

±9,116 SF AVAILABLE FOR LEASE

6695 COLRAY COURT, SUITE 200
JACKSONVILLE, FL 32258



LOCAL MARKET EXPERTS

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PROPERTY DETAILS



**±9,116 SF
Available**



**Easy Access
To US-1,
I-295, & I-95**



**Zoning:
IL (Industrial
Light)**



**Ceiling Height:
22'**

Total Available:	±9,116 SF
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Office Size:	±1,226 SF
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Warehouse:	±7,889 SF
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Utilities:	City Water and Sewer
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Column Spacing:	Clear Span
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Loading:	One (1) 16' x 18' Grade Level Door Three (3) 20' x 18' Roll Up Doors
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Power:	Three (3) Phase, 208 Y/120/240 Volt 600 Amps
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Construction:	Metal
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Year Built:	1998
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Lease Rate: \$9.50 PSF NNN

CAM: \$2.00 PSF NNN

AS-3 18-45-202 7.686
 GREENLAND BUSINESS PARK
 LOTS 2, LIFT OVER LOT 4 AND 7 48-202
 PT GOVT LOT 5 SEC 18-45-202
 PRECIB 1/4 1000-452

A001 BUILDING 1 - OVERALL PLAN
 A002 BUILDING 2 - OVERALL PLAN
 A003 BUILDING 3 - OVERALL PLAN
 A004 BUILDING 4 - OVERALL PLAN
 A005 BUILDING 1 UNIT 100 - ENLARGED OFFICE
 A006 BUILDING 2 UNIT 200 - ENLARGED OFFICE
 A007 BUILDING 3 UNIT 300 - ENLARGED UNIT PL
 A008 BUILDING 4 UNIT 400 - ENLARGED UNIT PL
 A009 BUILDING 3 UNIT 300 - ENLARGED UNIT PL
 A010 BUILDING 4 UNIT 400 - ENLARGED UNIT PL
 A011 BUILDING 4 UNIT 400 - ENLARGED UNIT PL
 A001 BUILDING 1 ELEVATIONS
 A002 BUILDING 2 ELEVATIONS
 A003 BUILDING 3 ELEVATIONS
 A004 BUILDING 4 ELEVATIONS

A301	BUILDING 1 - OVERALL PLAN
A302	BUILDING 2 - OVERALL PLAN
A303	BUILDING 3 - OVERALL PLAN
A304	BUILDING 4 - OVERALL PLAN
A305	BUILDING 1 UNIT 100 - ENLARGED OFFICE PL
A306	BUILDING 1 UNIT 200 - ENLARGED OFFICE PL
A307	BUILDING 3 UNIT 301 - ENLARGED UNIT PLAN
A308	BUILDING 3 UNIT 302 - ENLARGED UNIT PLAN
A309	BUILDING 3 UNIT 303 - ENLARGED UNIT PLAN
A310	BUILDING 4 UNIT 401 - ENLARGED UNIT PLAN
A311	BUILDING 4 UNIT 402 - ENLARGED UNIT PLAN
A301	BUILDING 1 ELEVATIONS
A302	BUILDING 2 ELEVATIONS
A303	BUILDING 3 ELEVATIONS
A304	BUILDING 4 ELEVATIONS

PROVIDED PARKING

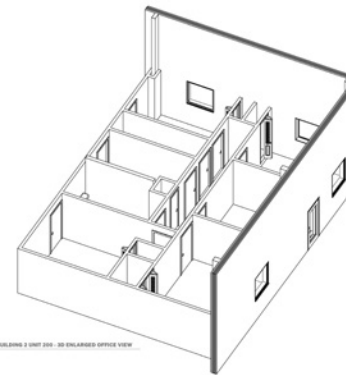
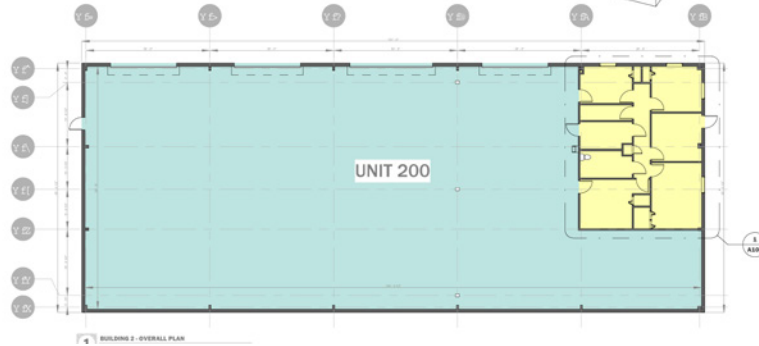
Type	Count
12' x 18' (90 Ang)	80
ADA PARKING 12' x 18' (25 Ang)	1
ADA PARKING 12' x 18' (25 Ang)	2
TOTAL PARKING SPACES	83

The site plan shows four buildings: BUILDING 1 (top right), BUILDING 2 (bottom center, highlighted in blue), BUILDING 3 (bottom right), and BUILDING 4 (middle left). A creek flows along the top and left edges. Parking spaces are distributed around the buildings. Arrows indicate access points from the street to the site.

2 BUILDING 2 - OVERALL 3D VIEW

WAREHOUSE

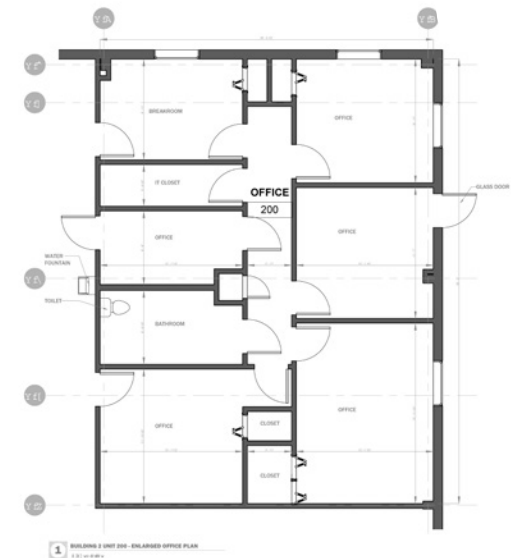
OFFICE



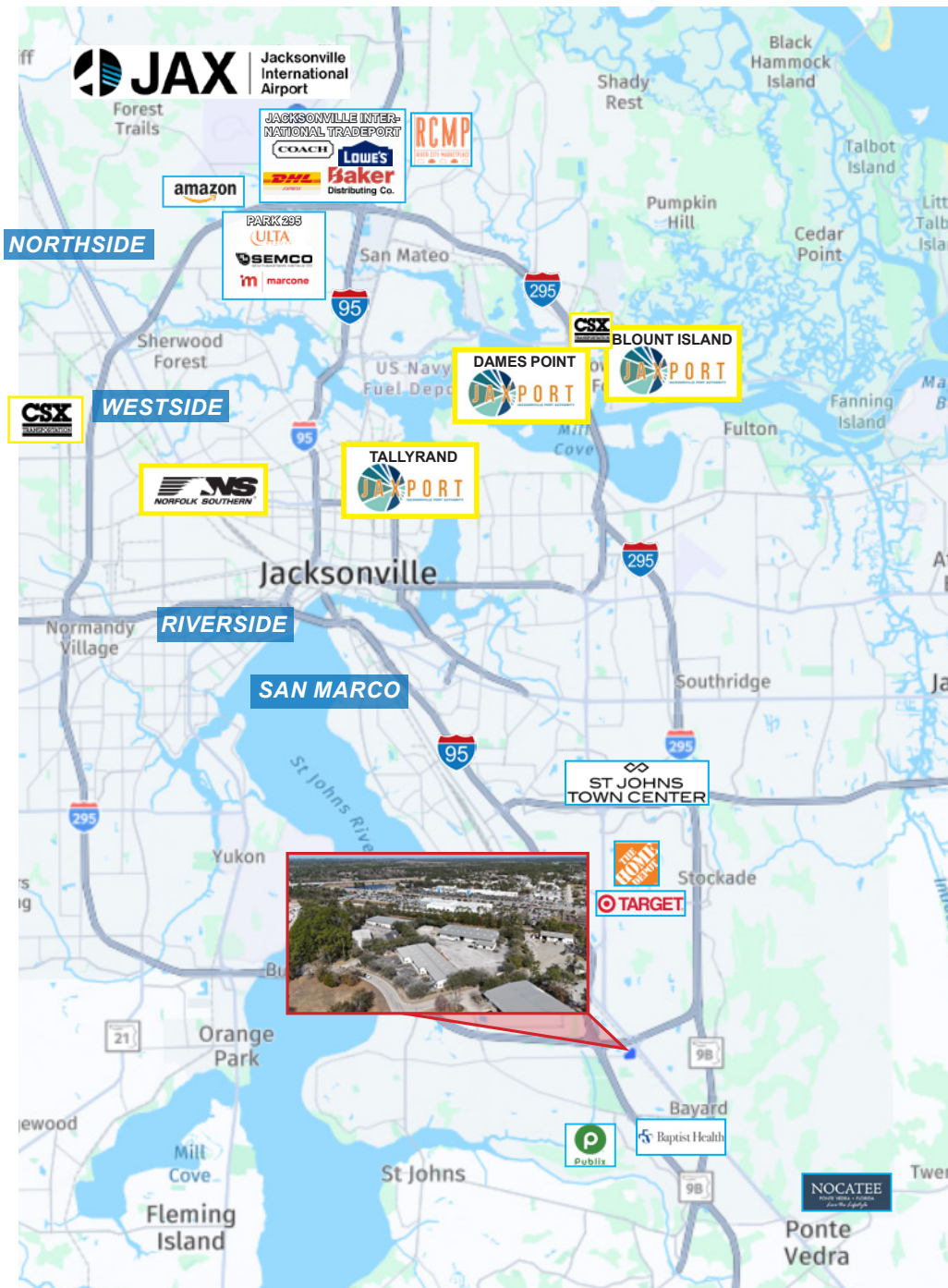
2 BUILDING 2 UNIT 200 - 3D-ENLARGED OFFICE VIEW



KEY PLAN



EXCELLENT CONNECTIVITY



Point of Interest	Time	Miles
I-95	3 min	0.9
I-10	25 min	16.4
I-295	7 min	2.4
Jax International Airport	30 Min	29.1
JaxPort	22 Min	18.1
CSX Intermodal Facility	32 min	27.1
Norfolk Southern Intermodal Facility	33 min	24.0

- ✓ Premier Jacksonville industrial location for regional and local distribution
- ✓ Strategically located with easy access to Interstates 95 & 295
- ✓ Freestanding building with large stabilized paved yard fully fenced



WHY JACKSONVILLE

Overview

- Jacksonville's strategic location in the Southeast, coupled with its deep-water port makes it an attractive option for businesses that want to serve larger regional and international markets
- Jacksonville is the largest metro area by land mass in the U.S.
- The region's strong military presence, together with its affordable cost of living and high quality of life, attracts a young and talented workforce



Job and Economy Overview

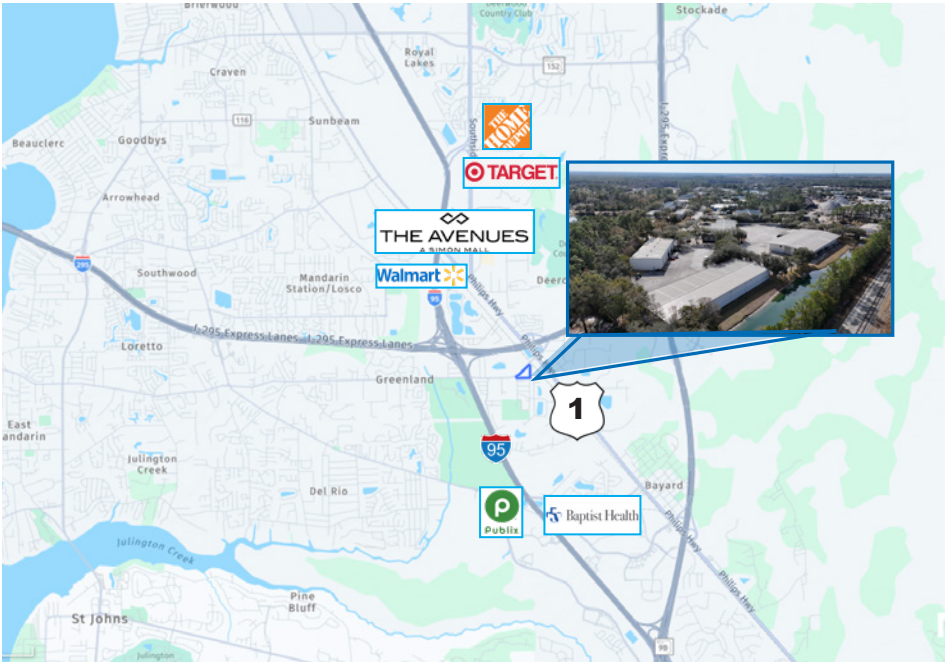
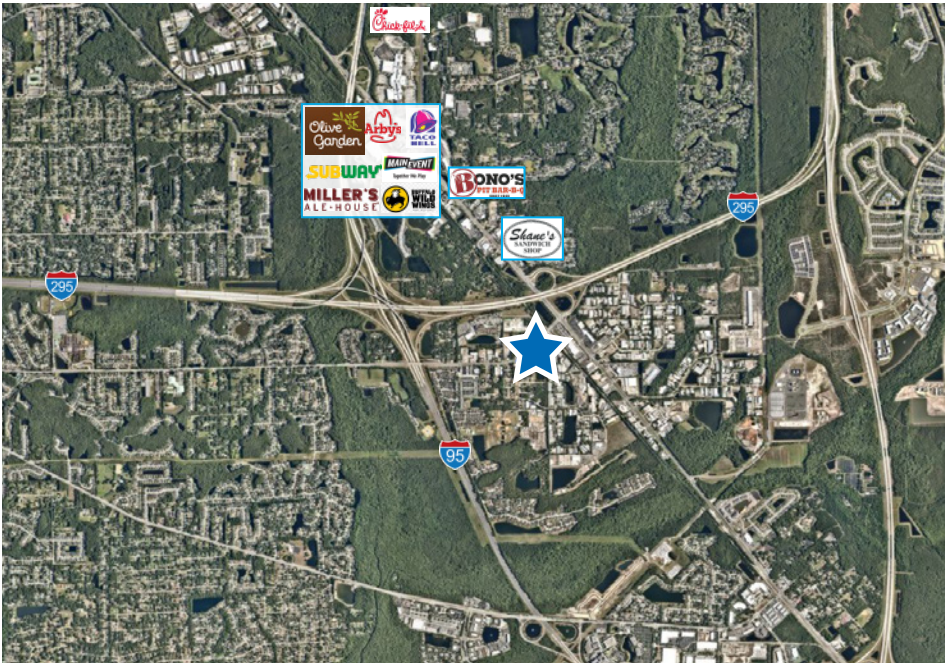
- Unemployment rate: Florida's unemployment rate in 2024 is 3.3%, which is 0.7 percentage points lower than the national rate
- Employment: Florida's employment in 2024 is 11,835,884
- Population: Florida's population in 2024 is 22,954,162
- Economic growth: Florida's real economic growth in the first quarter of 2024 was 3.0%, which was the sixth highest in the nation
- Job creation: Florida has created 424,144 new businesses in 2024

Population Overview

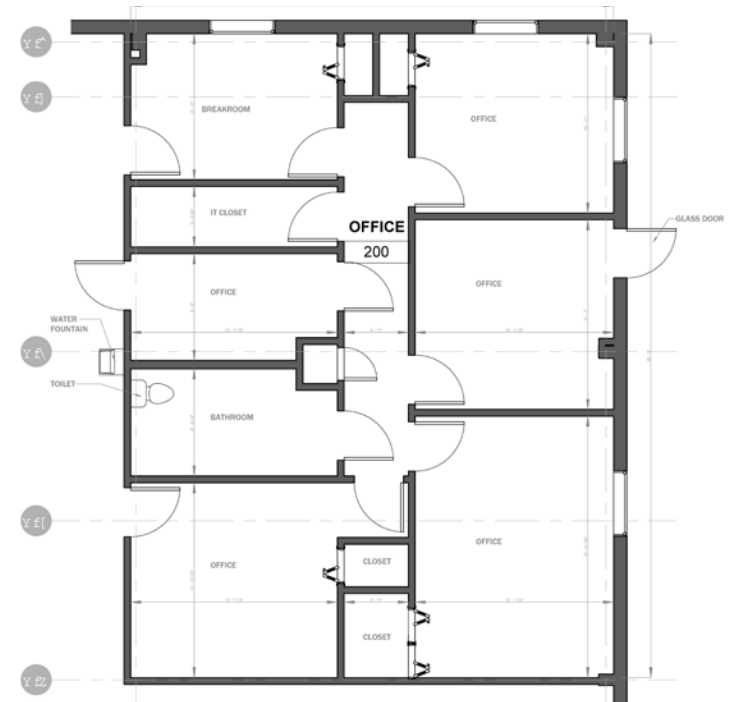
- Jacksonville's population growth is driven by millennial workers and retirement age individuals, both seeking a higher quality of life coupled with a lower cost of living
- The Jacksonville MSA is expected to grow to over 1.8M by 2030, increasing by almost 300,000 people from today



PROPERTY PHOTOS



INTERIOR PHOTOS



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Contact us today to explore how this property can elevate your business operations.

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