

NOW PRE-LEASING



FOR LEASE

GATEWAY SOUTH INDUSTRIAL

6810 Greenland Ridge Lane N. | Jacksonville, FL 32256

GATEWAY SOUTH INDUSTRIAL is a forthcoming Class A industrial development located in south Duval County at the convergence of Interstate 95, Interstate 295 and U.S. Highway 1. Designed to meet modern logistics and light industrial demands, the project will deliver approximately 112,010 square feet across three highly efficient buildings with flexible demising, modern clear heights and best-in-class loading configurations. Gateway South Industrial offers tenants a rare opportunity to secure new construction space in one of Jacksonville’s most supply-constrained industrial corridors.

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GATEWAY SOUTH INDUSTRIAL

is a planned **three-building Class A industrial park** designed to serve a wide range of industrial, distribution and service users. The development will feature concrete tilt-wall construction, efficient shallow-bay layouts and a mix of grade-level and dock-high loading to support flexible tenant operations.

The site is planned with centralized loading, generous truck court depth and ample on-site parking, addressing the functional limitations commonly found in older industrial inventory throughout the Butler Corridor. Buildings will offer 20' to 28' clear heights, modern column spacing and demising flexibility to accommodate tenants ranging from local operators to regional distribution users.

Upon delivery, Gateway South Industrial will represent one of the few opportunities to lease new construction industrial space in a highly infill location where land constraints and entitlement barriers continue to limit new supply.

BREAKING GROUND Q2 2026

EST. DELIVERING Q1 2027

BUILDING 3

56,810± SF
Dock High Doors: 8 (9' X 10')
Drive-in Doors: 2 (12' x 14')

BUILDING 1

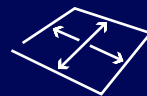
27,600± SF
Drive-in Doors: 4 (9' X 10')

BUILDING 2

27,600± SF
Drive-in Doors: 4 (9' X 10')



PROPERTY Overview



9.3± Total AC



112,010 Total ± SF



Light Industrial (IL)



