

# NORTHPOINT INDUSTRIAL PARK

3350 PORT JACKSONVILLE PKWY

JACKSONVILLE, FL 32226



**±50,000 - ±208,221 SF FOR LEASE**



Designed and ready for construction



Excellent proximity to Jaxport, I-295, I-95 & I-10



Master planned industrial business park

**Available Q2 2025**



View Website:  
[phoenixrealty.net/northpoint](http://phoenixrealty.net/northpoint)

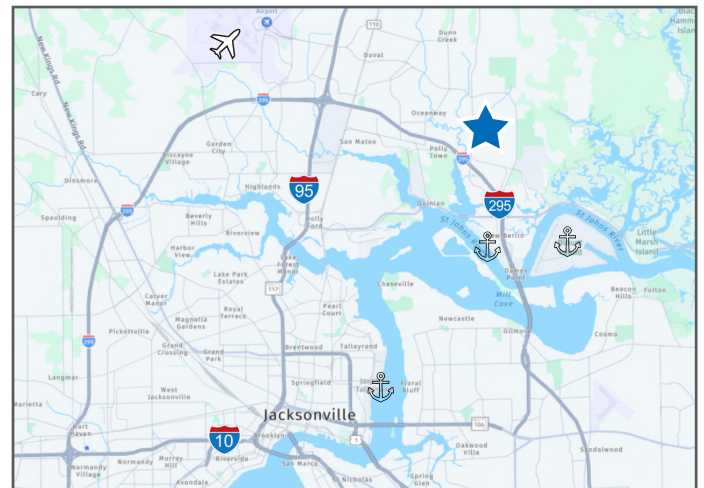
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# Property Details

3350 Port Jacksonville Pkwy | Jacksonville, FL 32226

<b>Land Size:</b>	Freestanding Building on 12.4 Acres ±
<b>Entitlements:</b>	Fully Entitled: Site plan approved. Building can be delivered in 12 months from tenant commitment.
<b>Building Area:</b>	±208,221 SF, Cross Dock
<b>Construction:</b>	Concrete Panel Walls
<b>Dimensions:</b>	550' D X 375' L
<b>Column Spacing:</b>	55' X 51' with 60' Shipping Bay
<b>Clear Height:</b>	32' Minimum
<b>Sprinkler System:</b>	ESFR
<b>Office:</b>	To Suit
<b>Electrical:</b>	2,000 AMP - 277/480 VOLT
<b>Dock Loading:</b>	60 - 9' x 10' Dock High Doors
<b>Drive-In Door:</b>	2 - 12' x 14' Ramp Doors
<b>Truck Court:</b>	Cross Dock; 130' (60' concrete apron, 70' heavy duty asphalt)
<b>Windows:</b>	Clerestory Windows
<b>Car Parking:</b>	150 ± Spaces
<b>Floor Slab:</b>	7" Reinforced Concrete Slab



# Site Plan

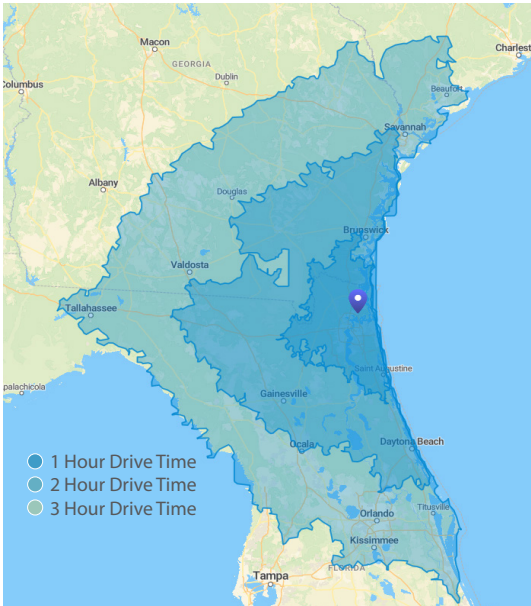
3350 Port Jacksonville Pky | Jacksonville, FL 32226





