

# ±9,116 SF AVAILABLE FOR LEASE

6695 COLRAY COURT, SUITE 200  
JACKSONVILLE, FL 32258



## LOCAL MARKET EXPERTS

**BRYAN BARTLETT, SIOR**  
Senior Vice President/Principal  
[bbartlett@phoenixrealty.net](mailto:bbartlett@phoenixrealty.net)  
904.399.5222

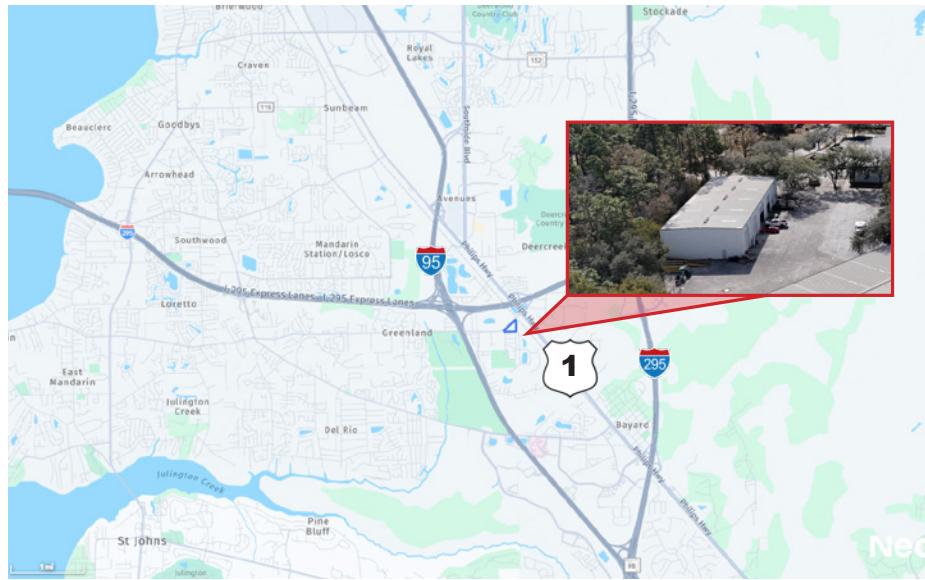
Newmark Phoenix Realty Group, Inc.  
10739 Deerwood Park Blvd. #310 Jacksonville, FL 32256



**NEWMARK**  
PHOENIX REALTY GROUP

All information furnished regarding property for sale, rental, or financing are from sources deemed reliable. Such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# 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

