

# 18,080± SF Warehouse with Outside Storage Yard for Lease

7035 Davis Creek Road, Jacksonville, FL 32256

Call for pricing

Colliers



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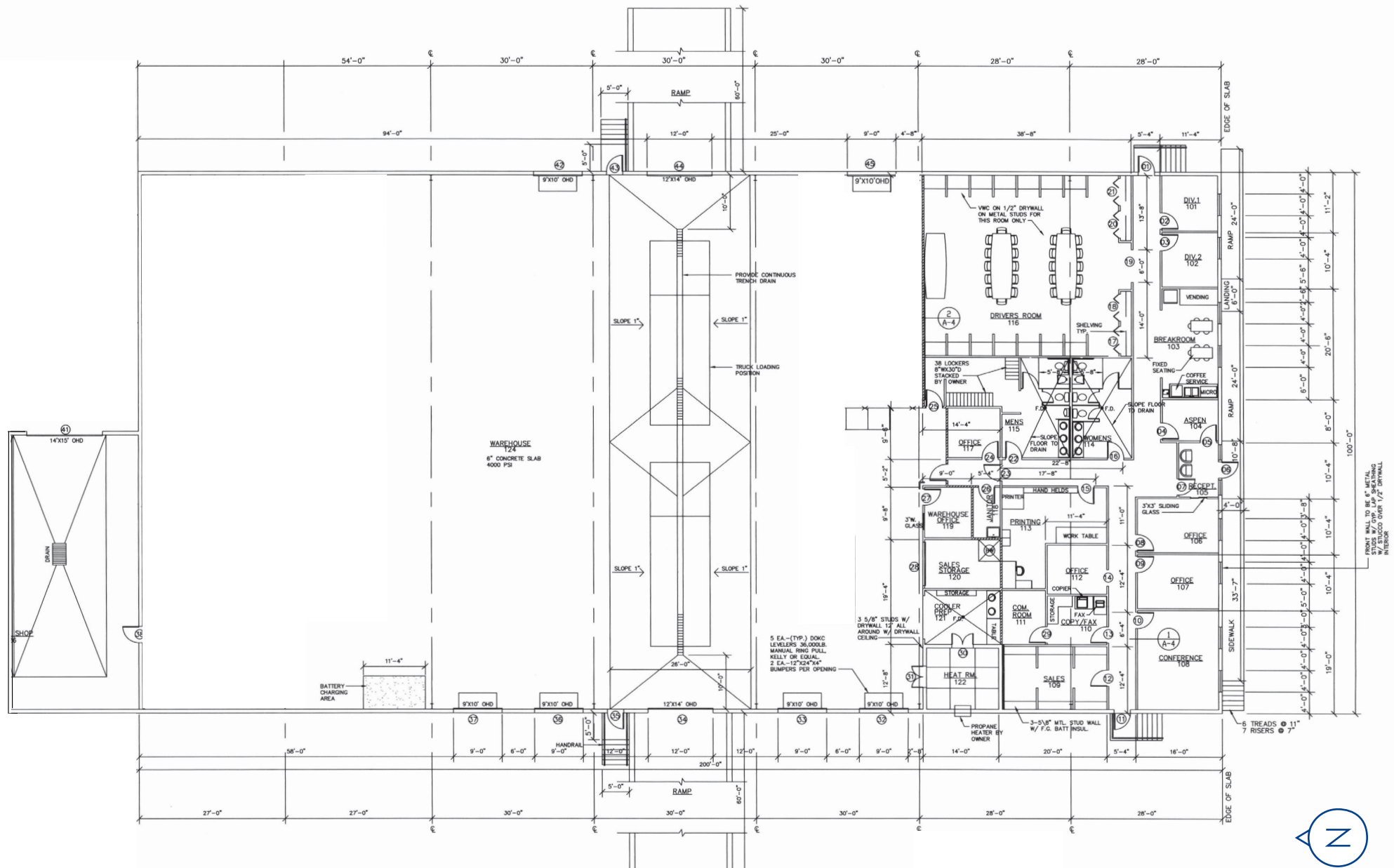
# PROPERTY Overview

