



Roosevelt Commerce Center Dock High Warehouse & Office For Lease

7254 Golden Wings Road | Jacksonville, FL 32244

Eric Bumgarner, CCIM
Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Michael Cassidy
Associate Vice President
+1 904 861 1120
michael.cassidy@colliers.com

Gordon Olson
Senior Associate
+1 904 861 1124
gordon.olson@colliers.com

76 S Laura Street
Suite 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville

PROPERTY Overview

Property Features

Total Building Size	44,240± SF
Number of Buildings	2
Building Type	Precast panel construction
Zoning	Industrial Business Park
Lot Size	4.0± AC
Parcel ID#	098404-0085
Power	3-phase
Clear Height	20'
Sprinkler	Wet sprinkler system

Availabilities

Suite 7: 2,940± SF | Available Immediately

- Office: 600± SF
- Warehouse: 2,340± SF
- Suite dimensions: 42' W x 70' D
- (1) dock-high door

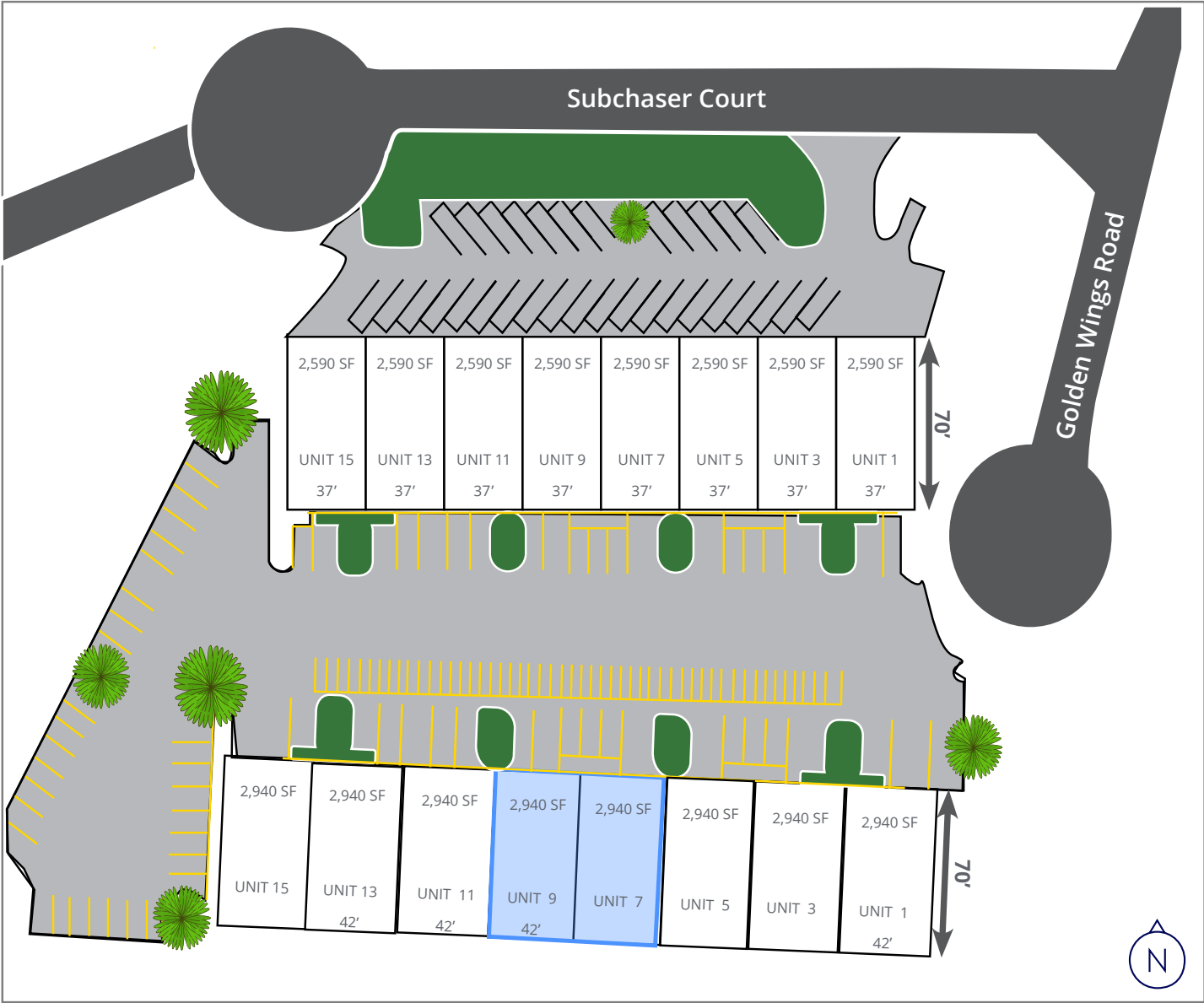
Suite 9: 2,940± SF | Available March 1st