**Office Size:** ±1,226 SF

**Warehouse:** ±7,889 SF

**Utilities:** City Water and Sewer

**Column Spacing:** Clear Span

**Loading:** One (1) 16' x 18' Grade Level Door  
Three (3) 20' x 18' Roll Up Doors

**Power:** Three (3) Phase, 208 Y/120/240 Volt  
600 Amps

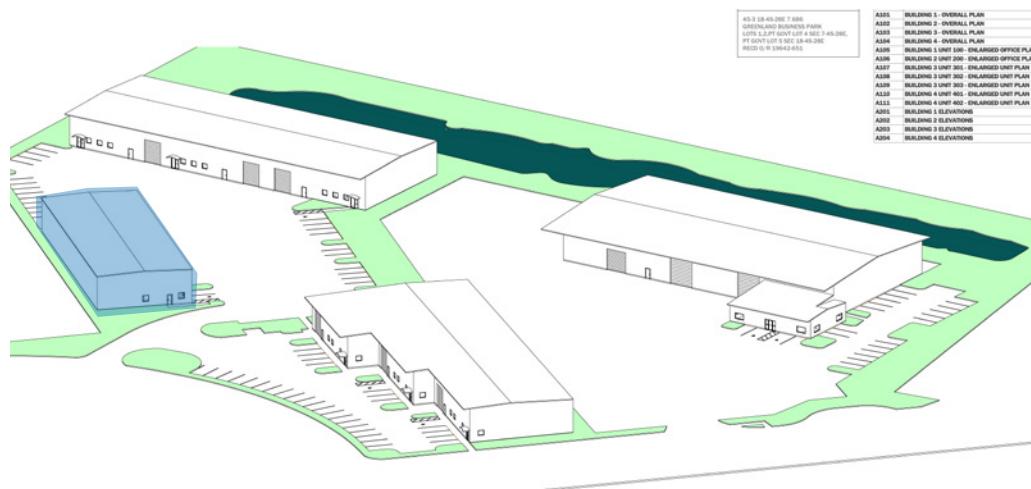
**Construction:** Metal

**Year Built:** 1998

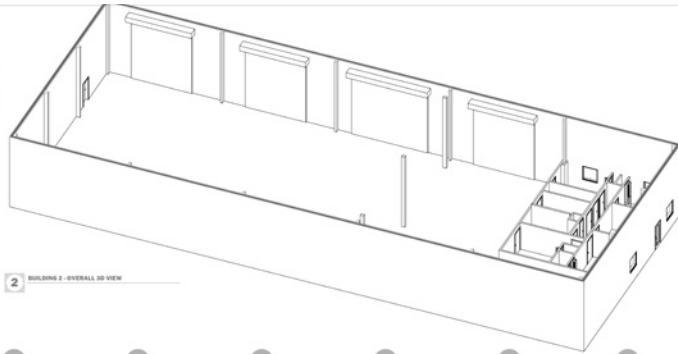
**Lease Rate: \$9.50 PSF NNN**

**CAM: \$2.00 PSF NNN**

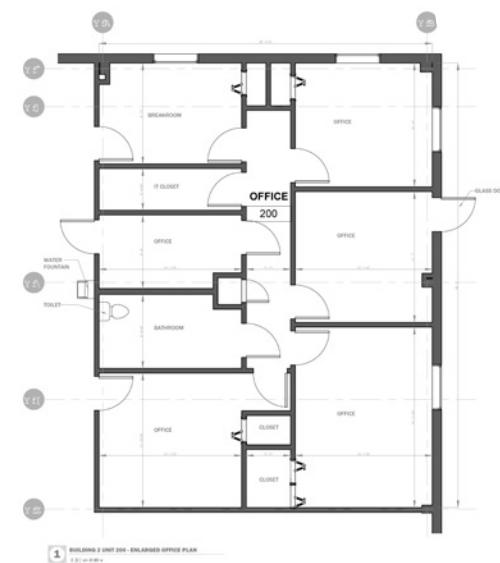
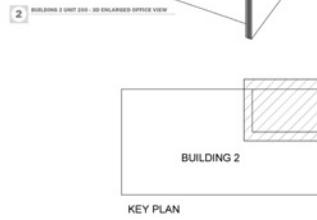
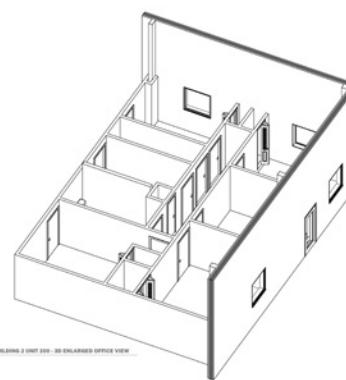
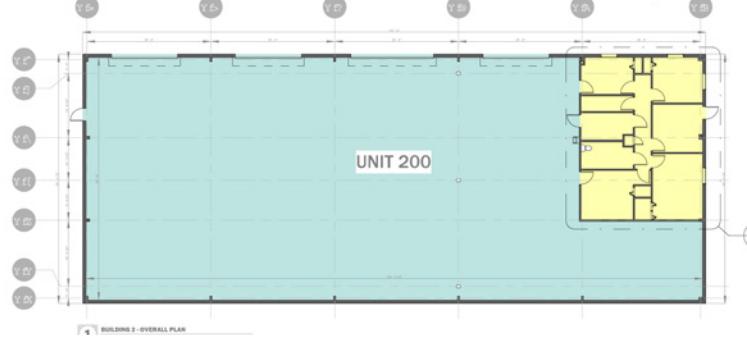
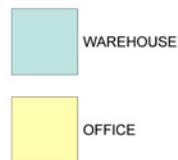
# FLOOR PLANS



