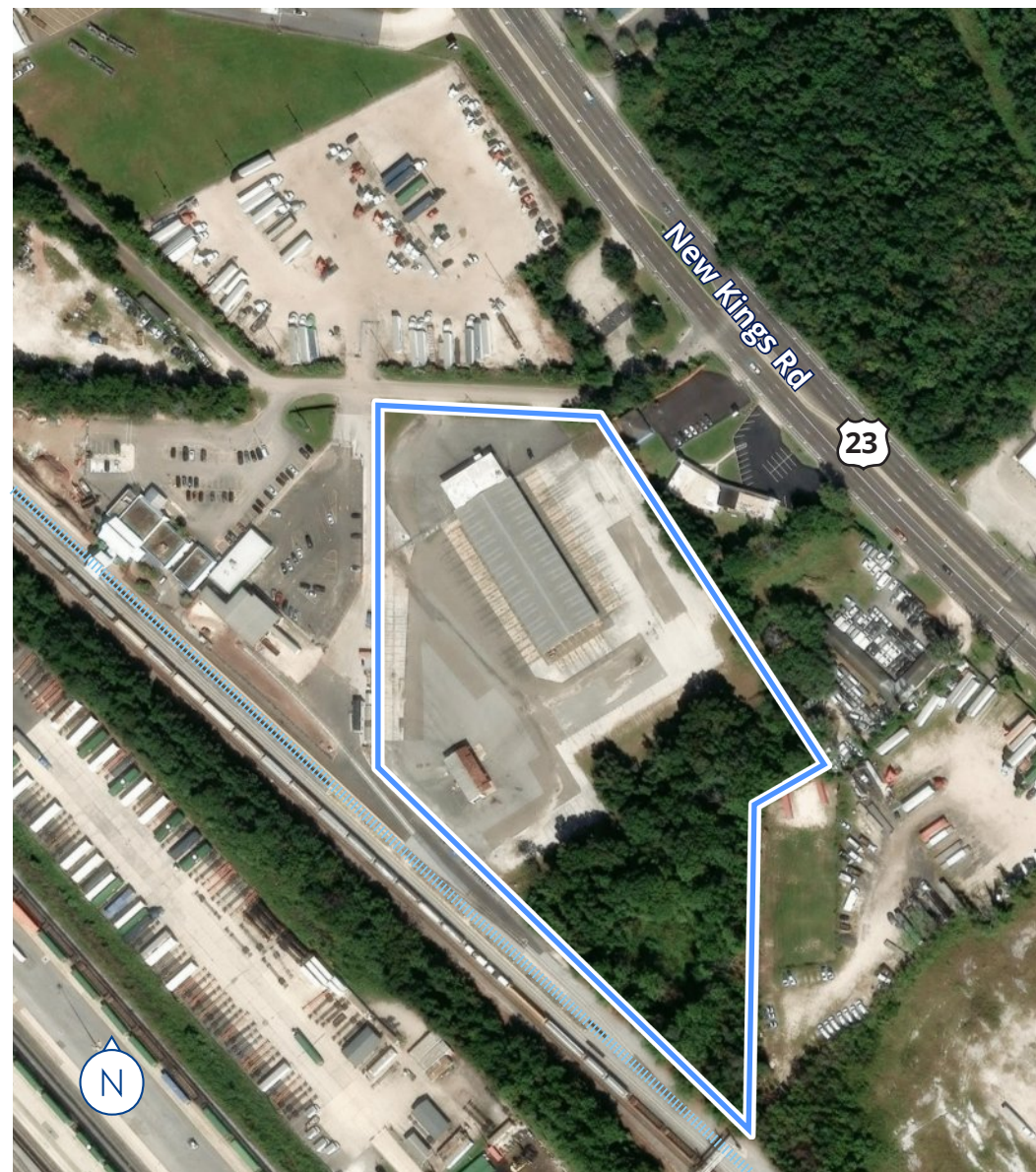


IH

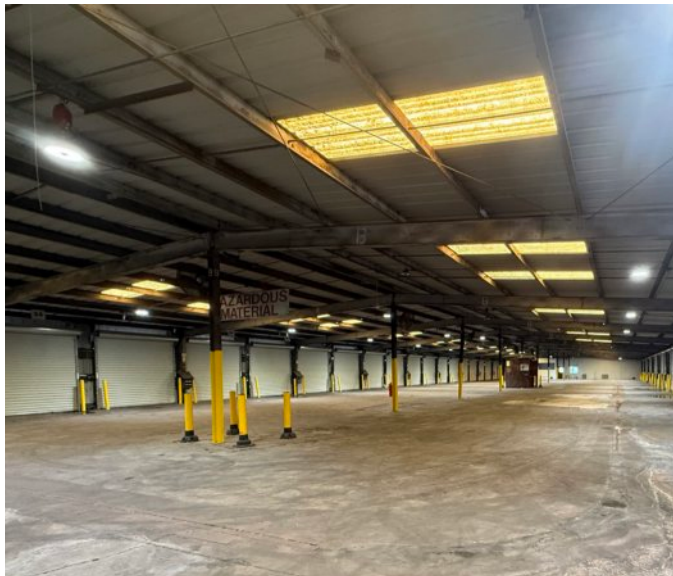
Property Description

- Total building area: 24,876± SF
- Warehouse space: 19,200± SF
- Office space: 4,048± SF
- 45 dock-high doors for efficient freight distribution and logistics operations
- Extensive trailer parking includes 4.3± acres of improved, stabilized yard for tractor-trailer parking and potential outside storage
- Heavy Industrial (IH) zoning to support a variety of transportation and industrial uses