<b>County</b>	Duval
<b>Submarket</b>	Southside
<b>RE #</b>	167865-5125
<b>Zoning</b>	Light Industrial
<b>Parcel Size</b>	3.82± AC
<b>FAR</b>	0.11
<b>Building Type</b>	Office & Service Garage
<b>Construction Type</b>	Insulated Manual
<b>Year Built / Year Renovated</b>	1995 / 2021
<b>Total SF</b>	18,080± SF
<b>Warehouse SF</b>	13,564± SF
<b>Office SF</b>	4,516± SF
<b>Clear Height</b>	19'
<b>Grade-Level Doors</b>	(1) 12' x 14'
<b>Drive-In Ramps</b>	(2) 12' x 14'
<b>Dock High Doors</b>	(5) 9' x 10'
<b>Dock Packages</b>	(5) 36,000/lb levelers, bumpers & seals
<b>Power Service</b>	208V, 800-amp, 3-phase
<b>Electric, Water, Sewer</b>	JEA
<b>1,500 Gallon Propane Fueling Station</b>	Sharp Energy
<b>Warehouse Floor</b>	6" thick, 4,000 PSI concrete with trench floor drain
<b>Forklift Chargers</b>	2
<b>Lighting</b>	LED
<b>Warehouse Fan</b>	(1) High-volume, Low-speed
<b>Auto Parks</b>	50
<b>Box Truck Parks</b>	29

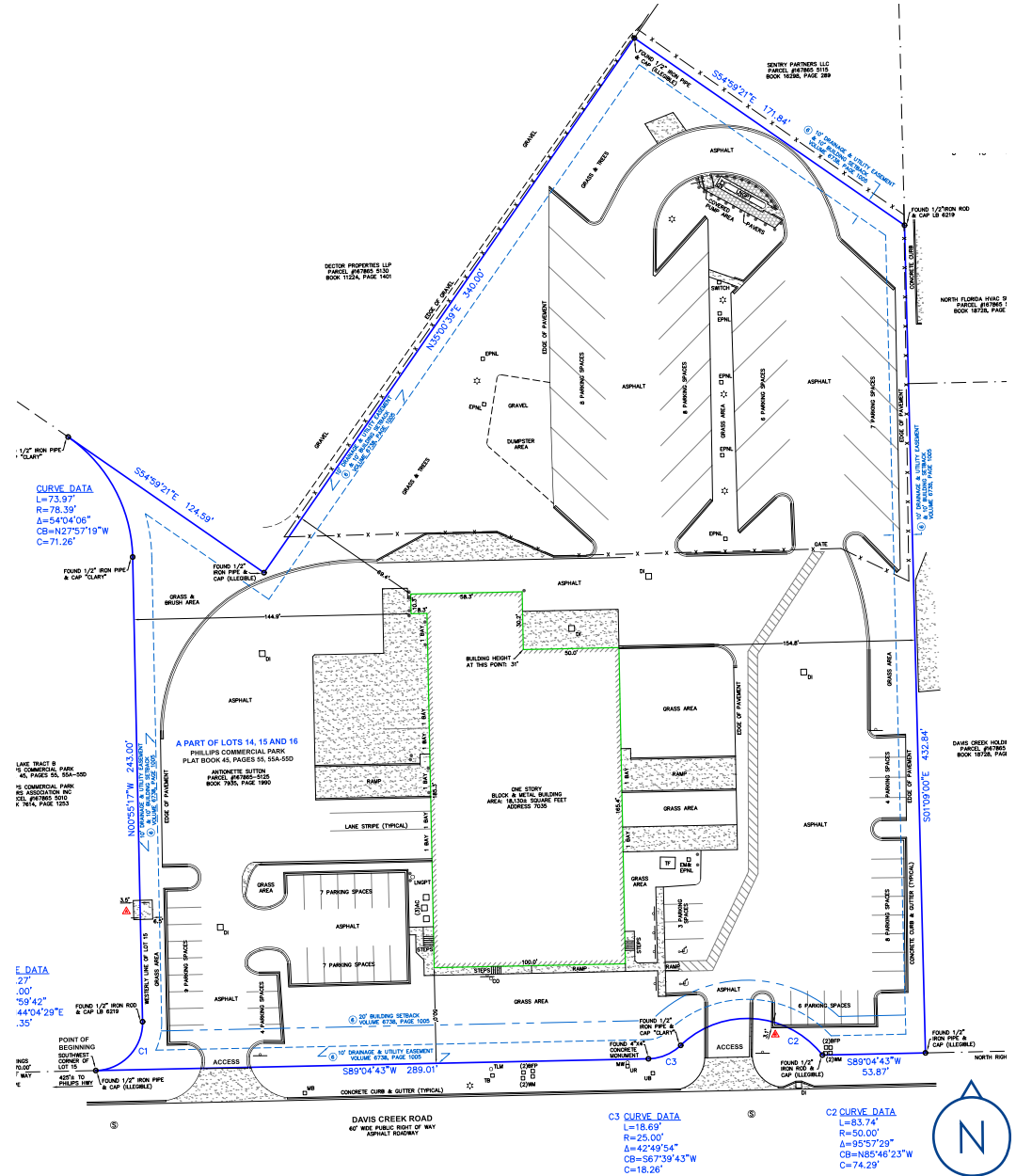
- Located in Philips Commercial Park
- Fully fenced with two points of egress/ingress
- Light Industrial zoning
- Fully insulated warehouse
- Cross dock configuration & drive thru access
- Fenced and lit asphalt storage yard
- Propane fueling station
- Men's & women's locker rooms
- Wash bay with oil/water separator



