

243

LANE AVENUE NORTH

95,905 SF | 1+ ACRE OF IOS
SEAMLESS ACCESS TO I-295/I-95
HEAVY POWER INFRASTRUCTURE

Jacksonville, Florida

DOWNTOWN JACKSONVILLE

LANE AVE N



243

LANE AVENUE NORTH

HIGHLY-FUNCTIONAL WAREHOUSE FACILITY IN HIGH BARRIERS TO ENTRY JACKSONVILLE, FLORIDA MARKET

Jones Lang LaSalle is exclusively marketing **243 Lane Ave N** (the “Property”), a 95,905 SF industrial facility in the highly sought-after Jacksonville market. Built in the 1960s, 243 Lane Ave N features an abundance of desirable building features including heavy on-site power (2,800 Amps), ample auto parking and over one (1) acre of paved outdoor storage space, offering highly accretive upside with minimal upkeep requirements while accommodating user demand of various shapes and sizes. Additionally, the Property has undergone over \$250,000 in improvements since 2024, mitigating near-term capital expenses.

The Property is located just one (1) mile from I-10, the fourth longest interstate in the United States, paired with seamless access to both I-295 and I-95, offering connectivity to the entirety of the Jacksonville MSA and its primary demand drivers, including a twenty (20) minute drive to both Jacksonville International Airport (JAX) and Port of Jacksonville (JAXPORT).

Overall, 243 Lane Ave N presents a unique opportunity to acquire a highly-functional industrial asset with substantial capital investment and abundant outdoor storage space in the red-hot Jacksonville, Florida market.



95,905 SF

RBA

13,782 SF

Office Buildout

5.09 Acres

Site Size

Known Vacate

Lease Expiring Jul-25

1+ Acre

Industrial Outdoor
Storage

\$250,000+

Capital Improvements
(2024)

243

LANE AVENUE NORTH

HIGHLY-FUNCTIONAL INDUSTRIAL FACILITY

- The masonry constructed property affords floorplate flexibility catering to either single-tenant or multi-tenant use through existing and separately dedicated docking and curb cuts

ABUNDANT INDUSTRIAL OUTDOOR STORAGE SPACE

- 1+ acre laydown yard affords abundant storage in addition to a 210'-deep motor court for truck-driving convenience

HEAVY POWER OFFERING TENANT FLEXIBILITY

- Existing on-site power of 2,800 Amps is well-suited for manufacturing tenants requiring heavy power usage

EXCEPTIONAL HIGHWAY ACCESSIBILITY

- Located minutes from Florida's most heavily trafficked interstates, I-10, I-295, and I-95, providing immediate access to all pockets of the Jacksonville MSA



243

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STRONG INDUSTRIAL FUNDAMENTALS