ADDRESS	3404 Clifford Lane Jacksonville, FL 32209
PROPERTY TYPE	Truck terminal
SITE SIZE	9.8± AC
ZONING	Heavy Industrial (IH)
BUILDING 1	23,248± SF
OFFICE SPACE	4,048± SF
WAREHOUSE	19,200± SF
BUILDING 2	Service facility: 1,628± SF
DOCK DOORS	45
USABLE PAVED AC	4.3±



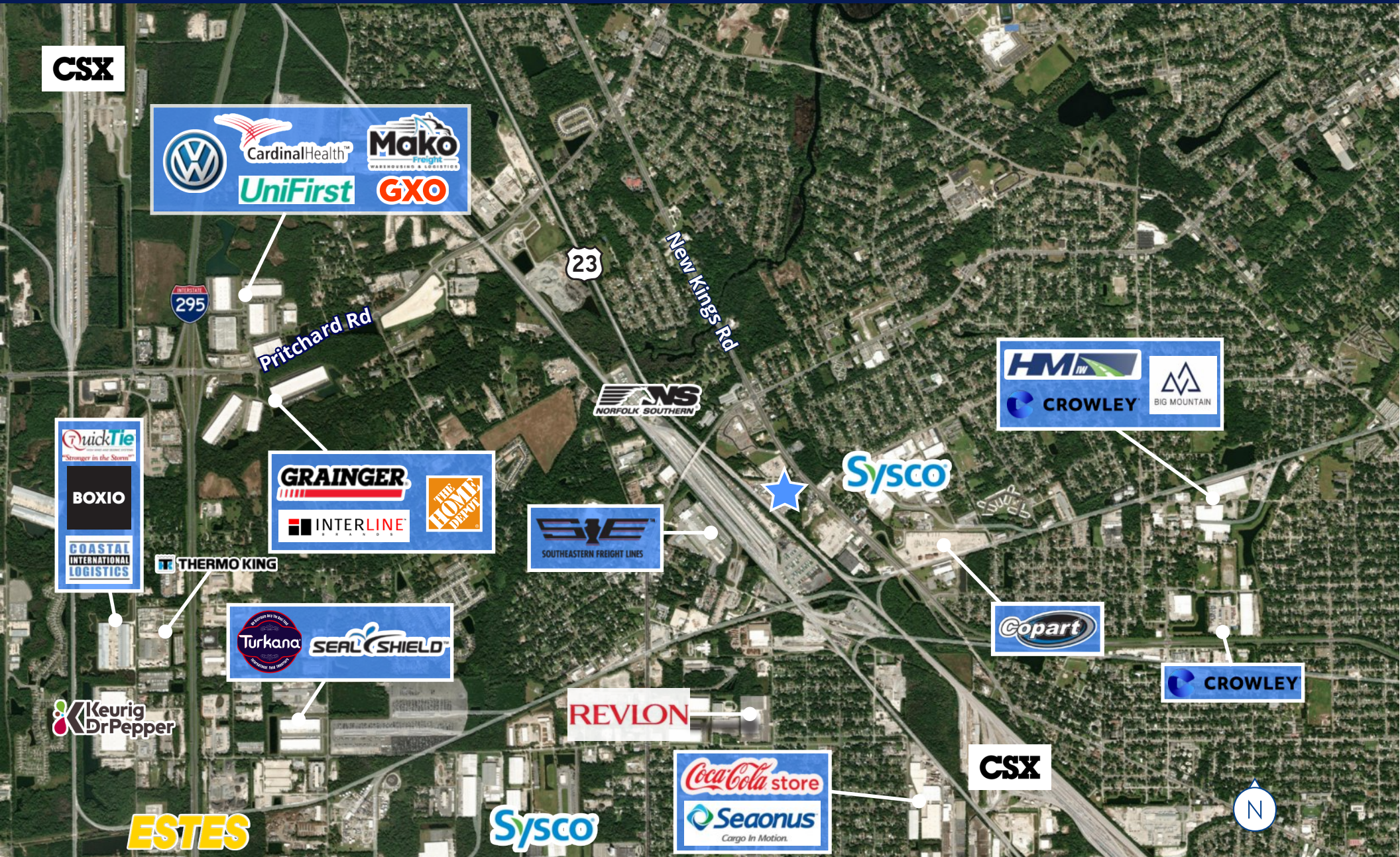
Property Photo Gallery



1169124

3404 Clifford Lane

TRADE Aerial



PROPERTY Distances

0.1 mi
to US-23

3.5 mi
to I-95

3.6 mi
to US 90

3.7 mi
to I-295

5.3 mi
to CSX Sportsman Club Rd.

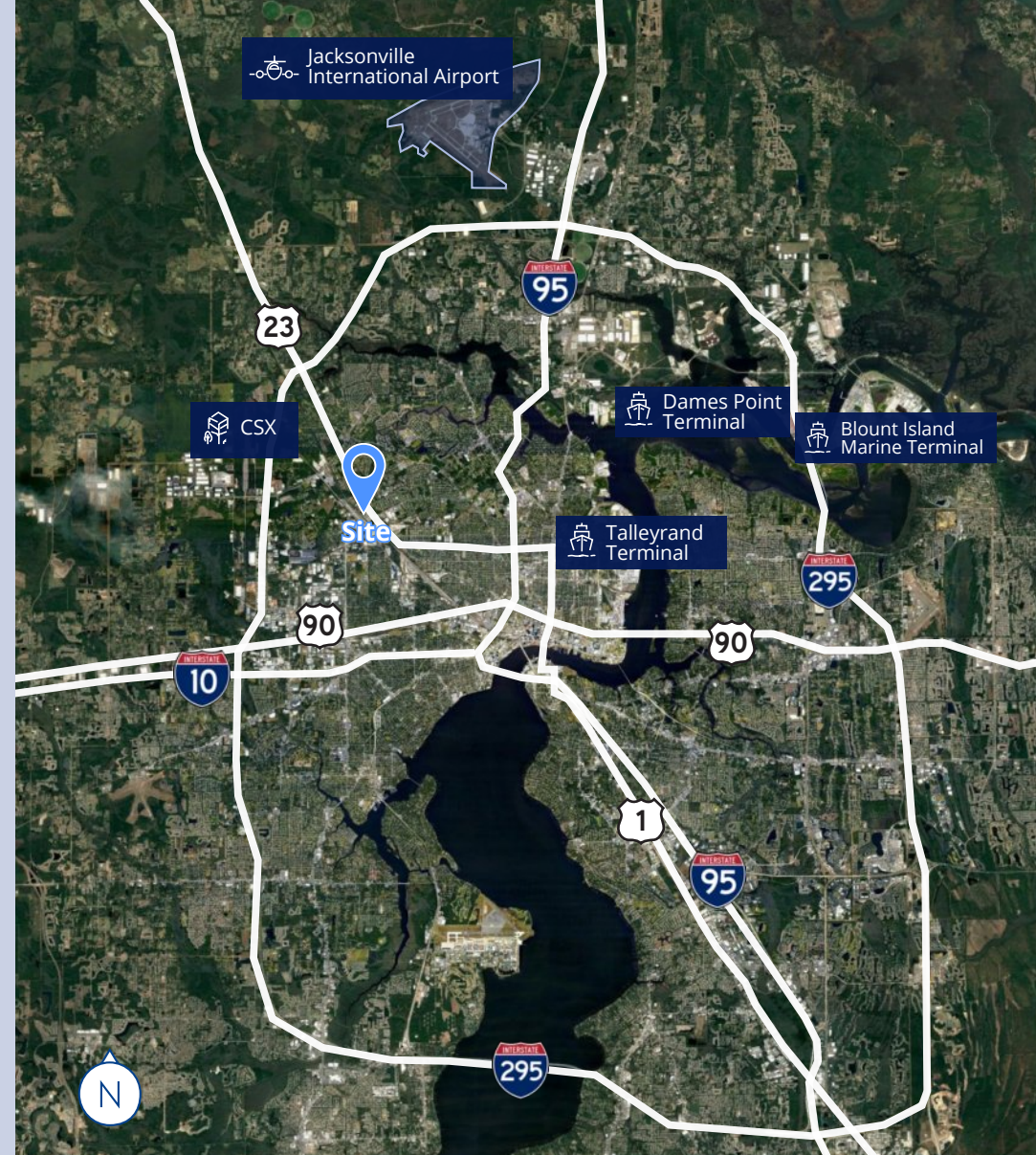
6.2 mi
to JAXPORT Talleyrand

7.7 mi
to I-10

13 mi
to JAXPORT Blount Island

13.3 mi
to JIA

15.4 mi
to JAXPORT Dames Point



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