

INDUSTRIAL SPACE FOR LEASE

±321,500 SF available now * ±200,000 SF expansion opportunity



3660 Deerpark Blvd, Elkton, FL 32033

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Exceptional warehouse space located in *Elkton* along Interstate 95 and the Florida East Coast Railway.

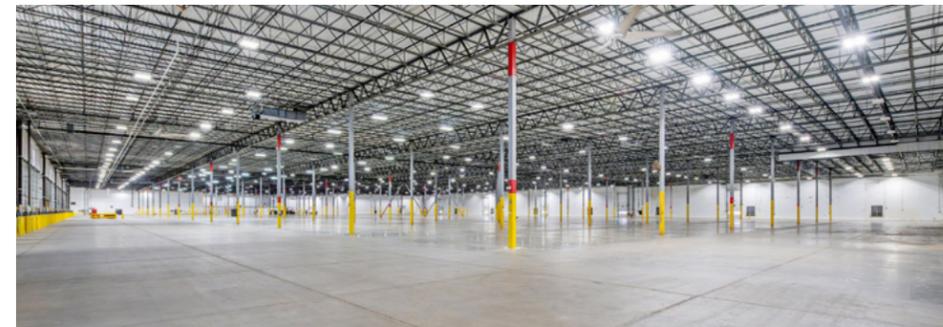
±321,500 SF rail-served warehouse is available immediately and offers exceptional expansion capability to ±521,500 SF with county-approved and entitled development rights in place.



Property Overview

SPECS

Building size	±321,500 SF (±200,000 expansion)
Office	±8,701 SF
Year built	2002
Site size	±32.5 ac.
Construction	Concrete tilt-up construction
Clear. height	30'
Building dimensions	411' x 782'
Column spacing	50' x 50' typical 60' x 50' speed bay
Rail doors	5 (10' x 12')
Dock doors	40 (9' x 10')
Drive-in	1 (12' x 14')
Truck court	186'



SPECS

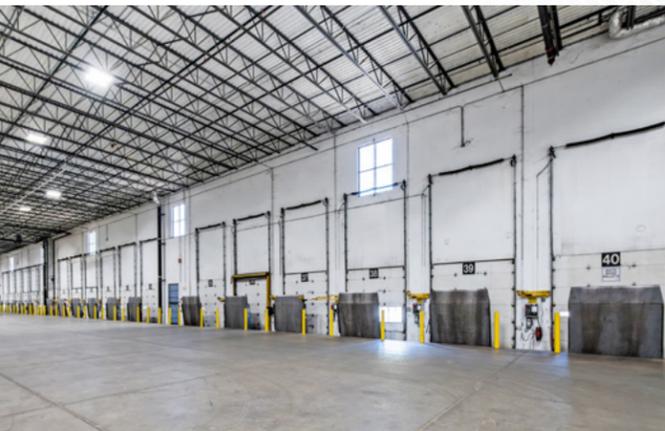
Dock apron	65'
Off-dock trailer stalls	212 (122 paved)
Auto spaces	142
Lighting	LED with motion sensors
Electric	2,000 amps, 277/480v, 3ph, 4w
Fork lift charging stations	26
HVLS fans	8
Roof	TPO - warranty through Oct. 2044
Slab	8" thick non-reinforced concrete with a compressive strength of 4,000 PSI
Windows	Clerestory windows
Security	Fully fenced premises, security guard shack
Notable capital improvements	Exterior paint, interior/exterior lighting, sealed parking lot, new roof



