



Available

3680 Clear Channel Pl.
Jacksonville, FL

26,846 RSF

 **JLL** SEE A BRIGHTER WAY
Jones Lang LaSalle Brokerage, Inc. A licensed real estate broker.

Prime warehouse opportunity

This exceptional 26,846 square foot, two-story warehouse presents an outstanding investment or owner-user opportunity in a highly desirable Jacksonville location. The property features 100% air conditioning throughout, providing climate-controlled space ideal for a variety of industrial and distribution uses.

Strategically positioned with superior access to major transportation corridors including Beach Boulevard, I-295, and Butler Boulevard, the facility offers unparalleled connectivity for logistics and distribution operations. The prime location adjacent to the University of North Florida (UNF) campus provides access to a skilled workforce, while its proximity to St. Johns Town Center and the Beaches enhances the property’s appeal for businesses serving both commercial and retail markets.

This rare combination of location, accessibility, and fully conditioned space makes 3680 Clear Channel Place an ideal solution for companies seeking premium warehouse facilities in Northeast Florida’s dynamic commercial corridor.

Property overview

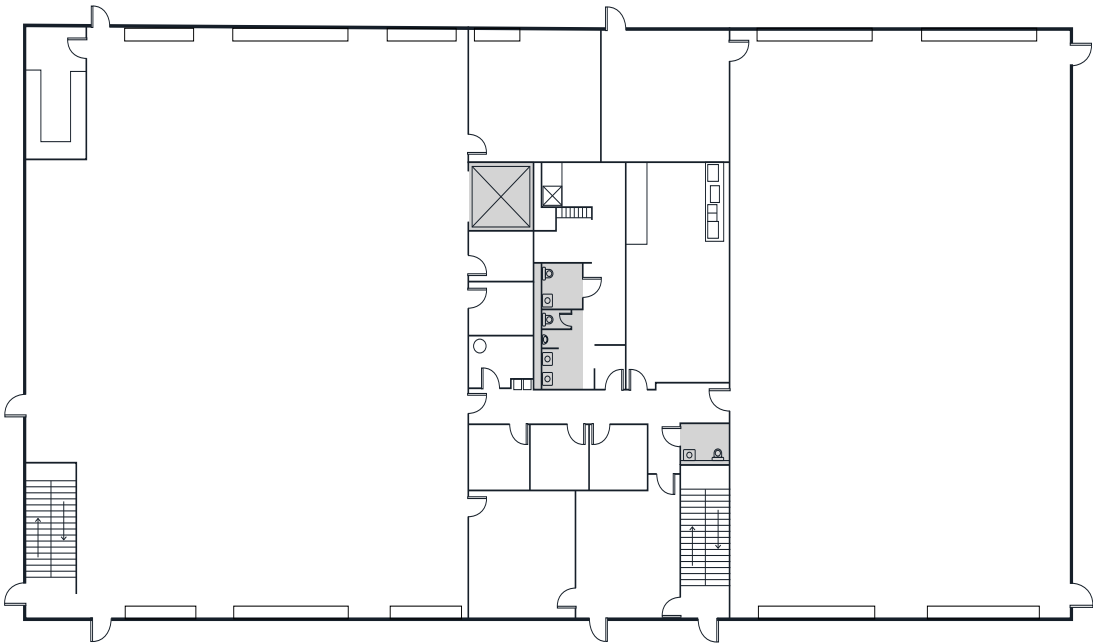
- 26,846 SF two-story warehouse
- 4,958 s.f. of office space
- Fire supression system
- Freight elevator
- Quick access to I-295 and Butler Blvd.
- Convenient to area amenities including St. Johns Town Center

Year built	2001	Site size	1.95 ac.
Zoning	IBP-1	Lighting	Fluorescent
Grade level doors	10	Power	480a/277v 3p Heavy
Clear height	30’-32’	HVAC	100%
Column spacing	Clear span	Construction	Brick and pre-cast panel

