



For Lease

3525 Enterprise Way
Green Cove Springs, FL 32043

- 20,640 SF highly functional industrial space in the Green Cove Springs submarket
- Located just off Highway 17 in the Harbor Road Industrial Park
- Only 5 miles to the First Coast Expressway connecting Clay and St Johns Counties
- Zoned Heavy Industrial (IB) allowing for the greatest range of industrial operations including manufacturing, distribution, assembly, storage, etc.

Suite 2: 10,320 SF suite with 140 SF office

Suite 3: 10,320 SF suite with 400 SF office

- Rate: \$10.25/SF NNN
- Estimated OPEX: \$2.20/SF
- Immediately available
- Ideal for distribution or warehousing

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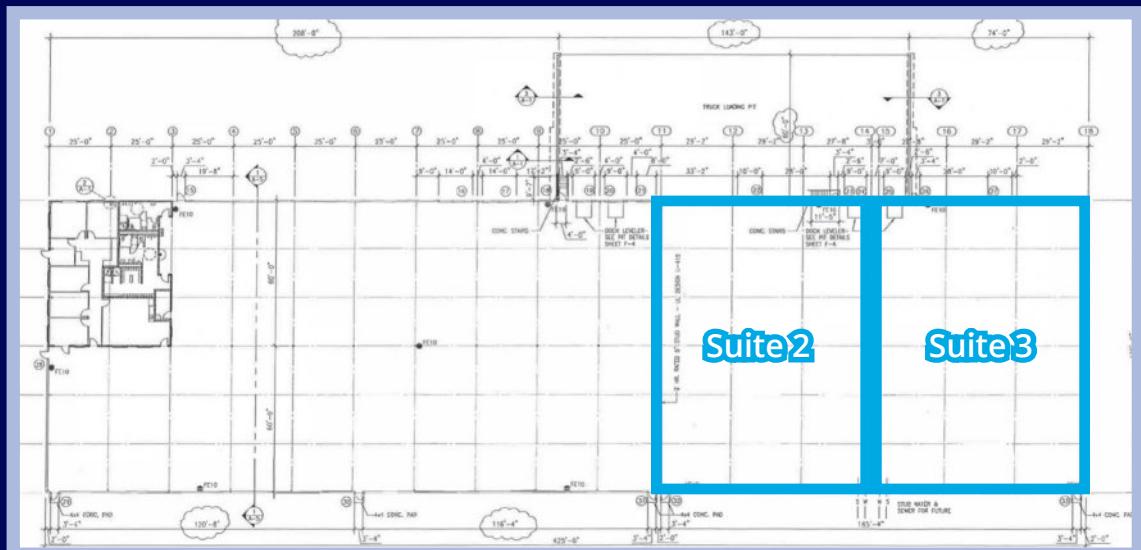
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Property Overview