Site Plan

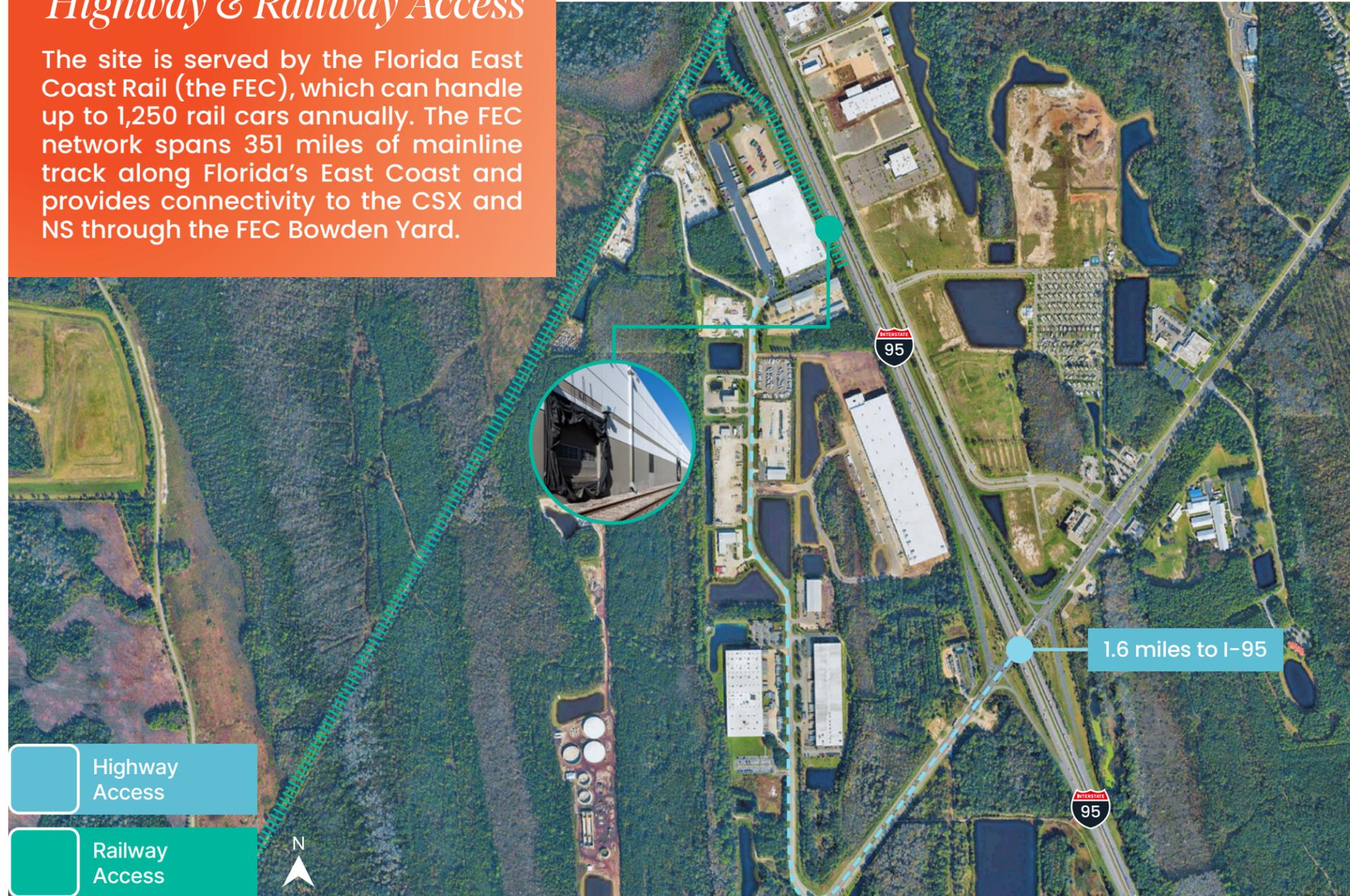


 [CLICK TO VIEW ON GOOGLE MAPS](#)