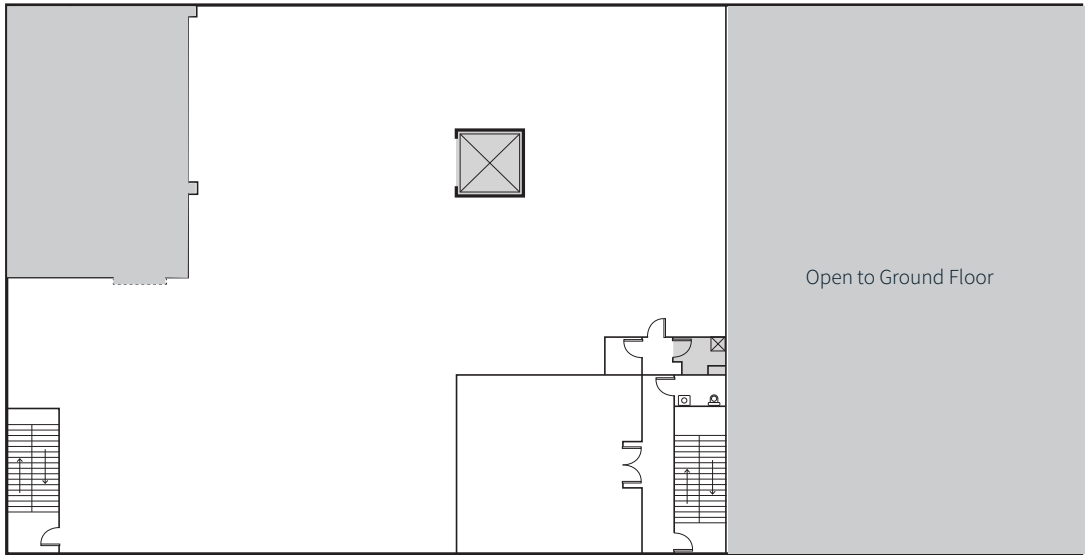


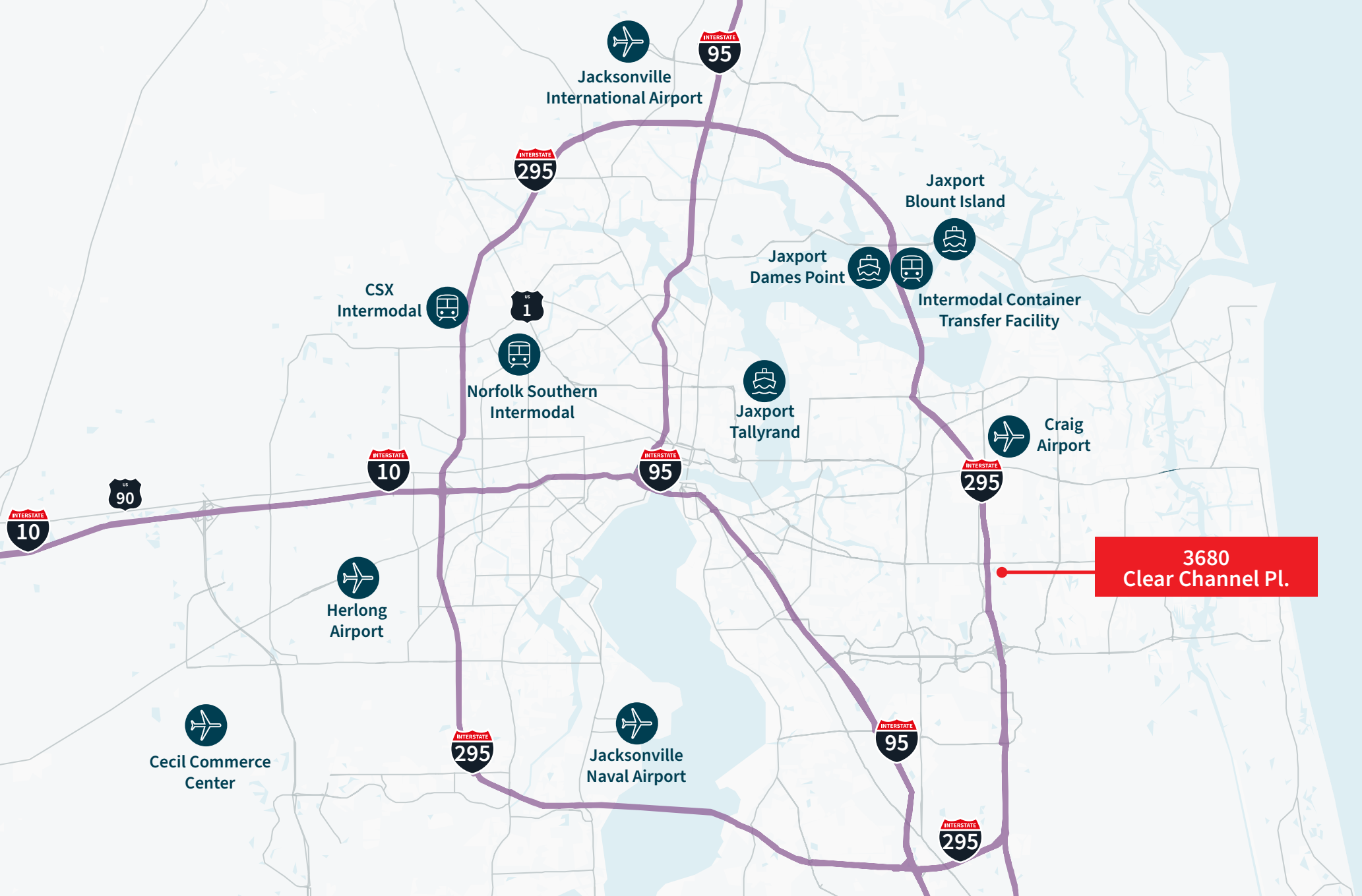
Floorplans

First floor
16,926 s.f.



Second floor
9,920 s.f.





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