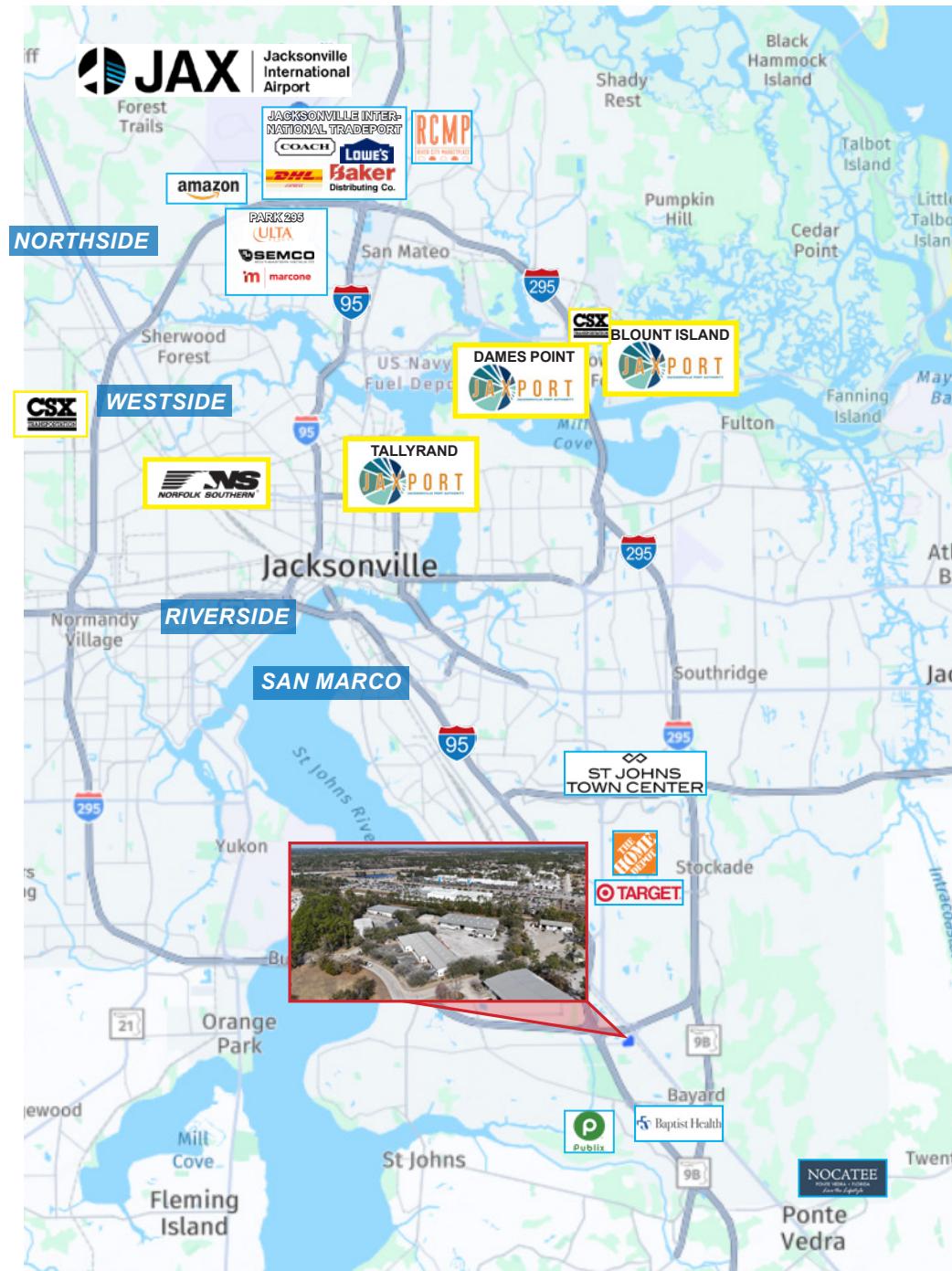
BUILDING 2 - ROOM CALCULATIONS					
#	Room	Occupancy	Unit Area %	Area	
200	WAREHOUSE	52-WAREHOUSES	87%	7869.73 SF	
200	OFFICE	8	13%	1226.80 SF	
TOTAL UNIT AREA		100%		9116.63 SF	