# PROPERTY Floor Plan



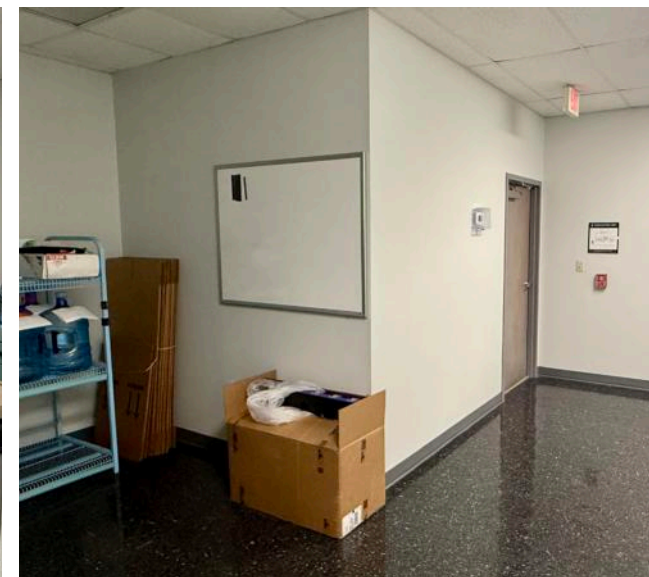
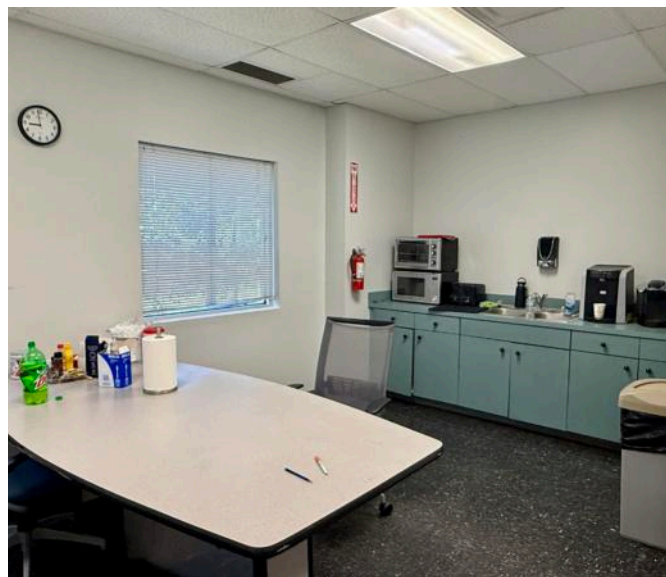