# Local Area

3850 Port Jacksonville Pkwy | Jacksonville, FL 32226

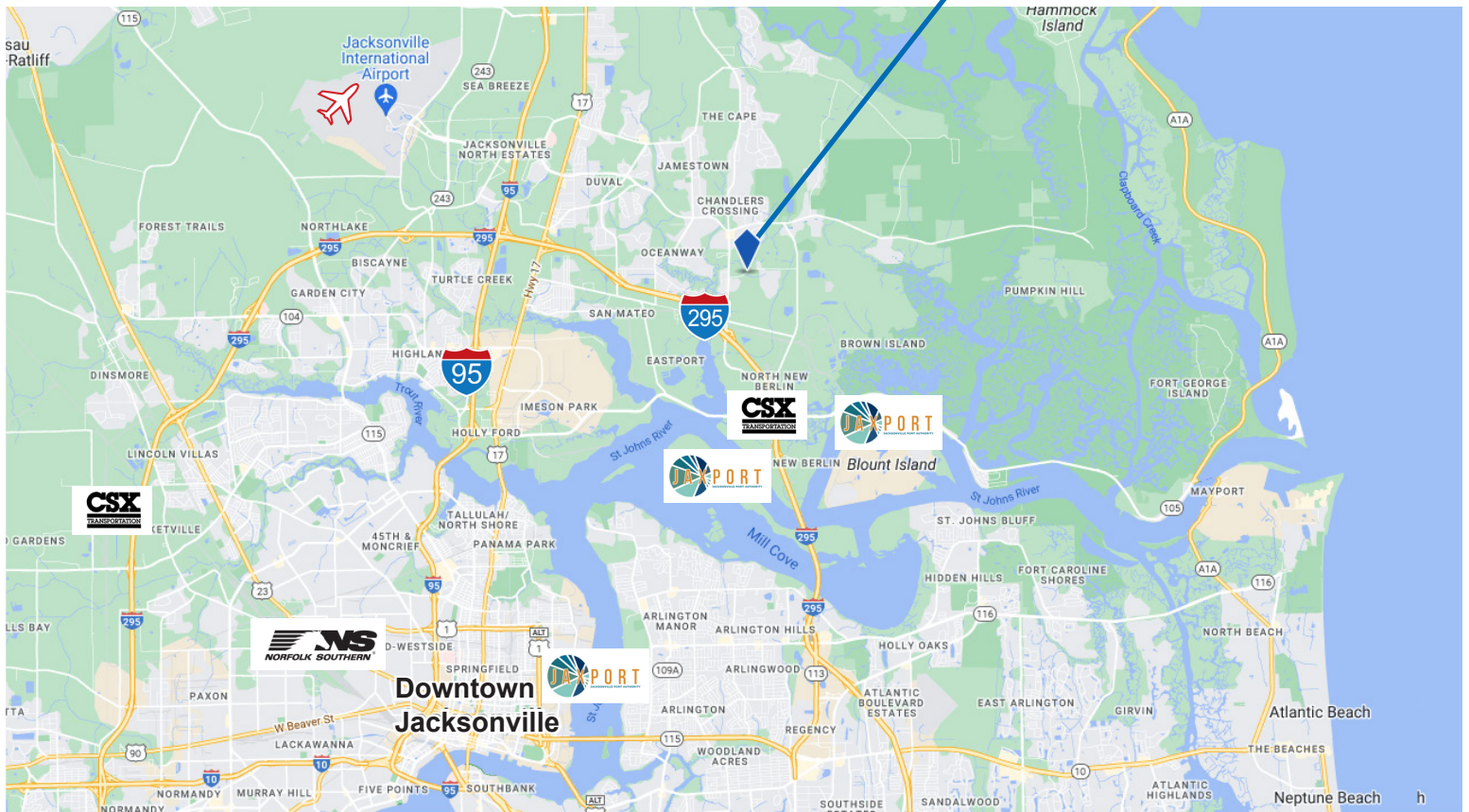


Point of Interest	Time	Miles
<b>I-95</b>	13 min	8.8
<b>I-10</b>	21 min	15.8
<b>I-295</b>	7 min	2.5
<b>Jacksonville International Airport</b>	18 min	8.5
<b>JaxPort Blount Island Terminal</b>	9 min	5.2

- ✓ **Premier location for regional and local operations**
- ✓ **Strategically located with easy access to Interstates I-295, I-95 & I-10**
- ✓ **Strong Local Labor**



3350 Port Jacksonville Pkwy is proximate to the region's major transportation infrastructure, providing direct access and serviceability to Jacksonville and neighboring regions.





# Local Area

3350 Port Jacksonville Pky | Jacksonville, FL 32226