## ROOM LEGEND



# EXCELLENT CONNECTIVITY



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

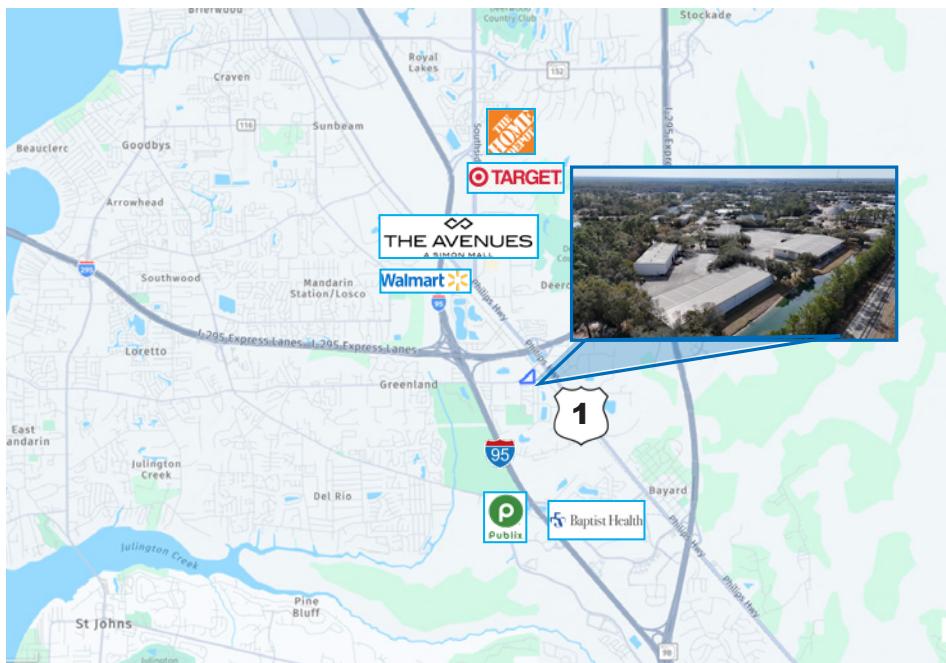
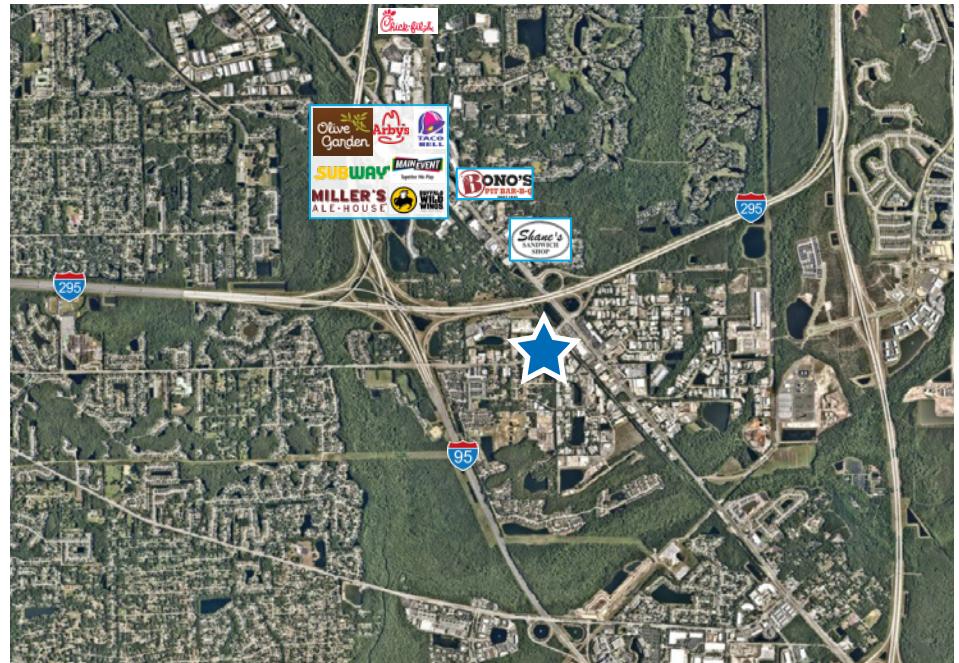
- Unemployment rate: Florida's unemployment rate in 2024 is 3.3%, which is 0.7 percentage points lower than the national rate
- Employment: Florida's employment in 2024 is 11,835,884
- Population: Florida's population in 2024 is 22,954,162
- Economic growth: Florida's real economic growth in the first 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

