

For Lease

98,748 SF

4035 Reynolds Blvd.

Green Cove Springs, FL 32043



Reynolds Park / Green Cove Springs, FL

Comprised of over 1,500 acres, Reynolds Park is a multi-modal industrial park located on the St. Johns River just 25 miles south of Jacksonville. The park is served by a CSX rail spur, has 1.1 miles of bulkhead and several miles of piers, a private airport (5,000-foot runway), and is adjacent to the First Coast Expressway which offers quick access to I-10 in Duval County and will soon connect to I-95 in St. Johns County.

This unique facility provides affordable infrastructures for a wide range of uses. Types of businesses found in the park include aviation technologies, railcar repair, building products distribution, landscape services, marine transportation, metal fabrication, concrete recycling, full-service marinas and more. There is also access to a vast amount of paved and unpaved surface storage for laydown yards, vacant runways that can be used for test track or parking, and port facilities including a marine railway.

Austin McGowan, Property Manager
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Building s.f.	106,265	Land size	7.5ac.
Available s.f.	98,748	Construction	Metal
Office s.f.	6,000+	Drive-in doors	9
Year built	1991	Loading docks (depressed)	1
Clear height	30'+	Utilities	City of Green Cove Springs
Cranes	two 5-ton, three 10-ton	Electrical	1,800+ amps



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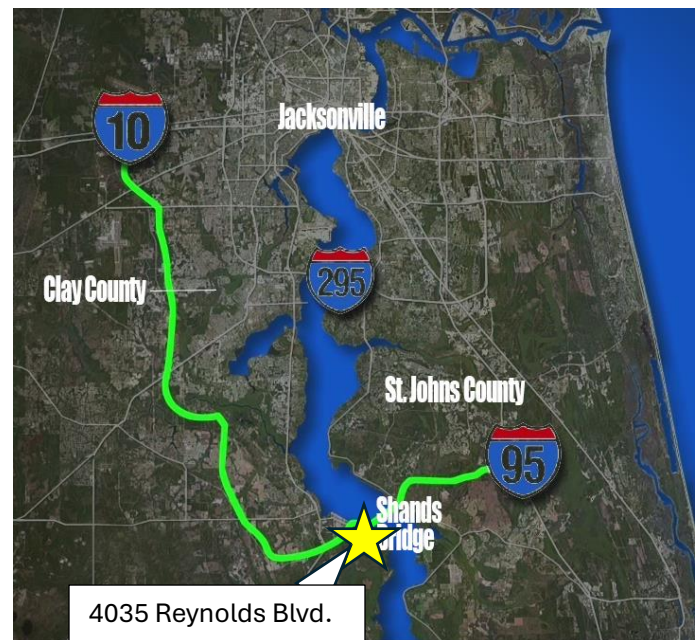


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Located in the sought after and growing Jacksonville submarket of Green Cove Springs, Reynolds Park positions industrial users for quick access to I-10 and the markets of Florida's panhandle or I-95 and the large markets of central and south Florida. The clear heights, multiple drive-ins, overhead cranes, and several acres of fenced paved area make this building well poised for a manufacturing or warehouse user.

Location

 I-95	15 miles
 I-295	15 miles
 I-10	28 miles
JAXPORT Talleyrand Terminal	33 miles
JAXPORT Blount Island Terminal	40 miles
Jacksonville International Airport	44 miles
Orlando, FL	125 miles
Savannah, GA	171 miles
Tampa, FL	175 miles
Charleston, SC	271 miles
Miami, FL	329 miles
Atlanta, GA	365 miles
Charlotte, NC	416 miles
New Orleans, LA	569 miles



Reynolds Park is conveniently located adjacent to the First Coast Expressway (FL23), which is currently built from I-10 to the existing Shands Bridge and the new bridge and connection to I-95 are currently under construction.