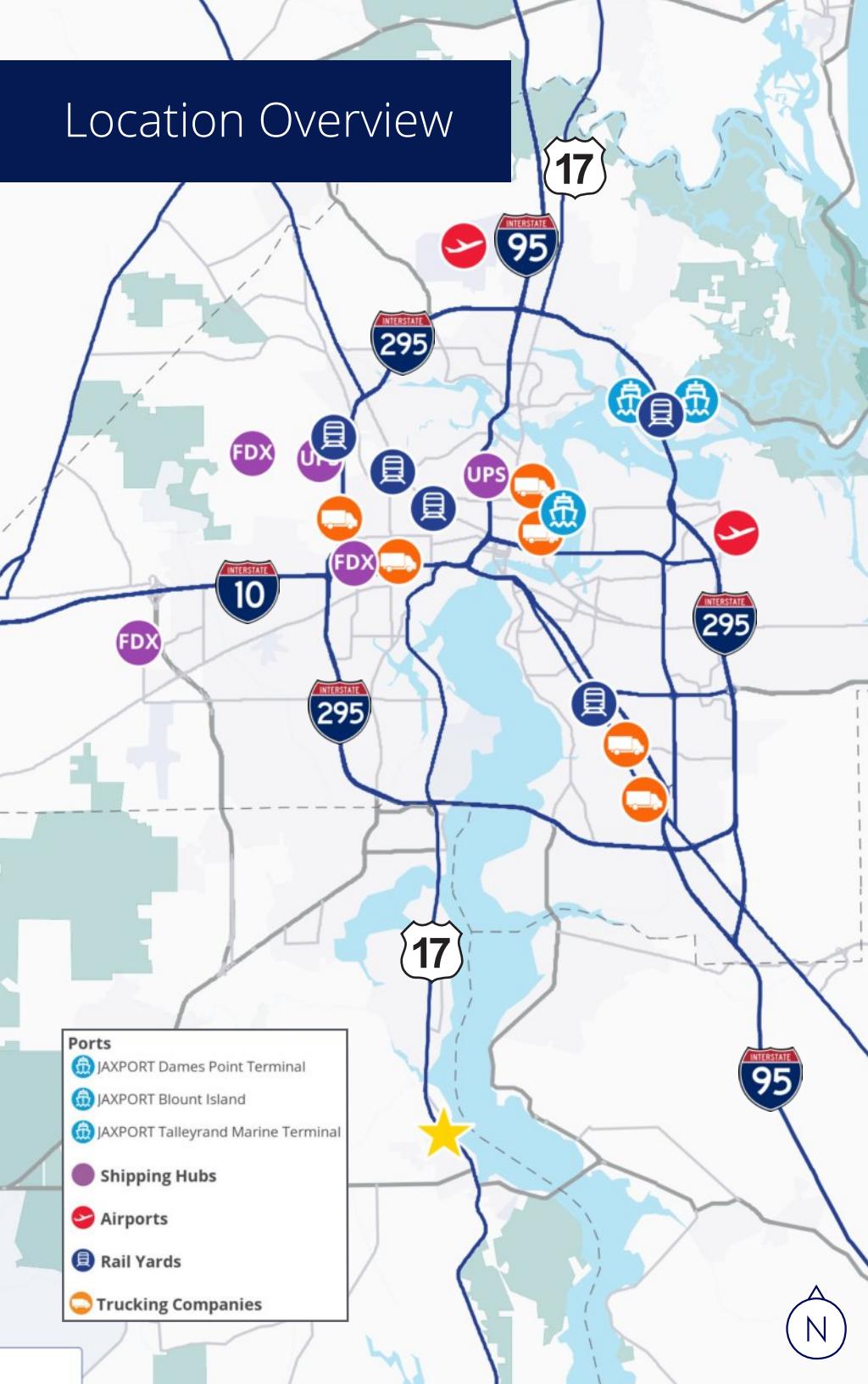
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	<u>Suite 2</u>	<u>Suite 3</u>
Building Area	10,320 SF	10,320 SF
Office	140 SF	400 SF
Suite Dimensions	120'x86'	120'x86'
Column Spacing	60'x29'	60'x29'
Clear Height	20'	20'
Configuration	Front load	Front load
Dock High Doors	2 (9'x9')	1 (9'x9')
Drive In Doors	To suit	1 (12'x9')
Dock Packages	1 pit leveler	1 pit leveler
Truck Court	128'	128'
Power	100a, 277/480v, 3p	100a, 277/480v, 3p
Lighting	Metal halide	Metal halide
Car Parking	18	10-15
Year Built	2005	2005

Site Plan



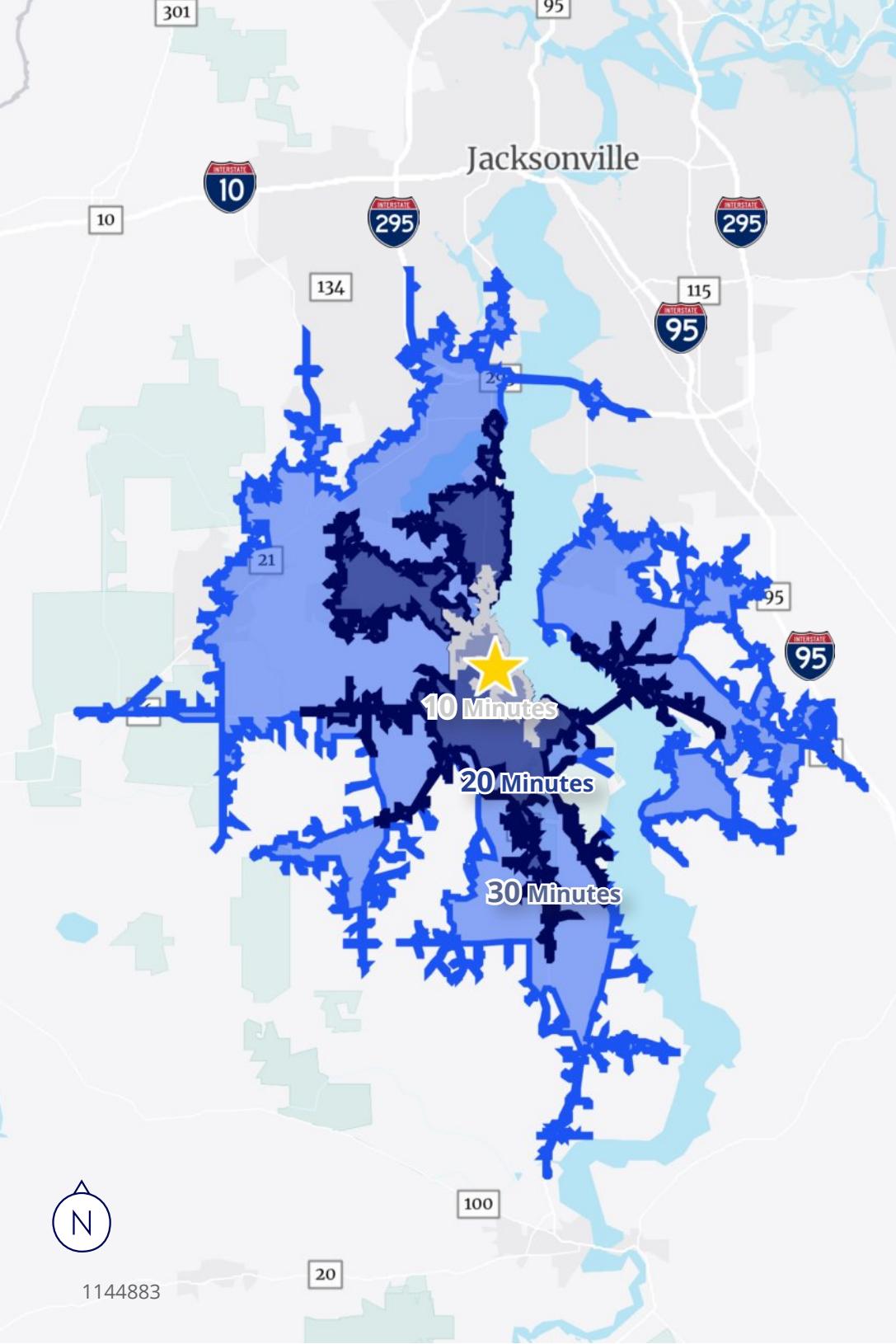
Location Overview



US-17	0.4 miles	
Interstate 295	13 miles	
Interstate 95	17 miles	
US-1	21 miles	
US-10	25 miles	
Norfolk Southern Intermodal Facility	30 miles	
	CSX Intermodal Facility	30 miles
	FEC Intermodal Facility	31 miles
	Jacksonville Int'l Airport	41 miles
	JAXPORT Talleyrand	30 miles
	JAXPORT Dames Point	43 miles
	JAXPORT Blount Island	43 miles
	Port of Savannah	170 miles
	Port of Tampa	178 miles
	Port of Charleston	250 miles

Business Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax



Strategic Location

The Green Cove Springs submarket provides excellent connectivity to the region's major transportation infrastructure.