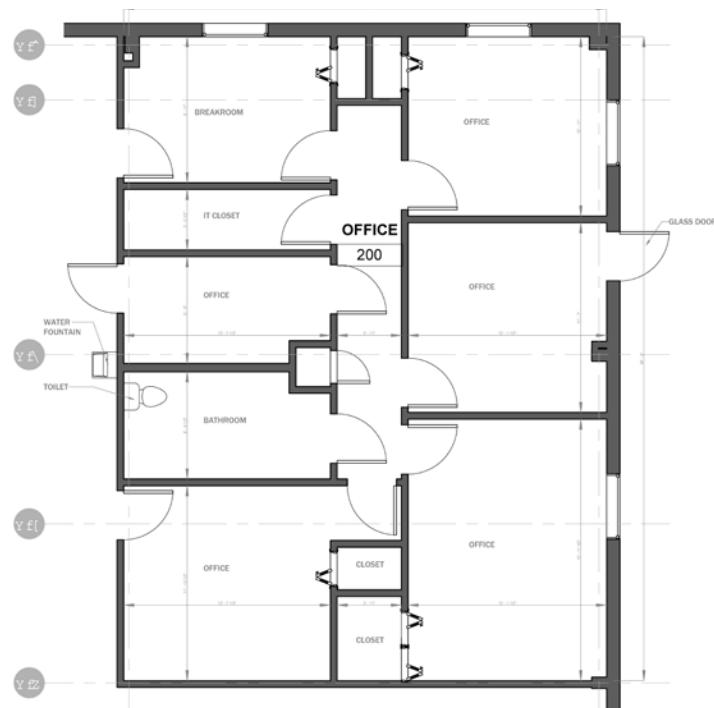
- Jacksonville's population growth is driven by millennial workers and retirement age individuals, both seeking a higher quality of life coupled with a lower cost of living
- The Jacksonville MSA is expected to grow to over 1.8M by 2030, increasing by almost 300,000 people from today



# PROPERTY PHOTOS



# INTERIOR PHOTOS



# LOCAL MARKET EXPERTS

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

## LOCAL MARKET EXPERTS

**BRYAN BARTLETT, SIOR** - Senior Vice President/Principal  
[bbartlett@phoenixrealty.net](mailto:bbartlett@phoenixrealty.net)  
904.399.5222

Newmark Phoenix Realty Group, Inc.  
10739 Deerwood Park Blvd. Suite #310  
Jacksonville, FL 32256

**NEWMARK**  
PHOENIX REALTY GROUP