Highway & Railway Access

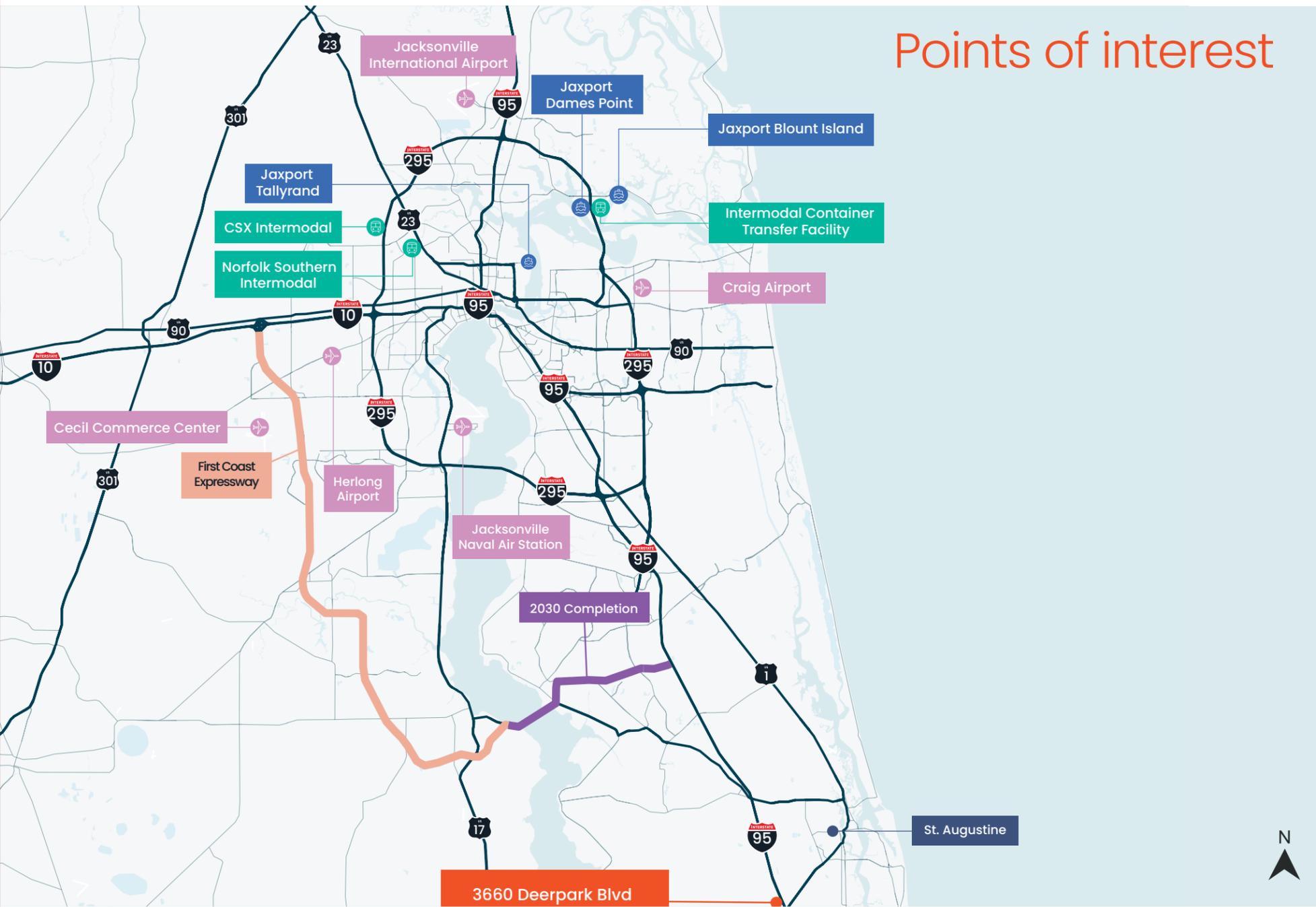
The site is served by the Florida East Coast Rail (the FEC), which can handle up to 1,250 rail cars annually. The FEC network spans 351 miles of mainline track along Florida's East Coast and provides connectivity to the CSX and NS through the FEC Bowden Yard.



Site Specifics



Points of interest



Strategic Location

Drive Times



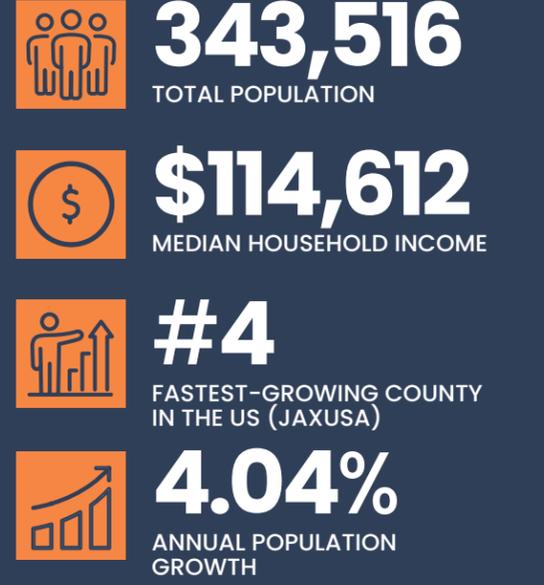
Welcome to *St. John's County*

St. Johns County, located in northeastern Florida just south of Jacksonville, is one of the state's fastest-growing counties and home to the historic city of St. Augustine. Known for its excellent schools, beautiful beaches along the Atlantic coast, and strong economic growth, the county offers a desirable mix of residential communities, tourism attractions, and expanding business opportunities. With its strategic location providing easy access to major transportation networks and proximity to Jacksonville's employment centers, St. Johns County has become an attractive destination for both families and businesses seeking quality of life and economic opportunity in Florida. *

DEMOGRAPHICS



St. John's County



For more information,
please contact us.


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Q-PAC

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