17
Miles



13
Miles



25
Miles



41
Miles

Jacksonville Int'l
Airport



30
Miles

CSX Intermodal



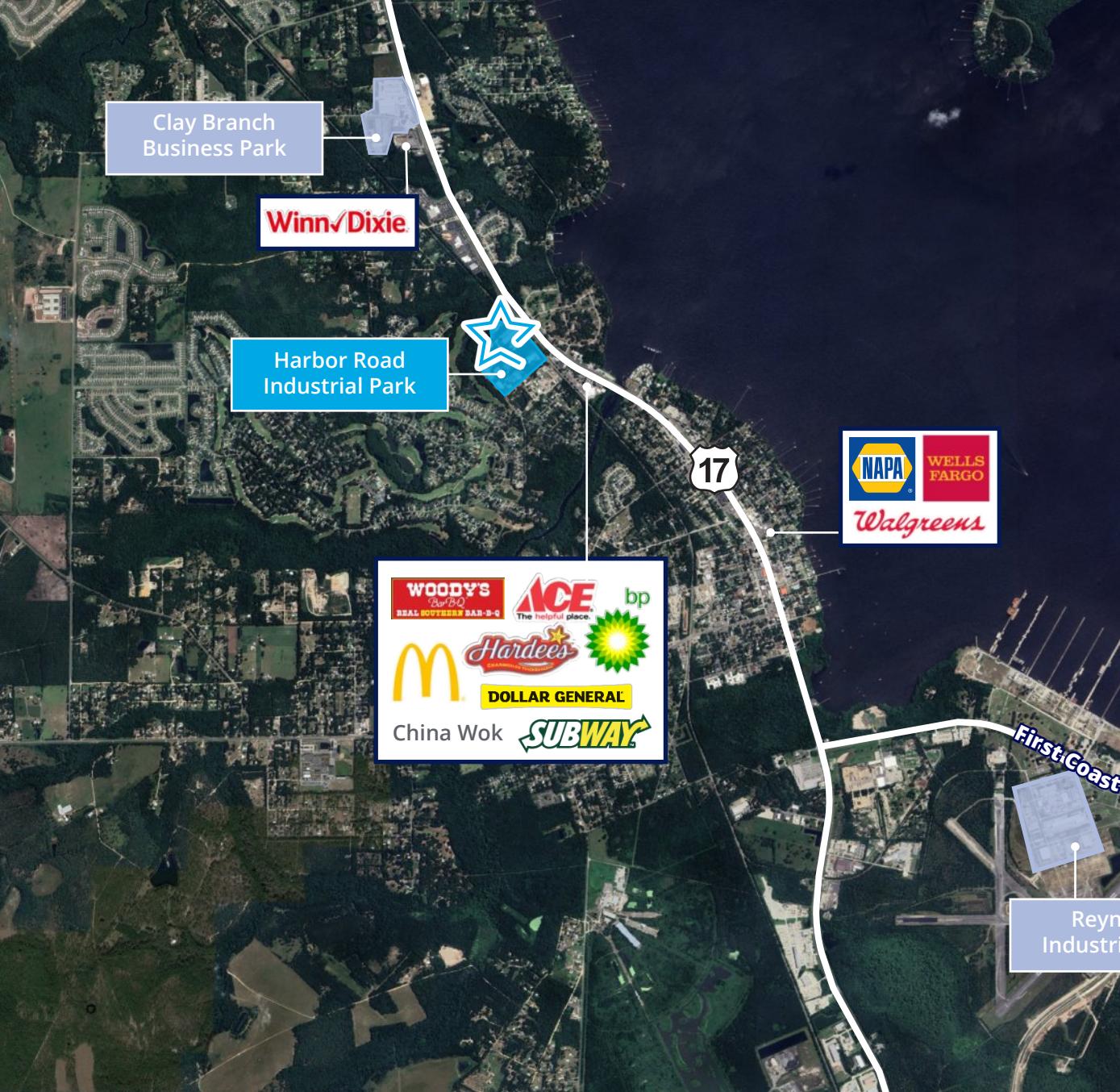
30
Miles

JAXPORT

Jacksonville's strong regional demographics offers an affordable alternative to other metros in Florida and a high quality of life for skilled labor with a growing workforce.

Demographics

	10 Mins	20 Mins	30 Mins
2024 Population	13,407	68,802	268,403
2029 Population	13,935	76,787	293,713
Population Change 2024 - 2029	3.9%	11.6%	9.4%
2024 Households	5,042	25,424	96,999
Median Household Income	\$75,064	\$98,934	\$95,536
Bachelor's Degree or Higher	21.2%	26.3%	25.4%
Unemployment Rate	3.3%	3.2%	3.4%
Total Employees	7,269	24,854	100,440



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