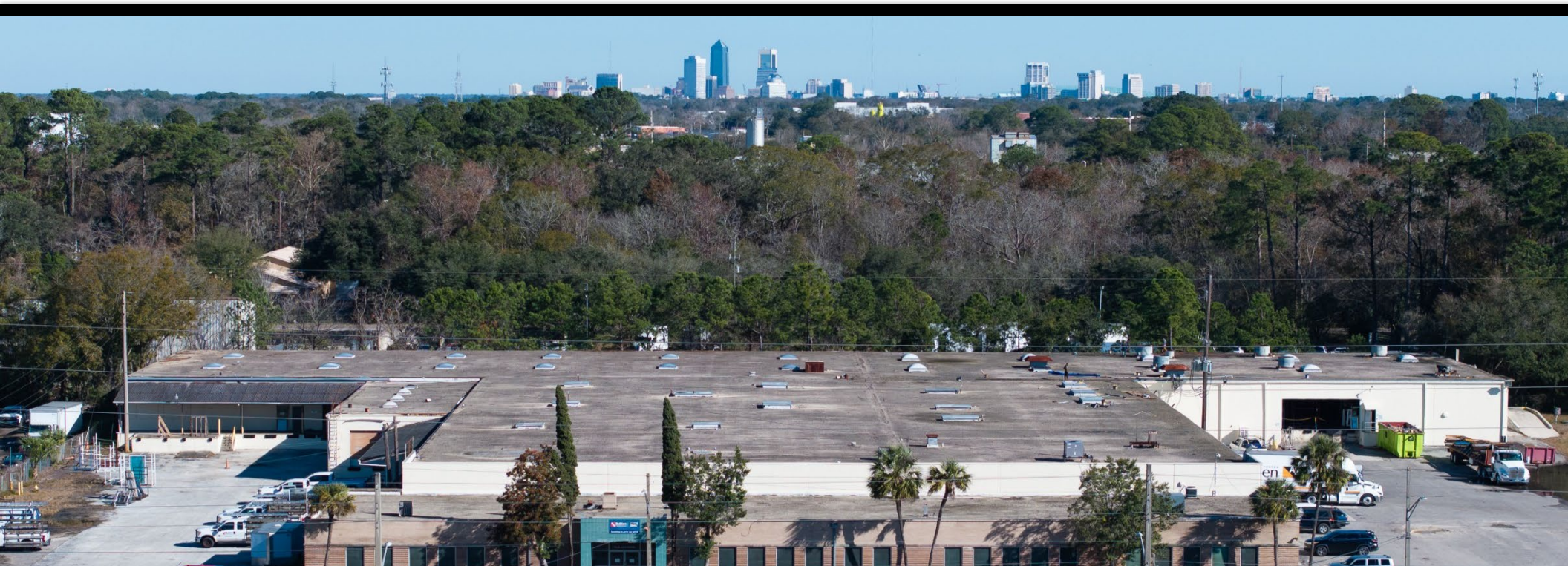
- The Jacksonville industrial market is one of the highest performing markets in the Southeast sporting an average 5-year occupancy rate above 96% with average NNN asking rents increasing by 94.4% since 2020 (+14.5% CAGR)