- Office: 600± SF
- Warehouse: 2,340± SF
- Suite dimensions: 42' W x 70' D
- (1) dock-high door

Lease rate: \$12.00/SF | CAM \$ 3.45/SF



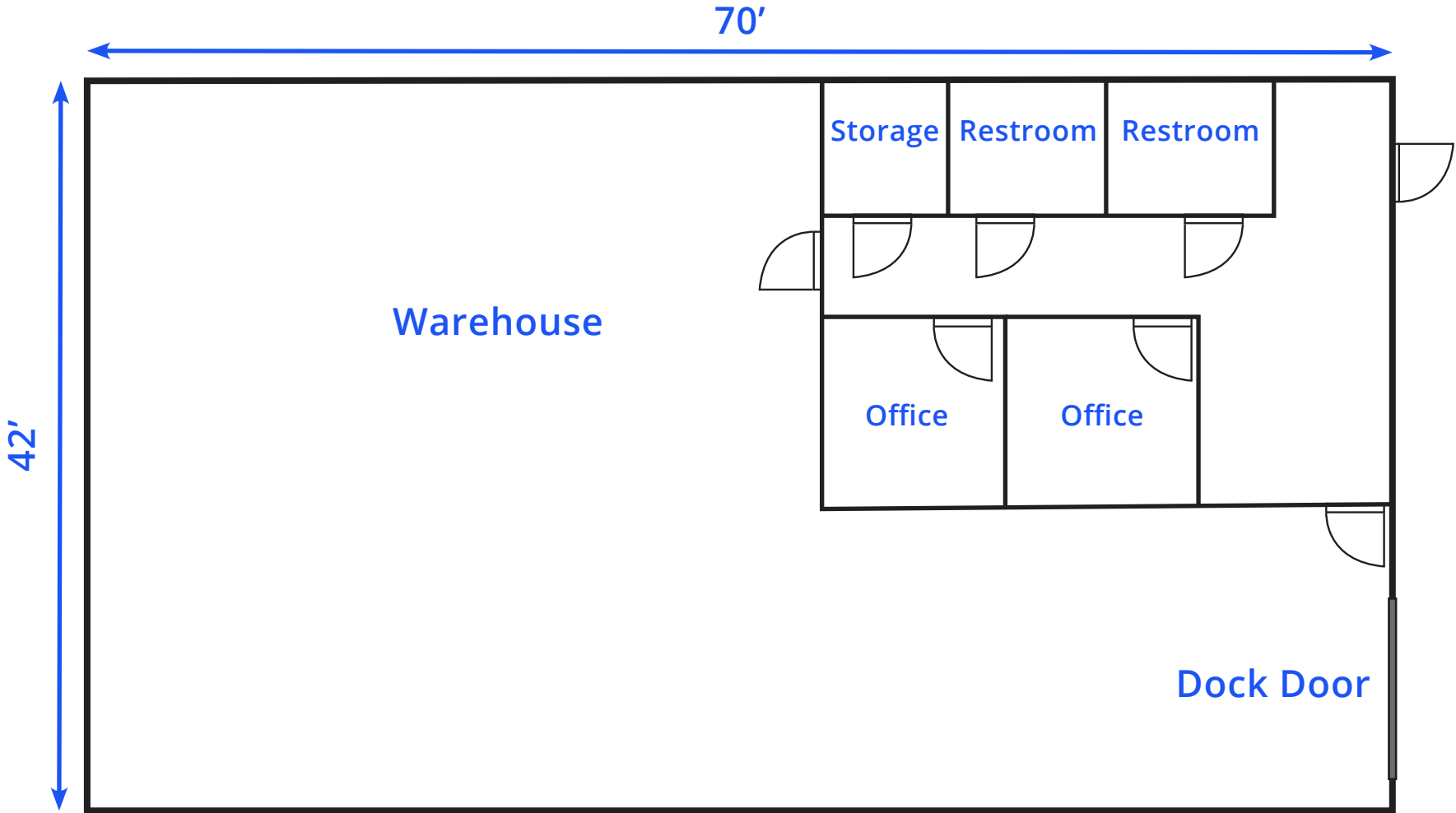
Property Site Plan



Property
Photos | Suite 7



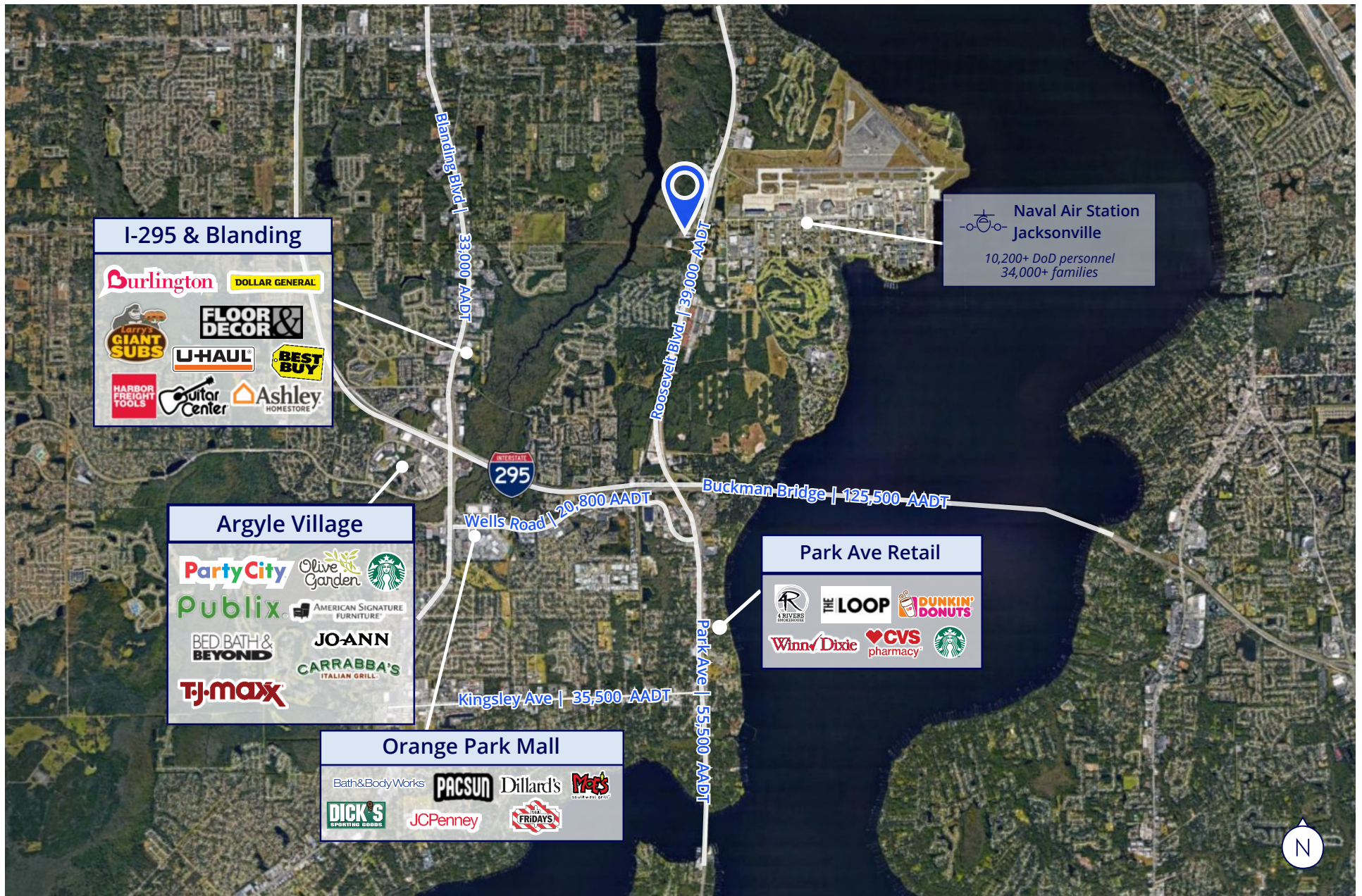
Floorplan | Suite 9



PROPERTY Location