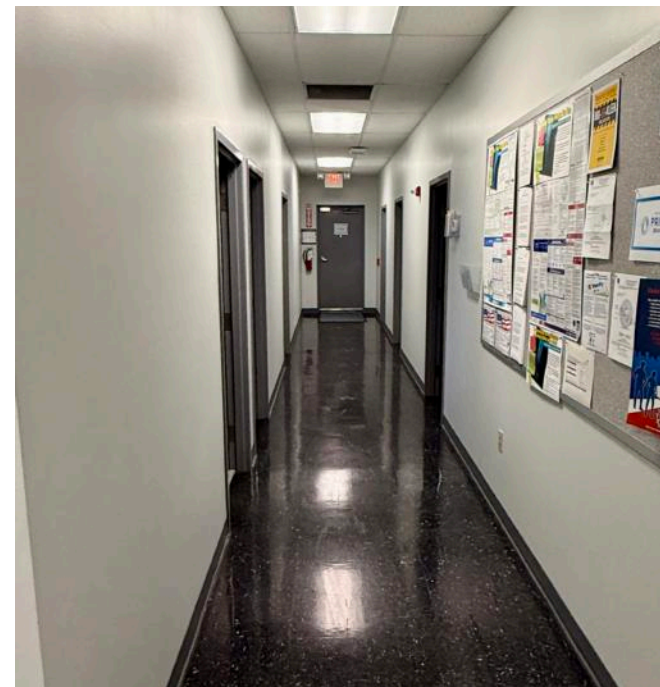
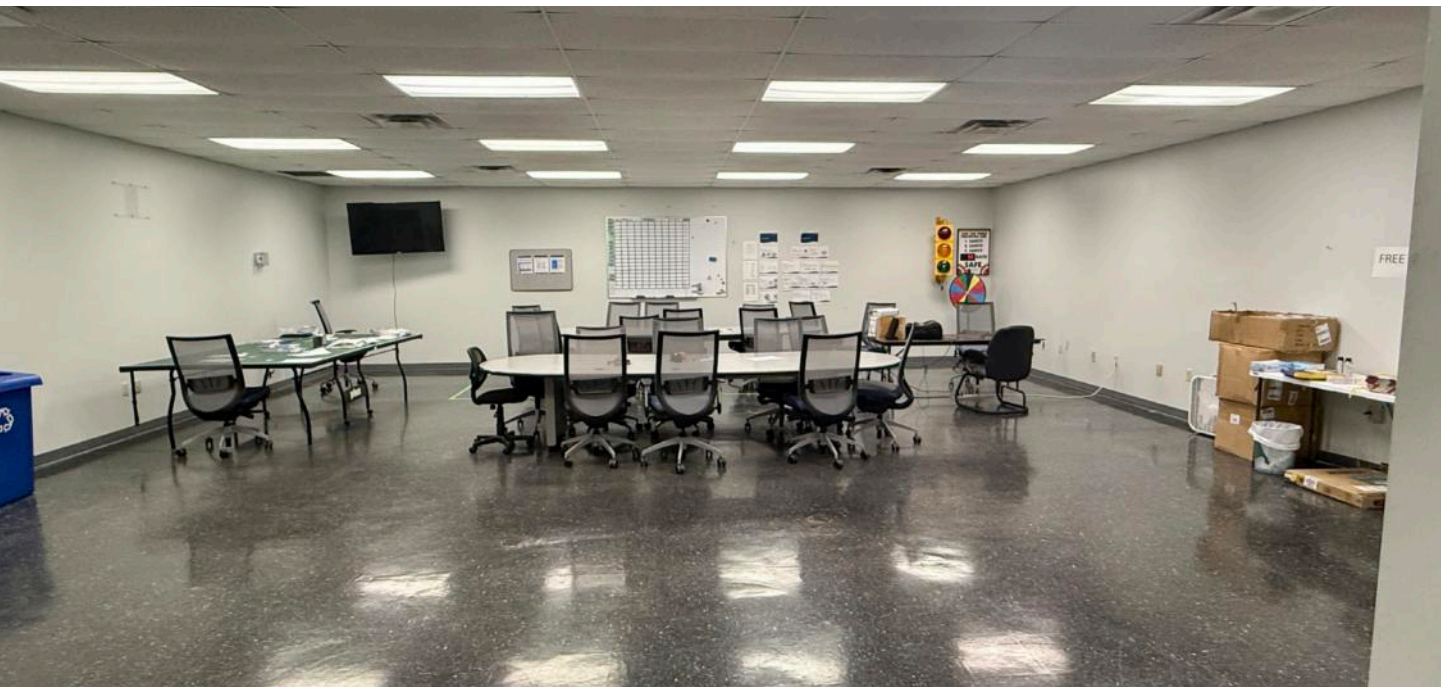
# PROPERTY Survey