SIGNIFICANT CAPITAL IMPROVEMENTS

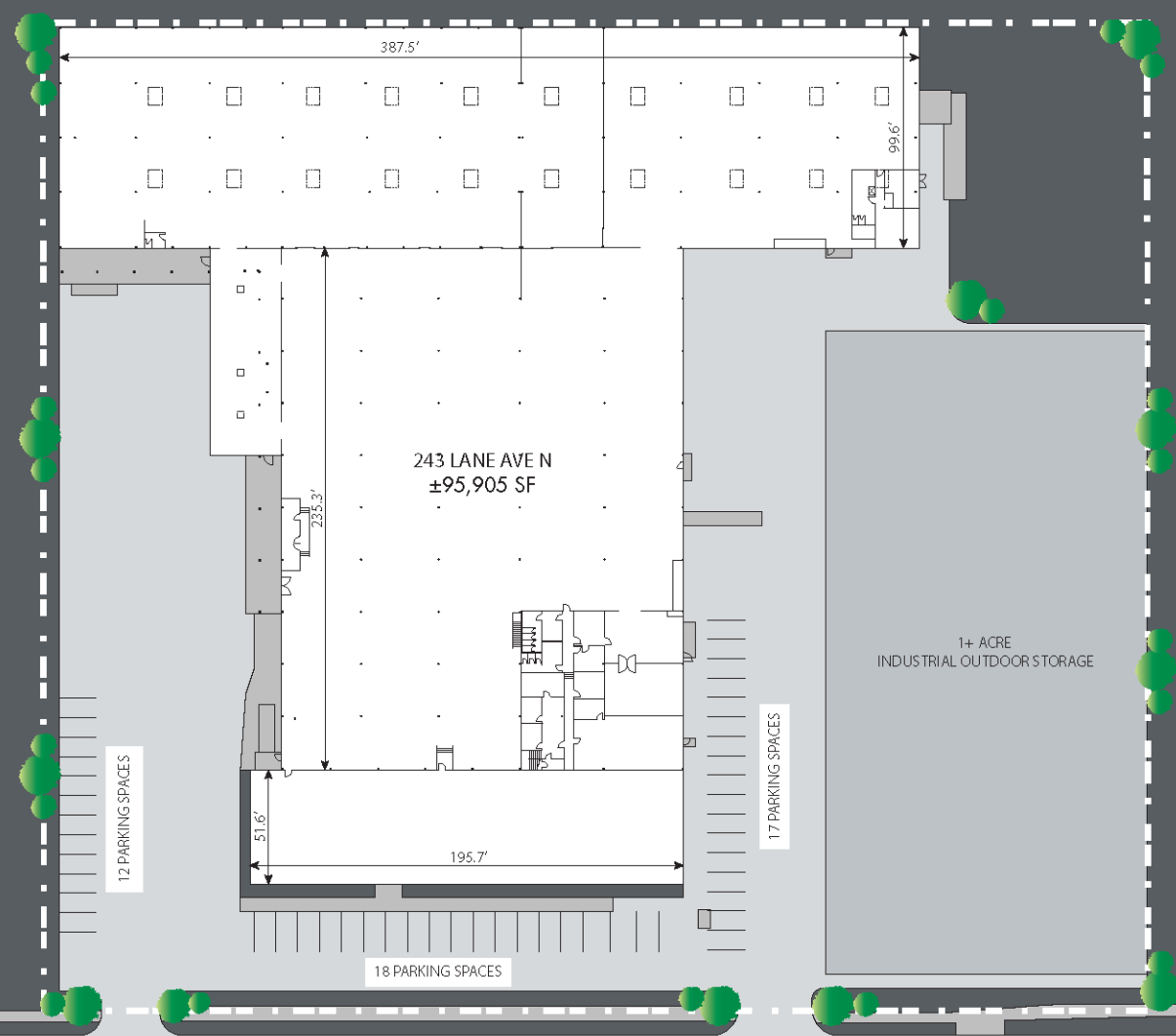
- In 2024, over \$250,000 in capital projects were completed at the Property with further asphalt and dock equipment repairs coming Q2/Q3 2025, mitigating near-term capital costs for future Ownership