Building 1 & 2 Conceptual Design

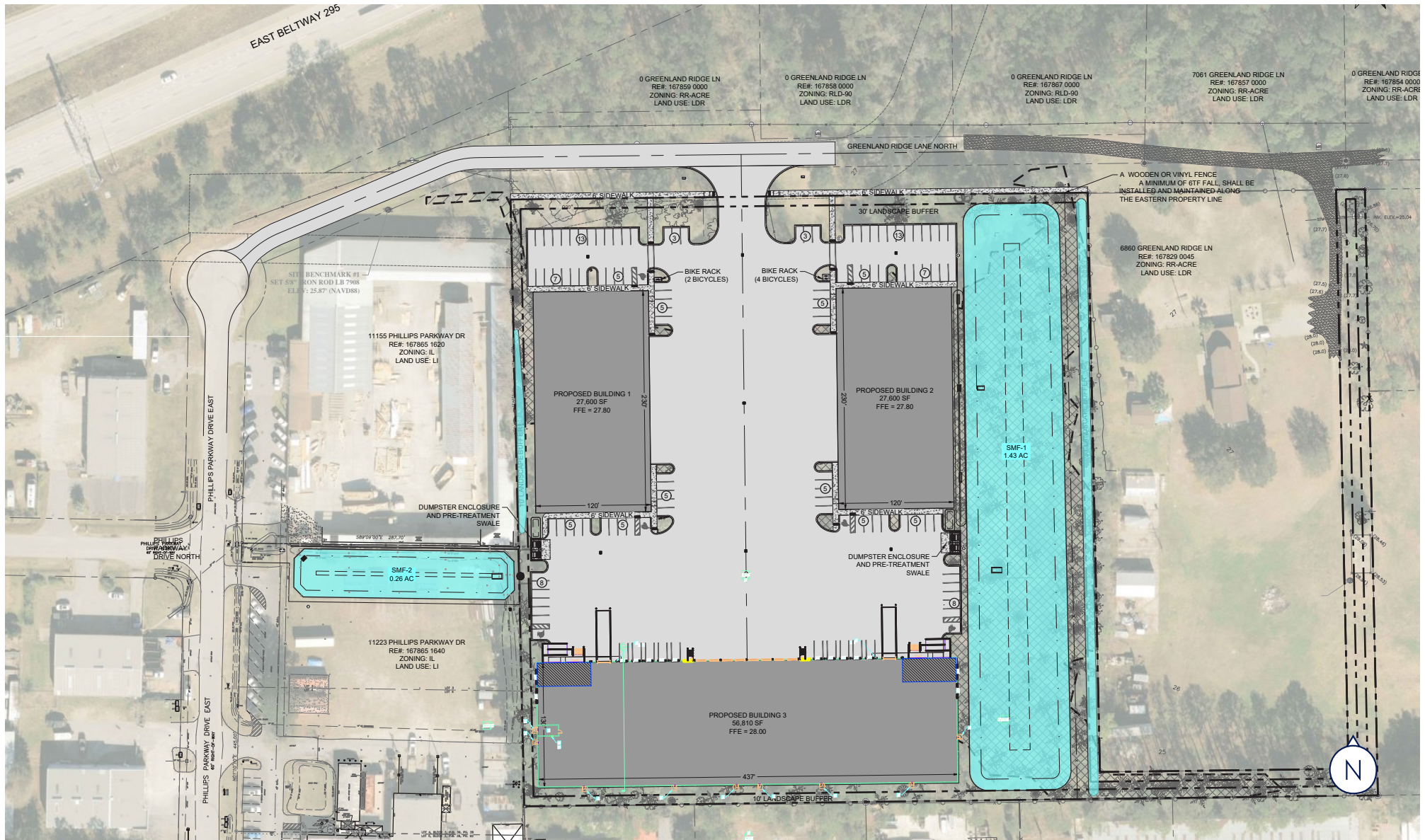


Building 3 Conceptual Design

Total Building SF
Minimum Divisible Office
Building Dimensions
Column Spacing
Clear Height
Configuration
Dock High Doors
Drive In Doors
Dock Package
Sprinkler
Electric Service
Lighting
Roof Material
Insulation
Windows
Warehouse Air Exchange Slab