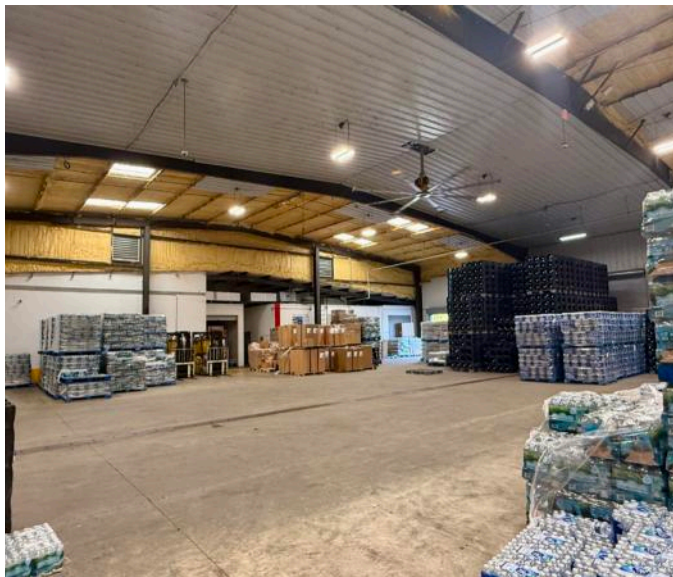
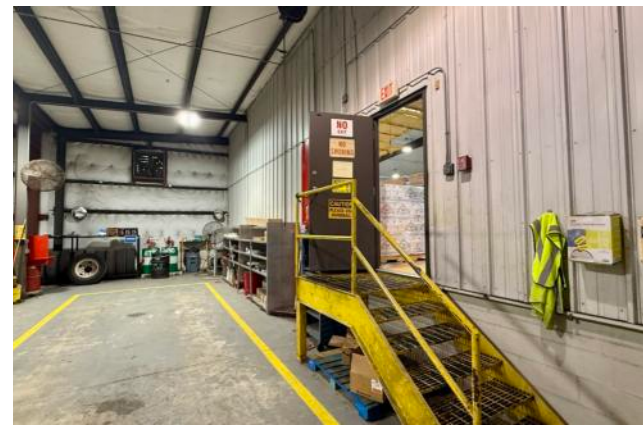
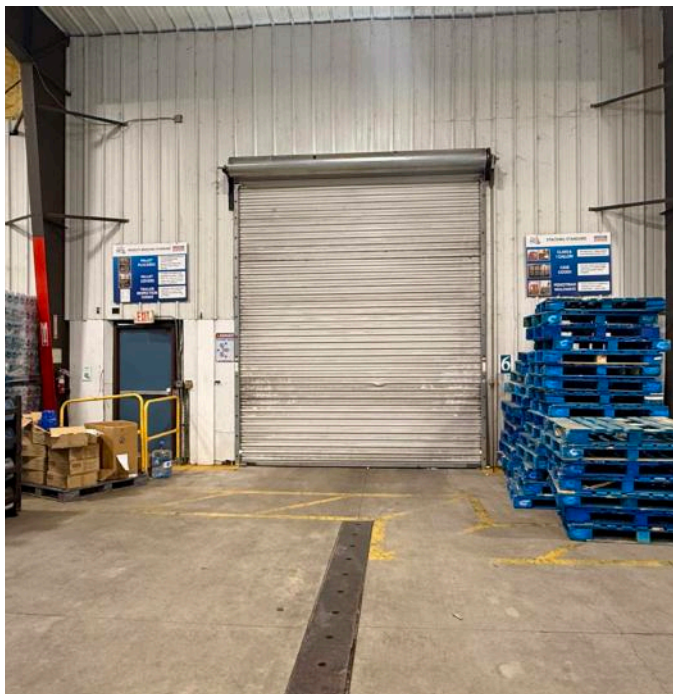
SITE  
**Aerial**