OWNER-USER OPPORTUNITY

- 95,905 square foot, industrial property located in highly infill Jacksonville nearly ready for immediate occupancy



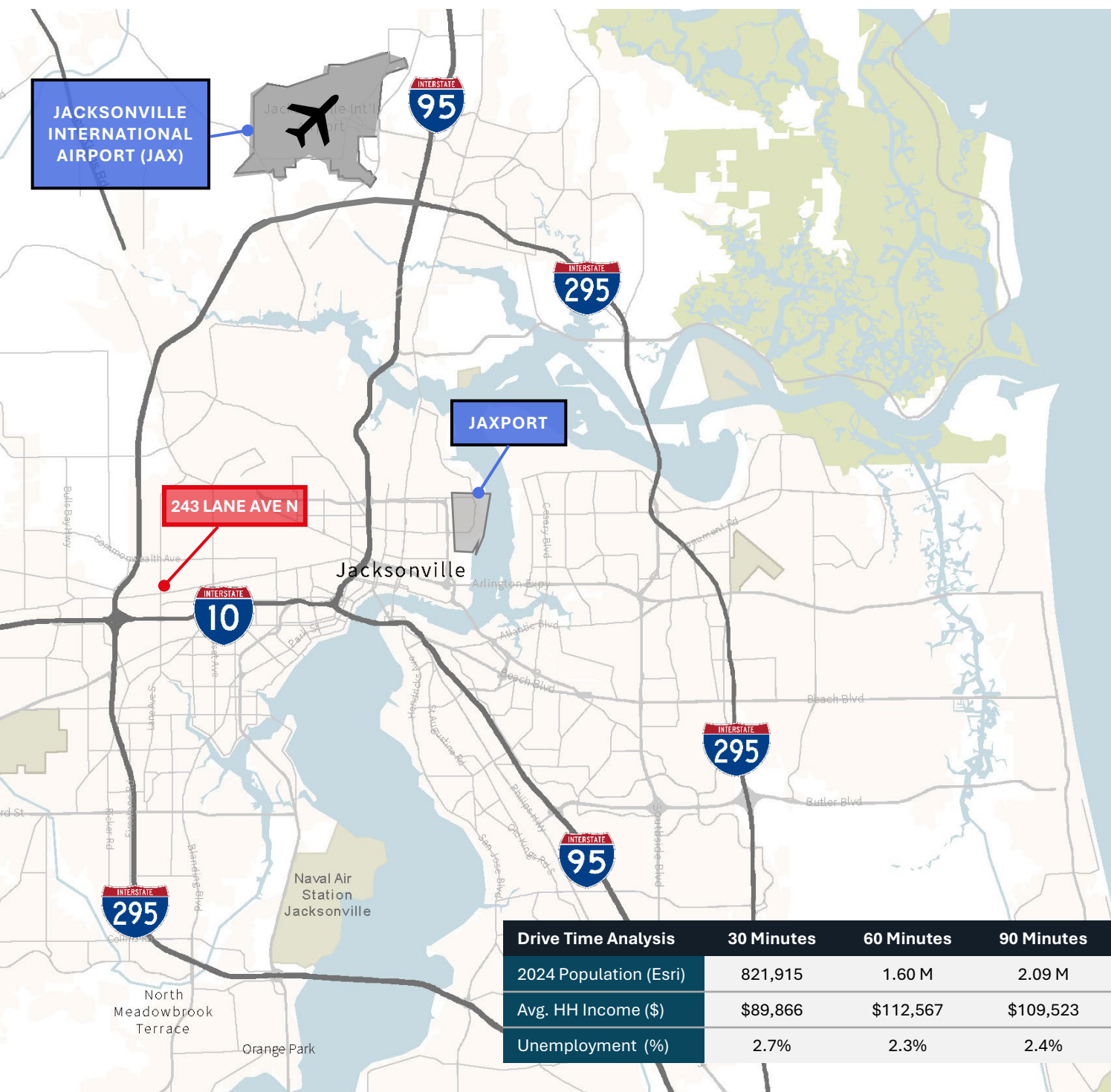
SITE PLAN



LANE AVE N



LOCATION OVERVIEW



Situated one (1) mile from the I-295 and five (5) miles from I-95, the Property features connectivity to the entirety of the Jacksonville MSA and its demand drivers, including the Port of Jacksonville (JAXPORT) and Jacksonville International Airport (JAX), responsible for welcoming nearly 7.5 million passengers in 2023 (+13% YoY). Furthermore, the Property is located approximately one (1) mile from I-10, the fourth largest interstate in the United States, stretching coast-to-coast and totaling over 2,400 miles.

Located in the Northeastern corner of Florida, the Property is strategically located within a ninety (90) minute drive of over two (2) million consumers and provides connectivity to other major metro cities including Orlando, Tampa, Miami and Tallahassee, Florida (the state capital).

PROXIMITY TABLE

I-10	±1.1mi
I-295	±1.3mi
I-95	±5.2mi
Jacksonville CBD	±7.8mi
Port of Jacksonville (JAXPORT)	±10.5mi
Jacksonville Int'l Airport (JAX)	±16.1mi

Drive Time Analysis	30 Minutes	60 Minutes	90 Minutes
2024 Population (Esri)	821,915	1.60 M	2.09 M
Avg. HH Income (\$)	\$89,866	\$112,567	\$109,523
Unemployment (%)	2.7%	2.3%	2.4%

JACKSONVILLE OVERVIEW



FUNDAMENTALLY BALANCED ECONOMY

- Driven by key sectors including healthcare, financial services, logistics, military and defense, and tourism. The city benefits from a strong job market, low cost of living, and strategic location with a major seaport (JAXPORT), which contributes significantly to its economic growth and stability
- \$2.1 billion invested in 2023 fueled by 18 total projects creating 2,500+ new jobs
- Access to over 98 Million U.S. consumers within a one (1) day drive

JACKSONVILLE POPULATION GROWTH (1990-2024)



THE PORT OF JACKSONVILLE (JAXPORT)

Operating as Florida's #1 container port by volume and one of the nation's top vehicle-handling ports, JAXPORT supports over \$31 billion in economic output annually.

JAXPORT continues to showcase their long-term commitment to the sustained growth of the port, having invested more than \$2.5 billion in terminals, equipment and connectivity, with plans to invest another \$1.8 billion in improvements throughout the coming years.

#1

Port In Florida
(Volume)

\$31 Billion

An. Economic Output

\$14

Largest U.S. Port



JAX INDUSTRIAL MARKET

Comprising 155.4 MSF of total industrial inventory, the Jacksonville market is one of the most sought-after industrial markets in the Southeast. Currently 94.9% occupied, the market continues to experience robust tenant demand with 5.4 MSF of positive net absorption over the past 24 months. Asking rents in the market continue to grow rapidly, increasing by +96% since 2020 (+14.5% CAGR).