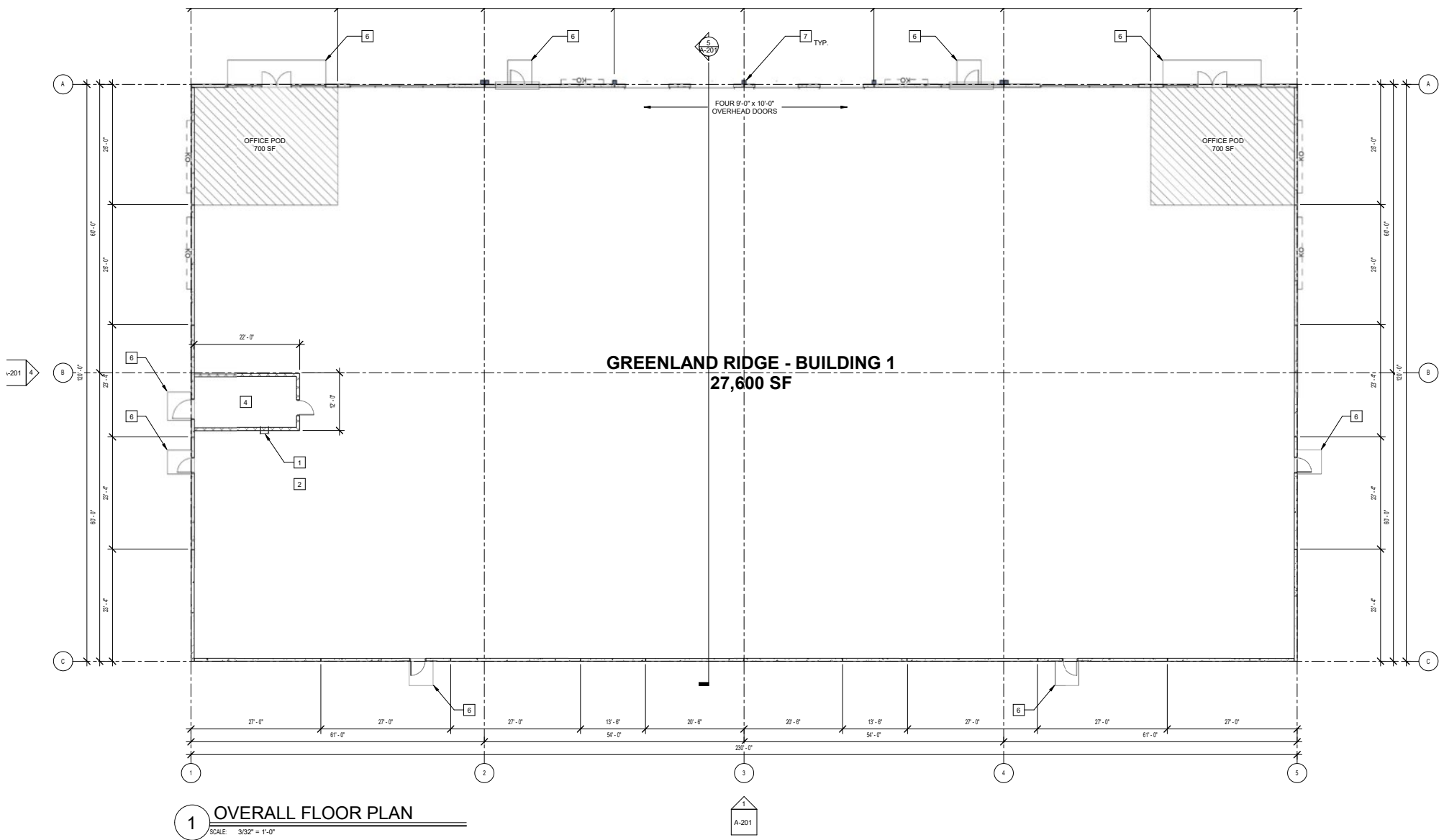
Building 1	Building 2	Building 3
27,600± SF	27,600± SF	56,810± SF
13,800± SF	13,800± SF	28,405± SF
700± SF per 13,800± SF	700± SF per 13,800± SF	1,300± SF per 28,405± SF
120' x 230'	120' x 230'	130' x 437'
54' x 60'	54' x 60'	54' x 65'
20' clear	20' clear	28' clear
Front load	Front load	Front load
N/A	N/A	(8) 9' x 10' (w/ 10 additional knockouts)
4 (9' x 10')	4 (9' x 10')	2 (12' x 14') drive-in ramps
N/A	N/A	Hydraulic levelers, 6' x 8', 40,000 lb; dock seals
Wet	Wet	ESFR
400A, 277/480v, 3p, 4wire	400A, 277/480v, 3p, 4wire	800A, 277/480v, 3p, 4wire
LED	LED	LED
60 mil TPO	60 mil TPO	60 mil TPO
R-20	R-20	R-20
Clerestory - 8 (8' x 2')	Clerestory - 8 (8' x 2')	Clerestory - 10 (8' x 2')
Exhaust fans & louvers, & electric heaters	Exhaust fans & louvers, & electric heaters	Exhaust fans & louvers, & electric heaters
6", 4000 PSI, reinforced	6", 4000 PSI, reinforced	6", 4000 PSI, reinforced

PROPERTY Site Plan



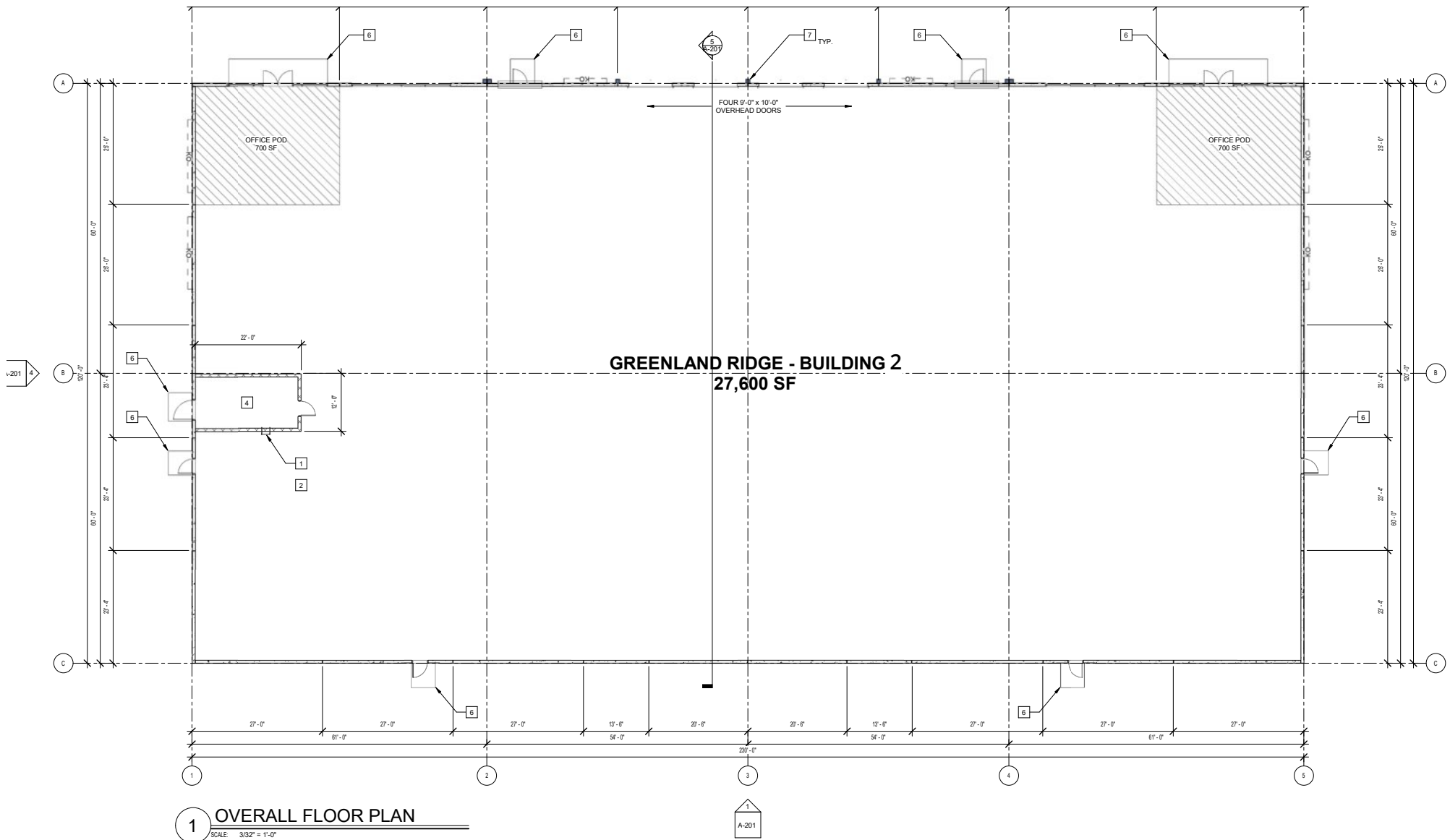
PROPERTY
Floor Plan

Building 1



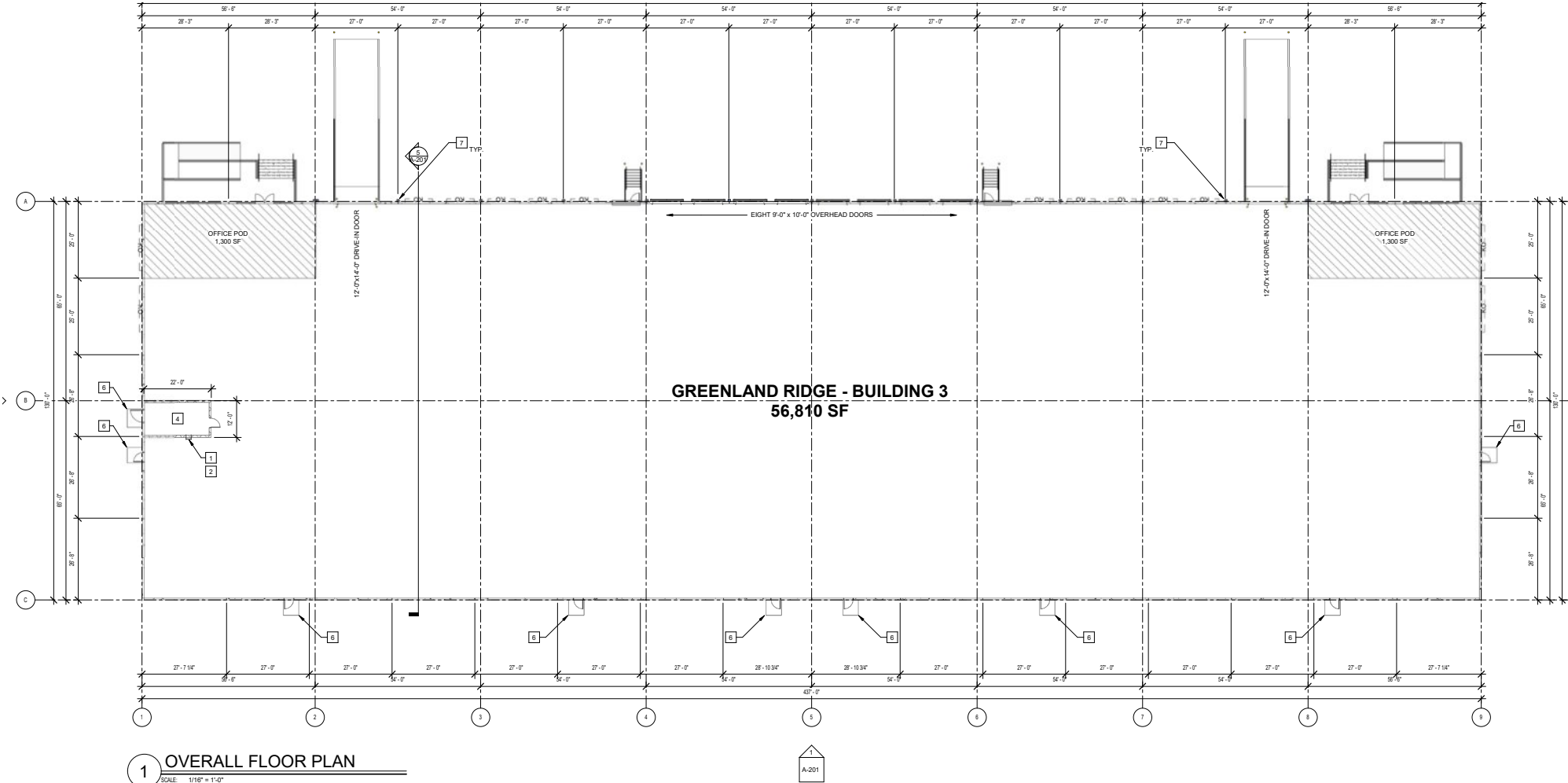
Building 2

Building 2



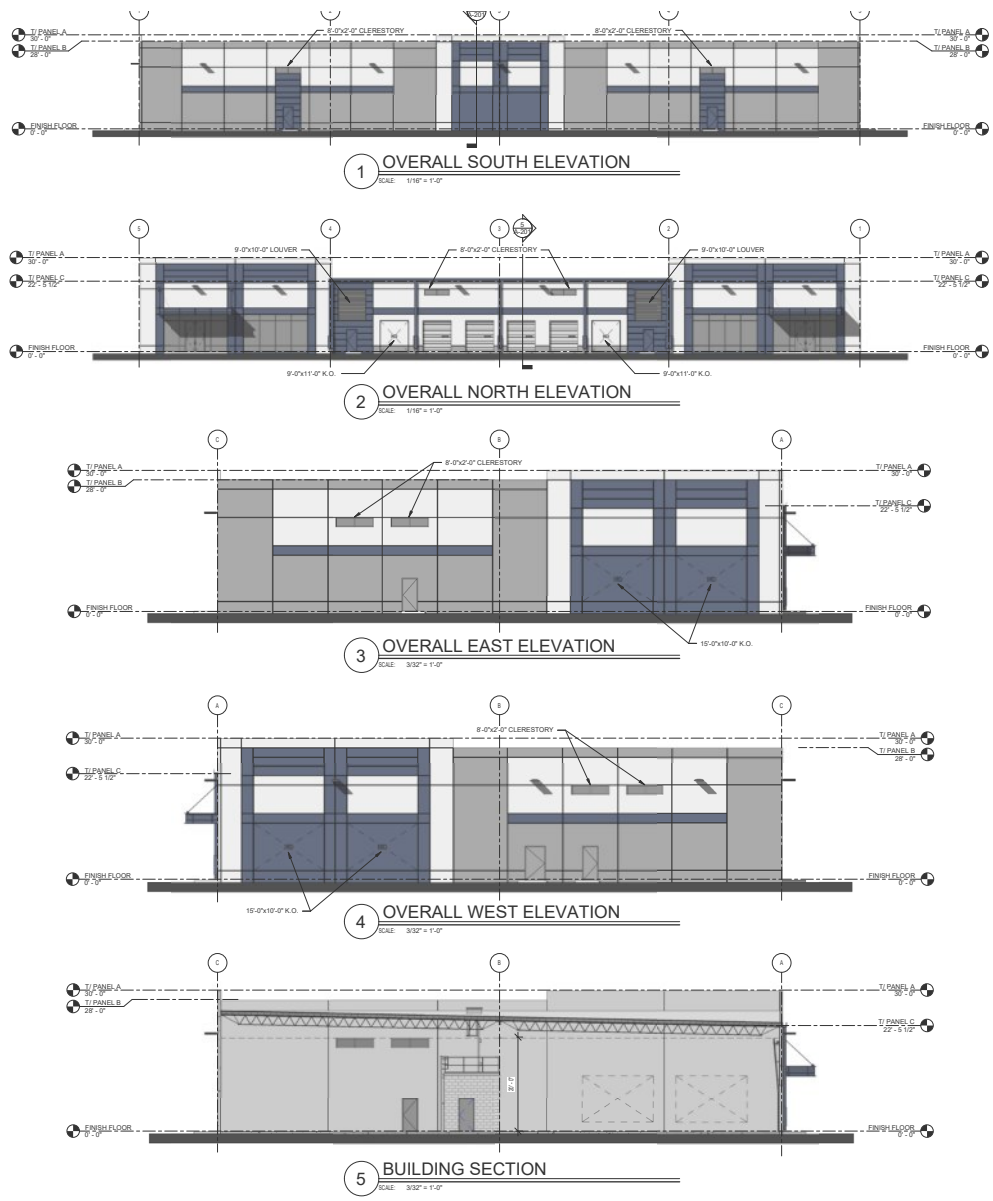
PROPERTY
Floor Plan

Building 3



BUILDING Elevations

Building 1 & 2



Building 3



PROPERTY Location

Gateway South Industrial is strategically located in south Duval County, immediately adjacent to the region's most heavily trafficked industrial transportation network. The project sits near the intersection of Interstate 95, Interstate 295 and U.S. Highway 1, providing direct connectivity to Jacksonville's core industrial districts, the ports of Jacksonville and major population centers across Northeast Florida.

