

Leased by:



Developed by:



Designed by:



76 CHAFFEE RD N

JACKSONVILLE, FL 32220

FOR LEASE

176,580 SF New Construction Warehouse

www.trulogicsjacksonville.com

Q4 2025 Anticipated Delivery

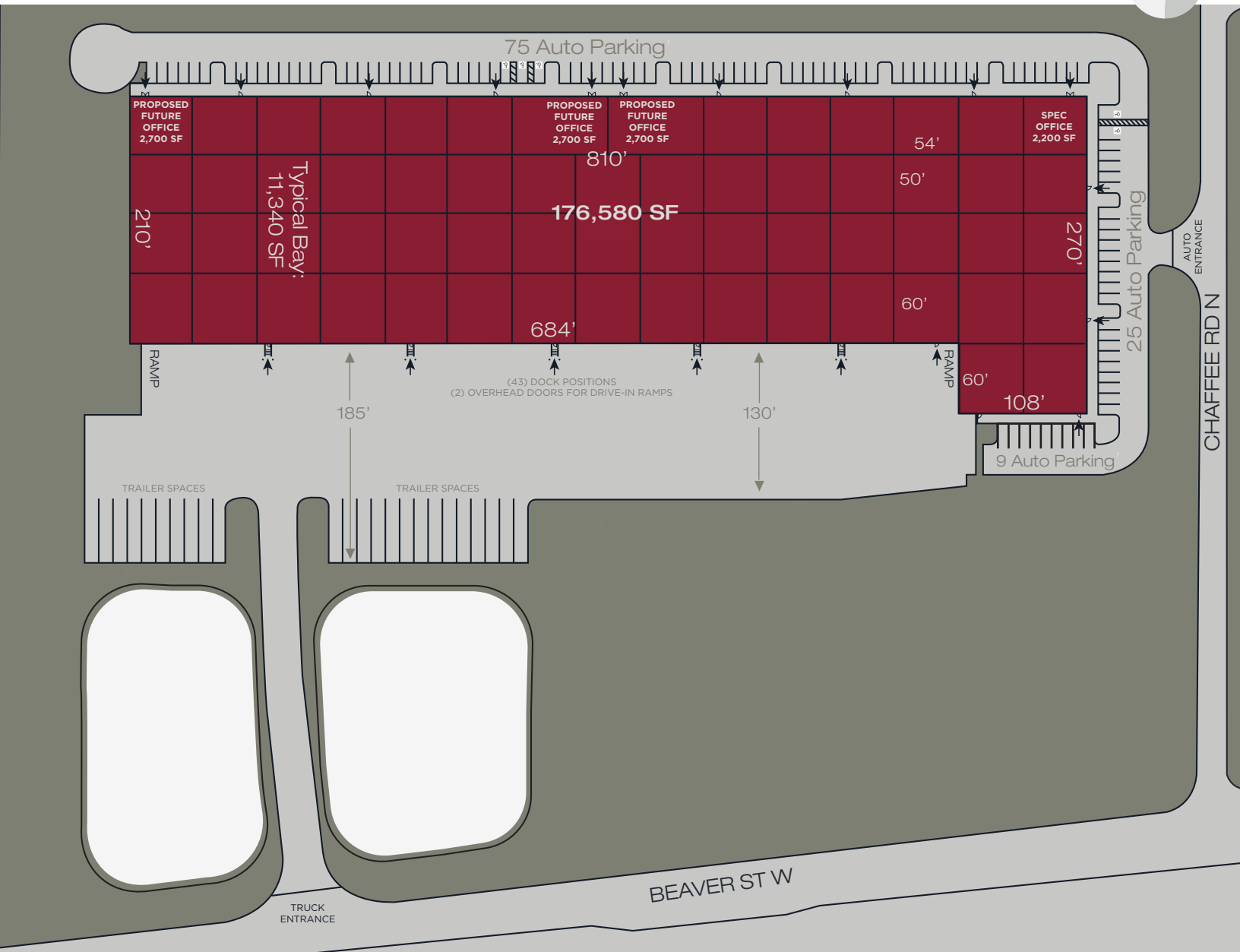




BUILDING HIGHLIGHTS

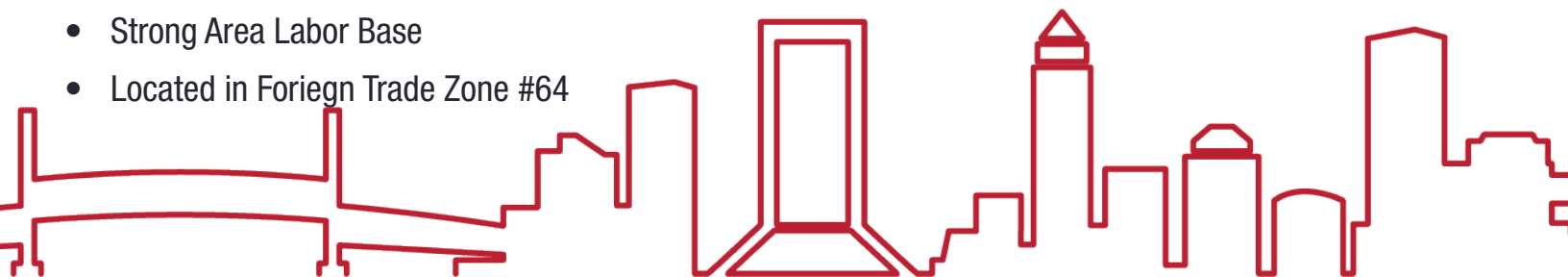
76 CHAFFEE RD N is a **NEW**, under construction **176,580 SF** industrial warehouse, located in the highly sought after **WESTSIDE INDUSTRIAL SUBMARKET**, the largest industrial submarket in **JACKSONVILLE**. The location benefits from a **CLOSE PROXIMITY TO** all **MAJOR INTERSTATES, PORTS, INTERMODAL**, and the **AIRPORT**. Delivery is planned for late **Q4 2025**.

ADDRESS:	76 Chaffee Road North Jacksonville, FL 32220
BUILDING SIZE:	176,580 SF (Divisible)
WAREHOUSE OFFICE:	2,200 SF Spec
BUILDING DEPTH:	210' - 270'
TYPICAL BAY:	11,340 SF
SITE AREA:	12.19 Acres
CLEAR HEIGHT:	32'
DOCKS:	43 (9' X 10')
DRIVE-INS:	2 (12' X 14')
COLUMNS:	50' x 54'
SPEED BAY:	60' x 54'
TRUCK COURT:	130' - 185'
FIRE SUPPRESSION:	ESFR
TRAILER PARKING:	23
AUTO PARKING:	109
FLOORS:	6" Floor Slab
ELECTRICAL:	2,000 AMP Capacity
ZONING:	IBP / IL



AREA HIGHLIGHTS

- Jacksonville is known as America's Logistics Center
- Great Westside Location
- Strong Market Dynamics
- No State or Local Personal Income Tax
- No Inventory Tax
- Strong Area Labor Base
- Located in Foreign Trade Zone #64
- Corporate users within the Jacksonville market include well-known names such as: Amazon, Boeing Company, Sam's Club, United Parcel Service, Walmart, Wayfair, Winn-Dixie, and many more

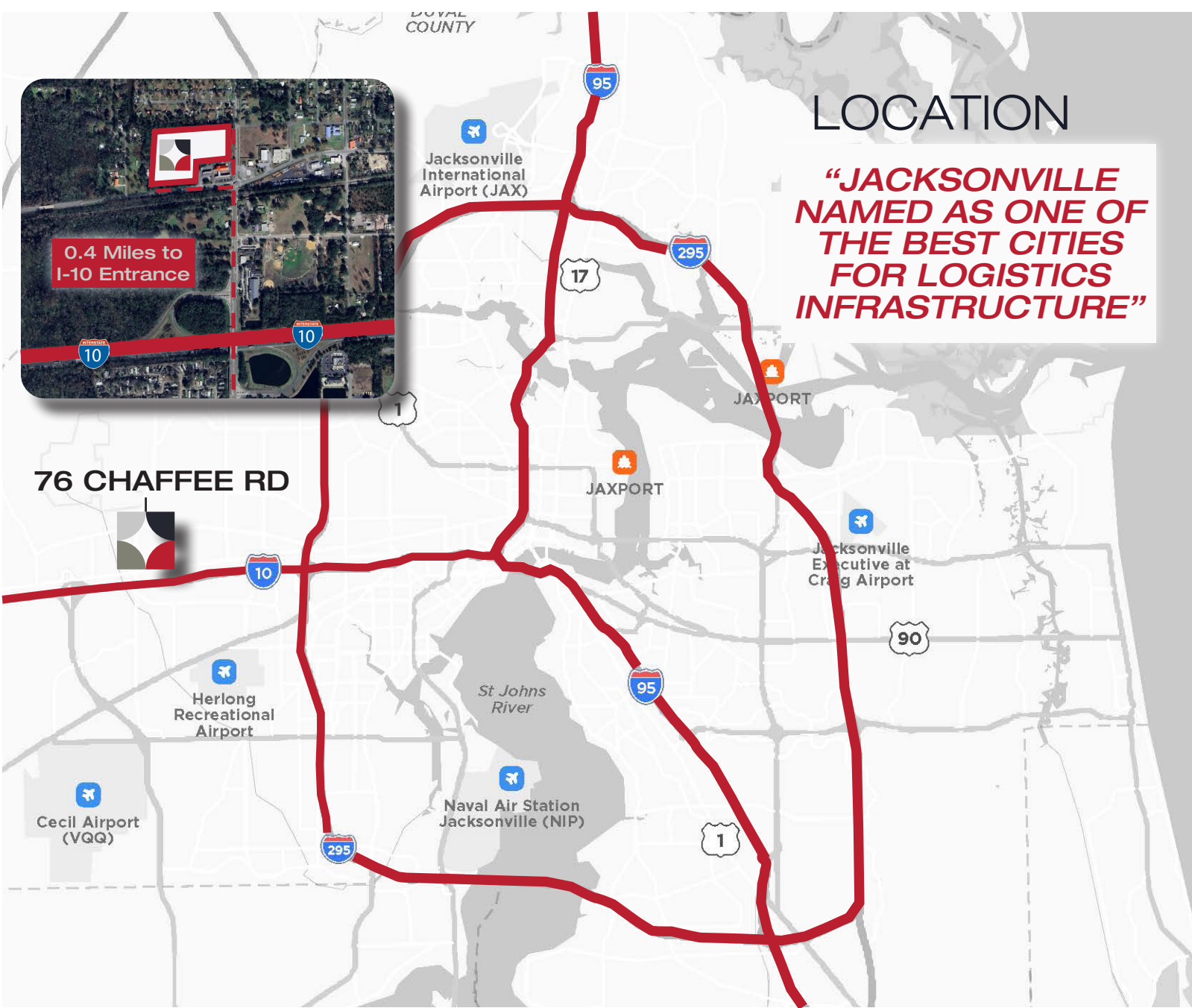


LOCATION

“JACKSONVILLE NAMED AS ONE OF THE BEST CITIES FOR LOGISTICS INFRASTRUCTURE”



76 CHAFFEE RD



DISTANCE TO:



5.2 MILES



10 MILES



0.4 MILES

DOWNTOWN JACKSONVILLE

11 MILES



**16 MILES (TALLYRAND)
25 MILES (BLOUNT ISLAND)**



22 MILES

FOR MORE INFORMATION, PLEASE CONTACT:

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