The Property is strategically situated within the Westside submarket, Jacksonville's largest submarket, and benefits from excellent transportation infrastructure, including connectivity to I-95 and I-295 paired with seamless access to rail networks that connect to Atlanta, Savannah and Northern Florida. The Westside submarket has experienced an astounding five (5) consecutive years of occupancy greater than 95% across all industrial product ranging between 25,000 – 150,000 SF, leading average NNN asking rents to increase by more than 56% since 2020 (+9.4% CAGR).

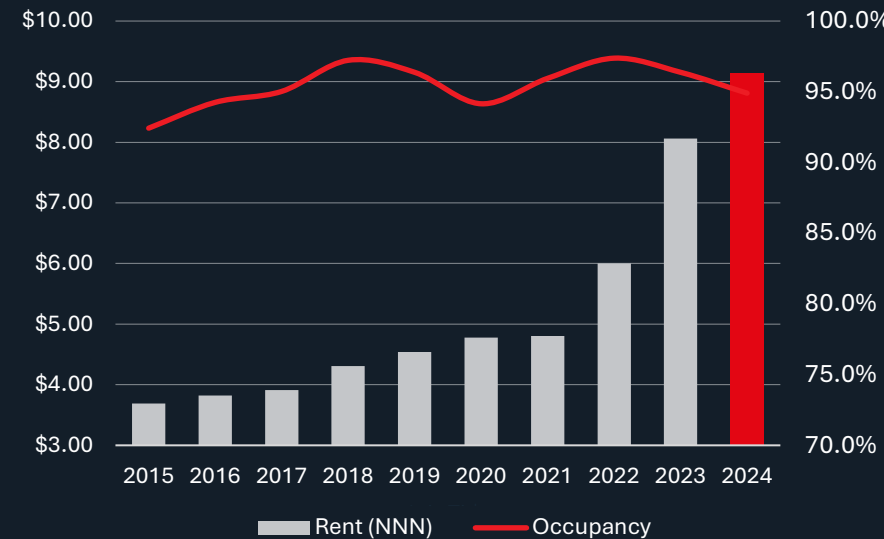
Jacksonville Industrial Market

155.4 MSF Industrial Inventory	5.4 MSF Net Absorption (Past 24 Mos)	96.2% 5-Yr Avg. Occupancy	+96.4% Asking Rent Growth (Since 2020)
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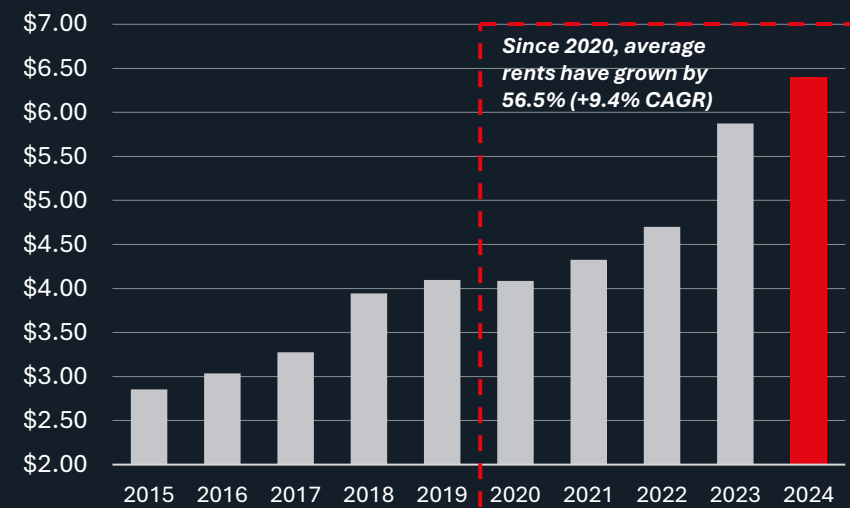
Westside Industrial Submarket (25-150k SF)

12.2 MSF Industrial Inventory	96.7% 5-Yr Avg. Occupancy	+56.5% Asking Rent Growth (Since 2020)	+9.4% CAGR (Since 2020)
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Average NNN Asking Rents v. Average Occupancy Jacksonville Industrial Market (2015-2024)



Average NNN Asking Rents (25-150k SF) Westside Industrial Submarket (2015-2024)



243

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