# OFFICE Photo Gallery



# WAREHOUSE Photo Gallery



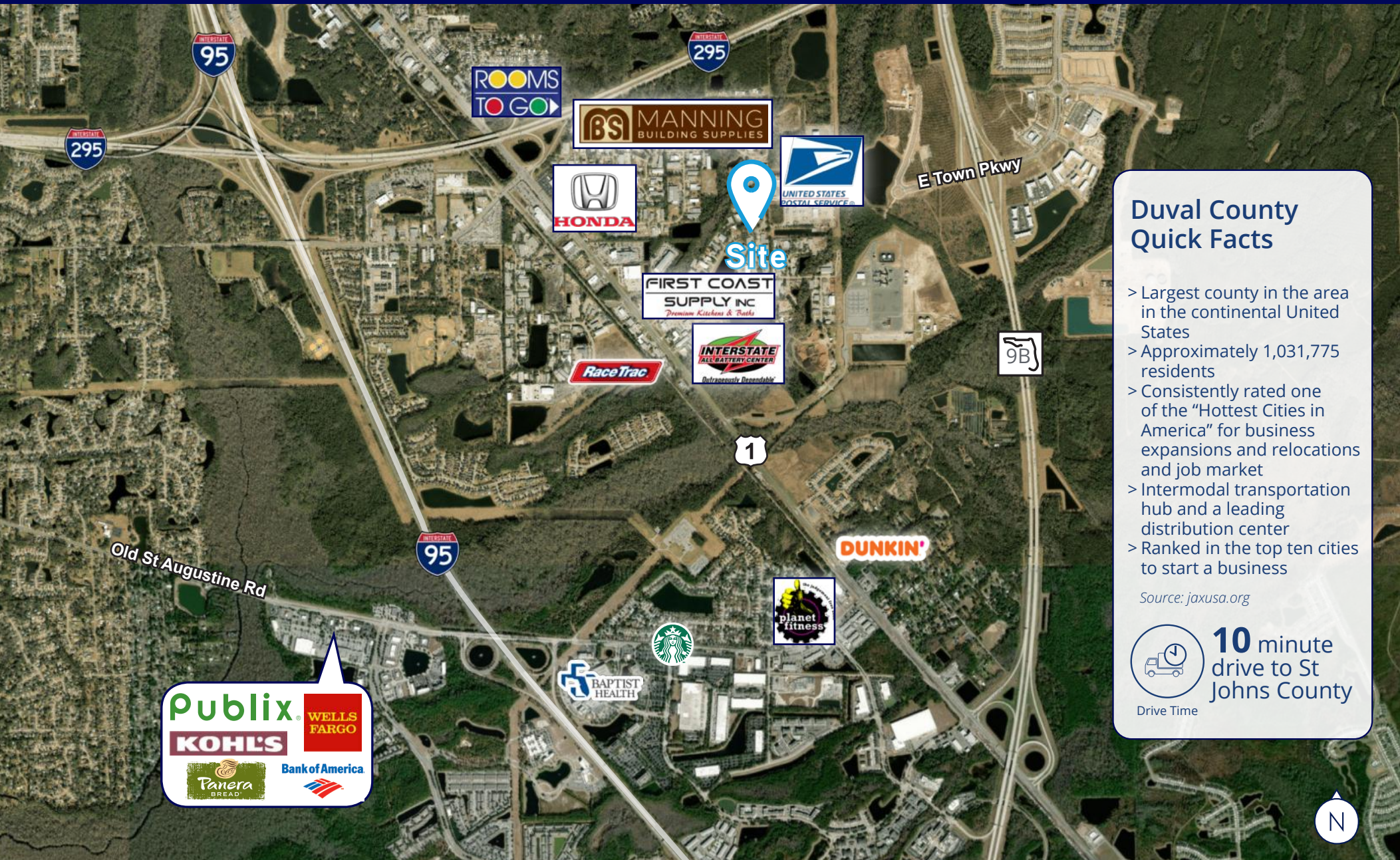
1152687

7035 Davis Creek Road

# PROPERTY Location



Click to view location



## Duval County Quick Facts

- > Largest county in the area in the continental United States
- > Approximately 1,031,775 residents
- > Consistently rated one of the "Hottest Cities in America" for business expansions and relocations and job market
- > Intermodal transportation hub and a leading distribution center
- > Ranked in the top ten cities to start a business