Click to view location



PROPERTY

Drive Times

US - 17 | 2 min

I-295 | 9 min

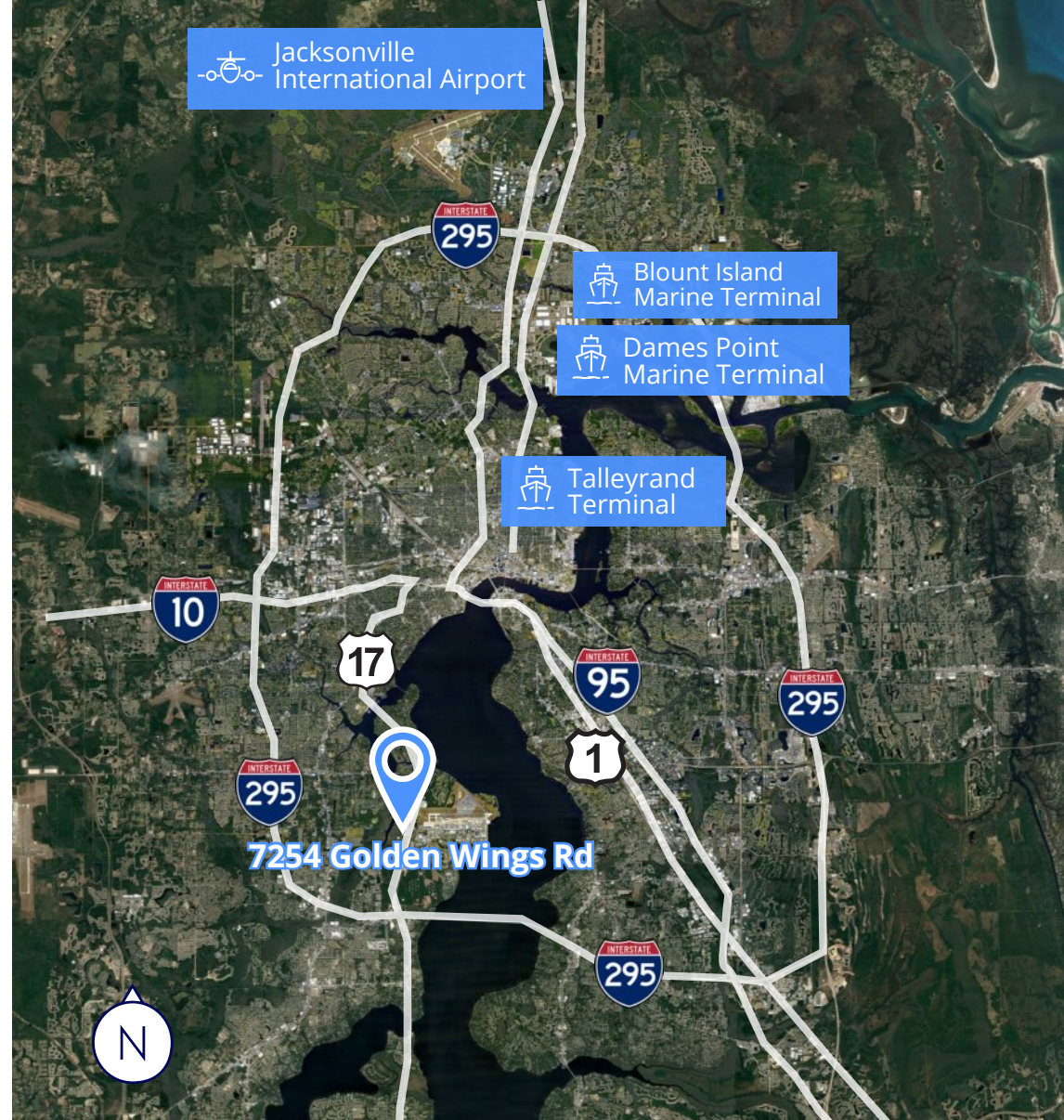
I-10 | 15 min

I-95 | 17 min

JAXPORT Talleyrand Terminal | 27 min

JAXPORT Blount Island Terminal | 35 min

Jacksonville Int'l Airport | 36 min



Eric Bumgarner, CCIM
Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Michael Cassidy
Associate Vice President
+1 904 861 1120
michael.cassidy@colliers.com

Gordon Olson
Senior Associate
+1 904 861 1124
gordon.olson@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC

Colliers
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville