

FOR LEASE
25,500 SF

**DELIVERY
JULY 2022**



Southbound
DISTRIBUTION CENTER

2700 POWERS AVE, JACKSONVILLE, FL 32207



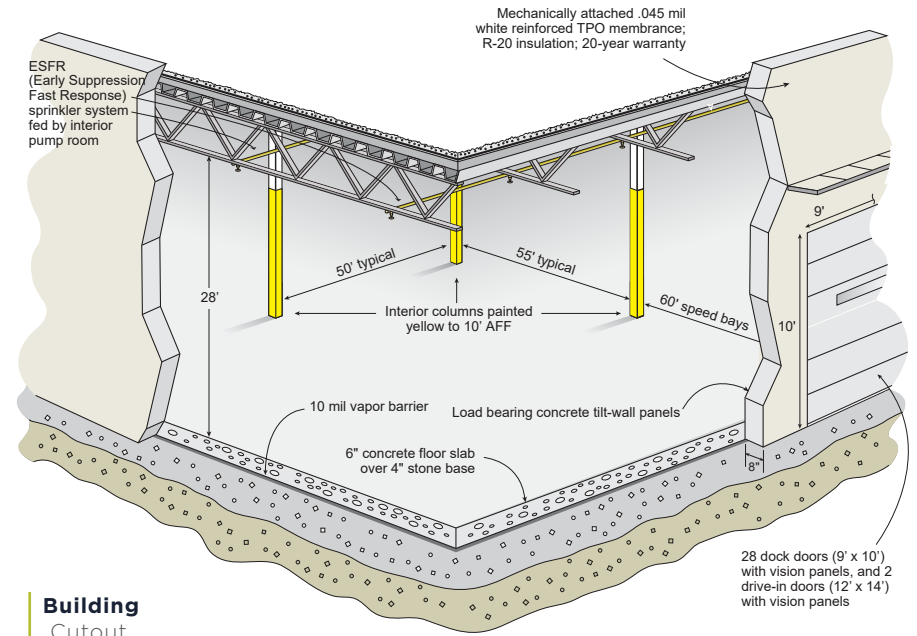
WWW.SOUTHBOUNDDC.COM



PROPERTY HIGHLIGHTS

Introducing **SOUTHBOUND DISTRIBUTION CENTER**, a new construction warehouse located in the heart of the Southside. Unique to the market, this **85,000 SF** warehouse has **ABOVE AVERAGE AUTO PARKING** and **OUTSIDE STORAGE** capacity. Southbound Distribution Center is **CENTRALLY LOCATED** within Jacksonville and able to reach almost **990,000 CONSUMERS IN A 30 MINUTE DRIVE**.

Available SF:	25,500 SF
Building Size:	85,000 SF
Office Area:	To-suit
Site Area:	7.8 Acres
Clear Height:	28'
Loading Docks:	7
Drive In:	1
Auto Parking:	28
Trailer Parking:	6
Year Built:	2022
Bay Size:	8,500 SF
Building Depth:	170'
Zoning:	IBP
Truck Court:	185'
Sprinkler:	ESFR



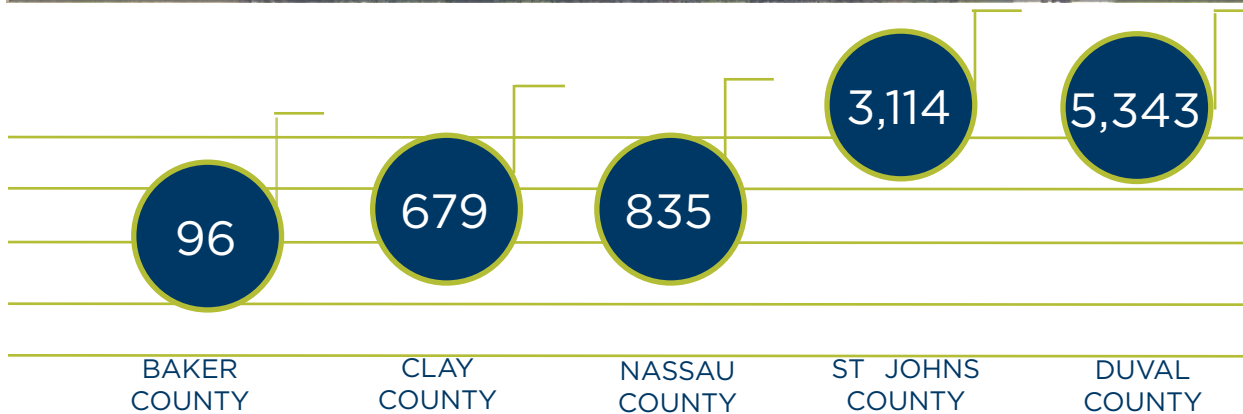
Building
Cutout



SITE PLAN

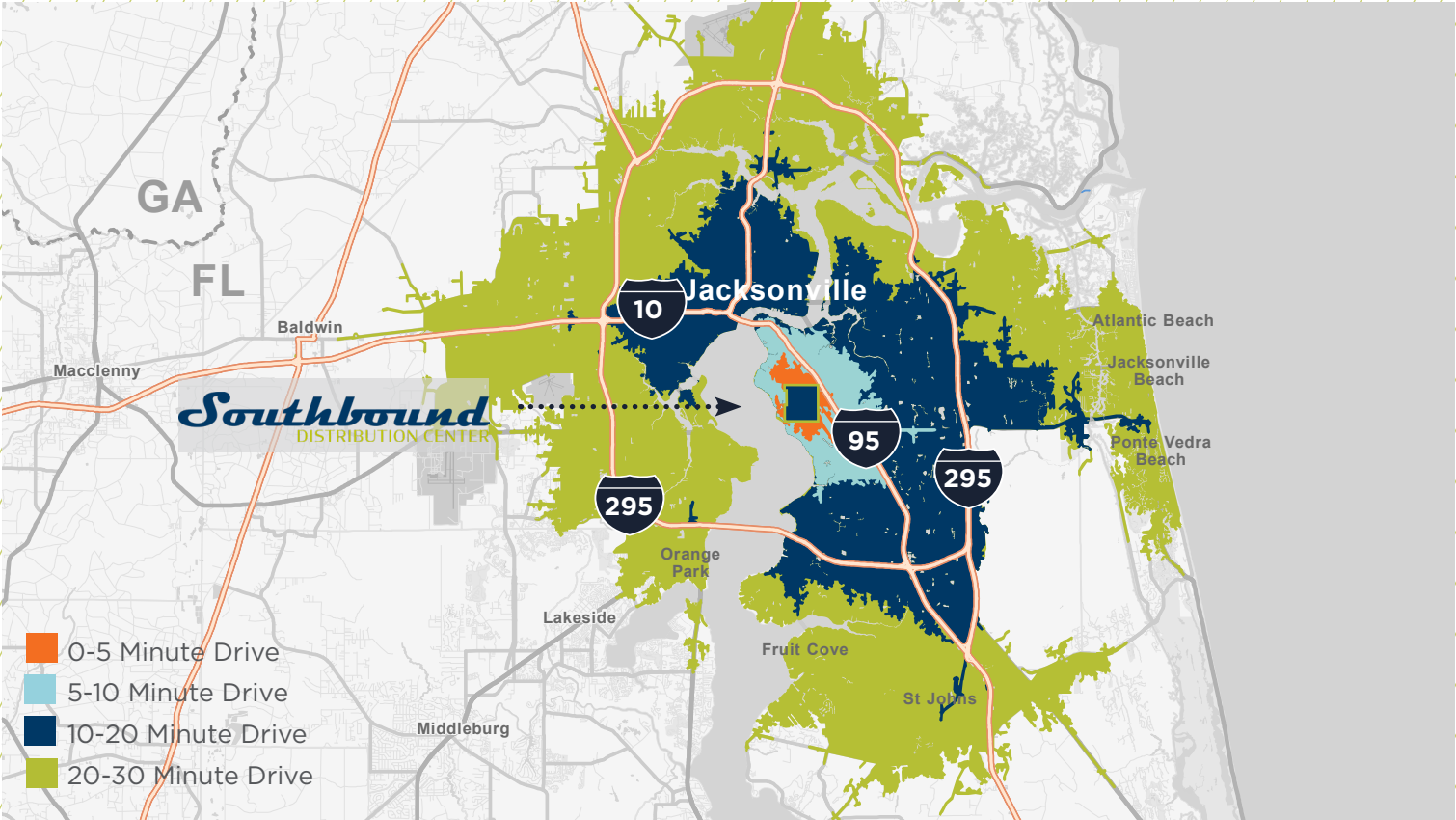
25,500 SF

SOUTHBOUND DISTRIBUTION CENTER | 2700 POWERS AVE



YTD 2020 ANNUAL
HOUSING
STARTS

All Unit Types



CONSUMER REACH

12,299

WITHIN 5 MINUTE DRIVE

64,586

WITHIN 10 MINUTE DRIVE

462,452

WITHIN 20 MINUTE DRIVE

989,843

WITHIN 30 MINUTE DRIVE

Based on 2019 Data from U.S. Census and ESRI

CONTACT INFORMATION

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Southbound
DISTRIBUTION CENTER



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