Source: jaxusa.org



Drive Time

**10** minute  
drive to St  
Johns County

# PROPERTY Distances

**I-295** | 1 mile

**US-1** | 1 mile

**I-95** | 3 miles

**JAXPORT Talleyrand Terminal** | 18 miles

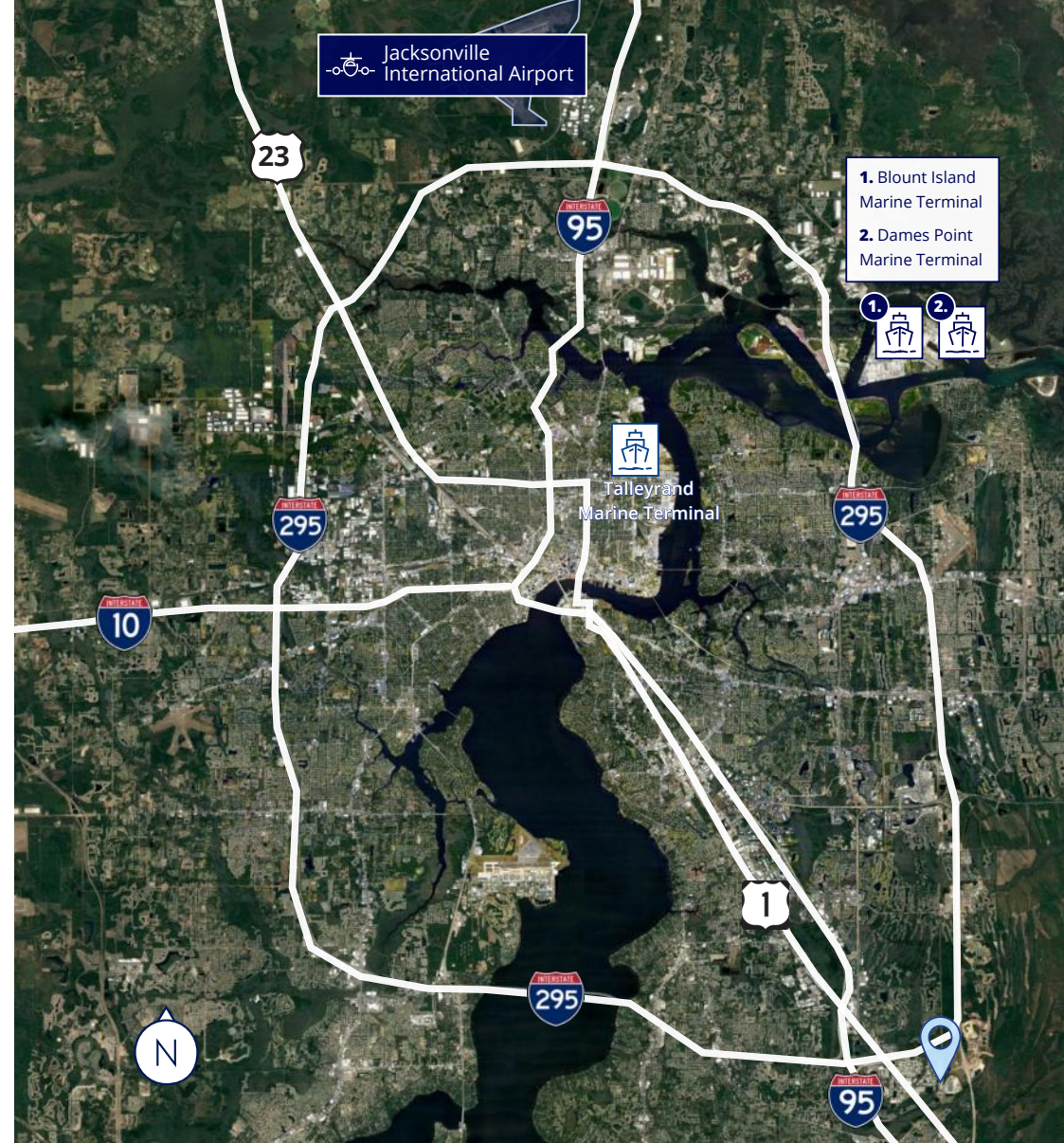
**JAXPORT Dames Point Terminal** | 21.4 miles

**JAXPORT Blount Island Terminal** | 22.3 miles

**Orlando** | 127 miles

**Miami** | 332 miles

**Atlanta** | 360 miles



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