This location allows for efficient north-south and east-west distribution, quick access to regional labor pools and streamlined last-mile delivery throughout Duval, Clay and St. Johns counties. Positioned within an established industrial corridor with limited remaining developable land, Gateway South Industrial offers tenants' long-term locational advantages that are increasingly difficult to replicate in today's market



PROPERTY Distances

US-1 | 0.9 miles

I-95 | 1.5 miles

I-295 | 2.3 miles

I-10 | 17.2 miles

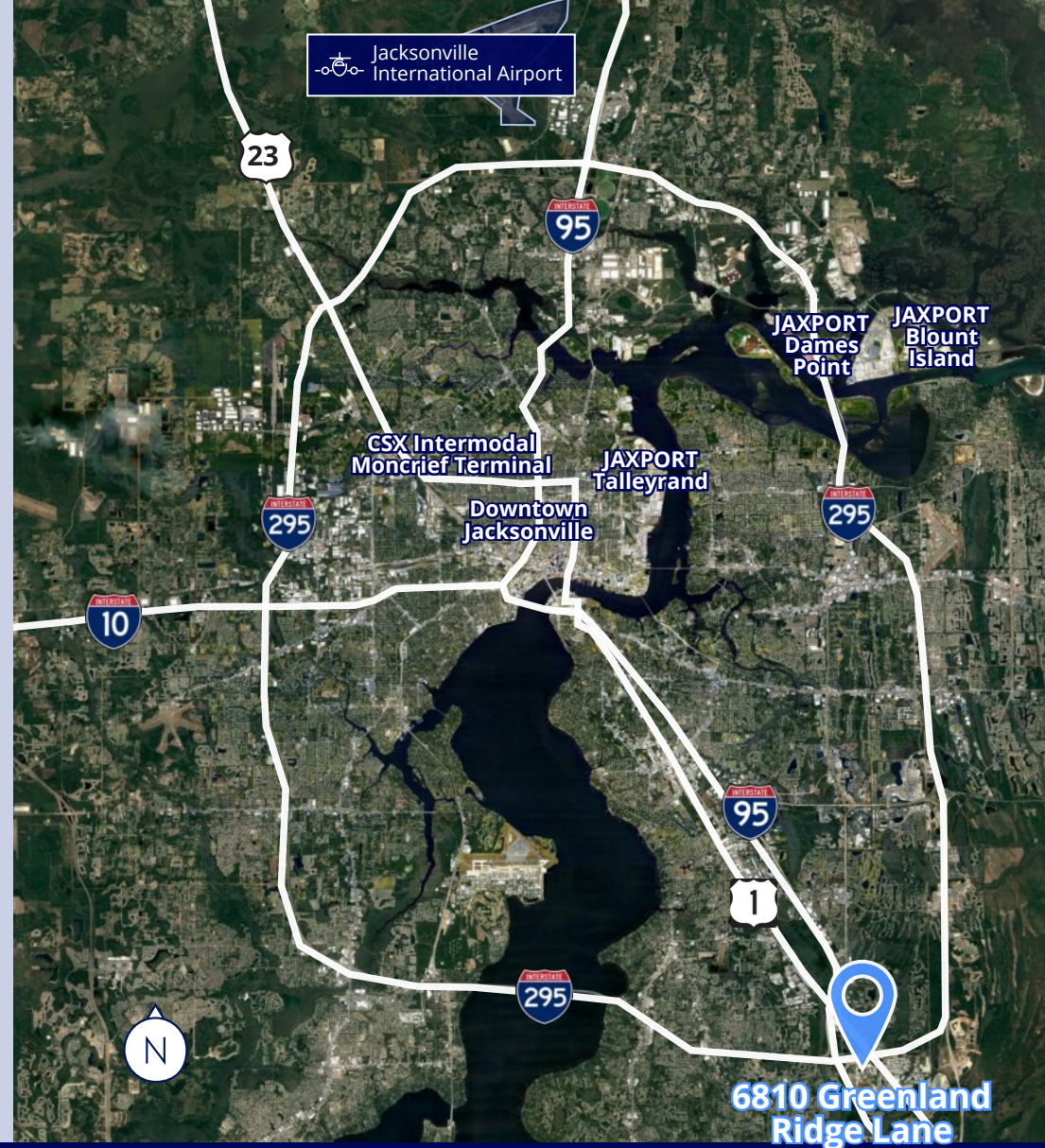
JAXPORT Talleyrand Terminal | 17.7 miles

CSX Moncrief Terminal | 19.8 miles

JAXPORT Dames Point Terminal | 22.1 miles

JAXPORT Blount Island Terminal | 21.6 miles

Jacksonville Int'l Airport | 31 miles



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