

For Lease | 6,250± SF Stand-alone Warehouse

6596 Columbia Park Dr | Jacksonville, FL 32258

Colliers



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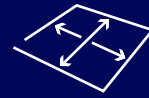
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PROPERTY Overview



6.86± AC



6,250± - 10,500 ± SF



Heavy Industrial (IH)

The Bumgarner Industrial Team with Colliers is pleased to offer for lease, three (3) individual new construction warehouses in the Avenues Business Park, a multi-building industrial complex totaling 36,000± SF and with a rare feature of 4 acres of stabilized outside storage yard. The complex is strategically located off Greenland Rd near the crossroads of I-295, I-95 north and US-1 in the highly sought after Philips Hwy corridor in southern Duval County.

County

Duval

Submarket

Southside

Parcel ID

157138-0900

Zoning

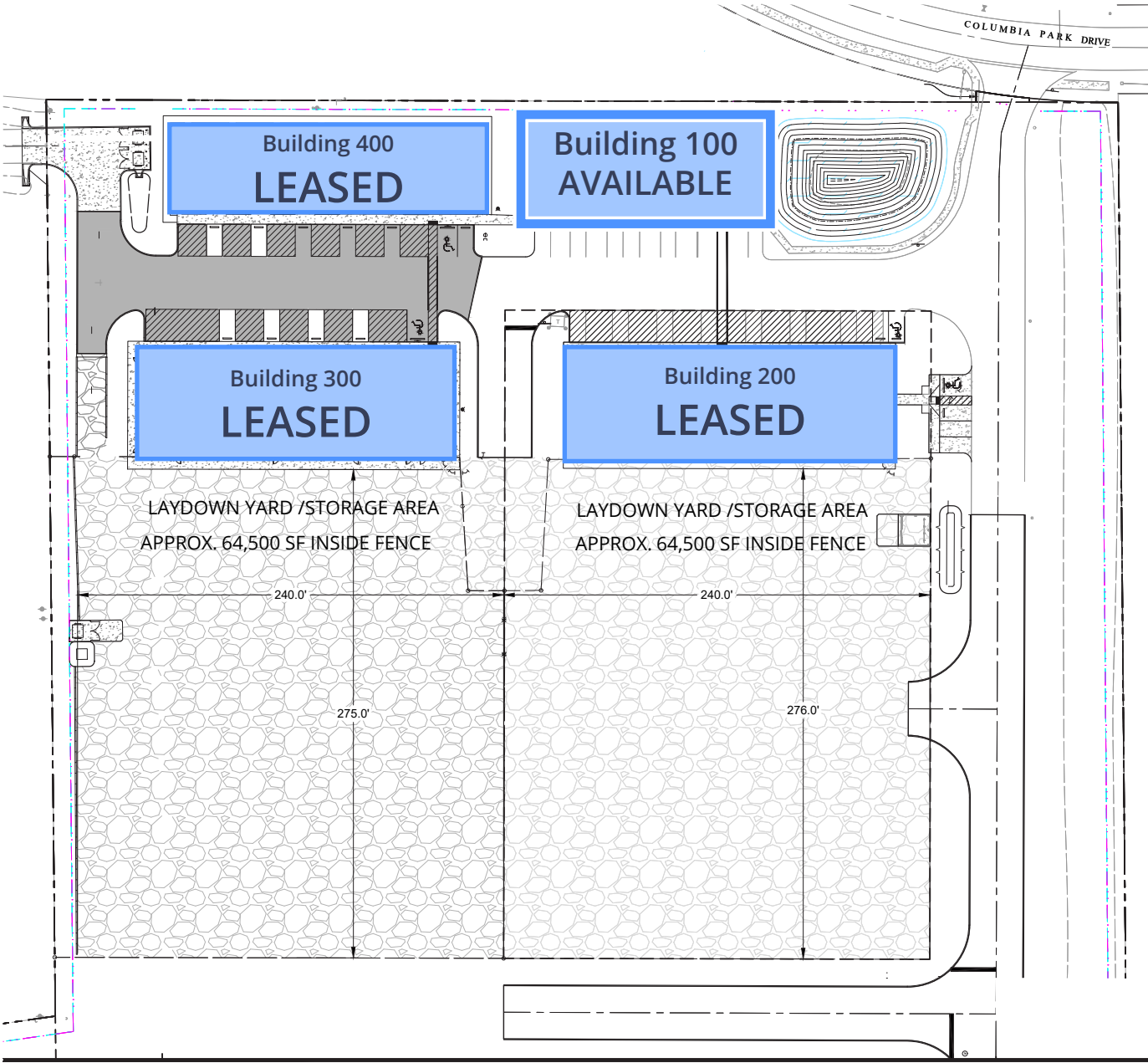
Heavy Industrial (IH) supports a wide range of industrial uses

Property Features

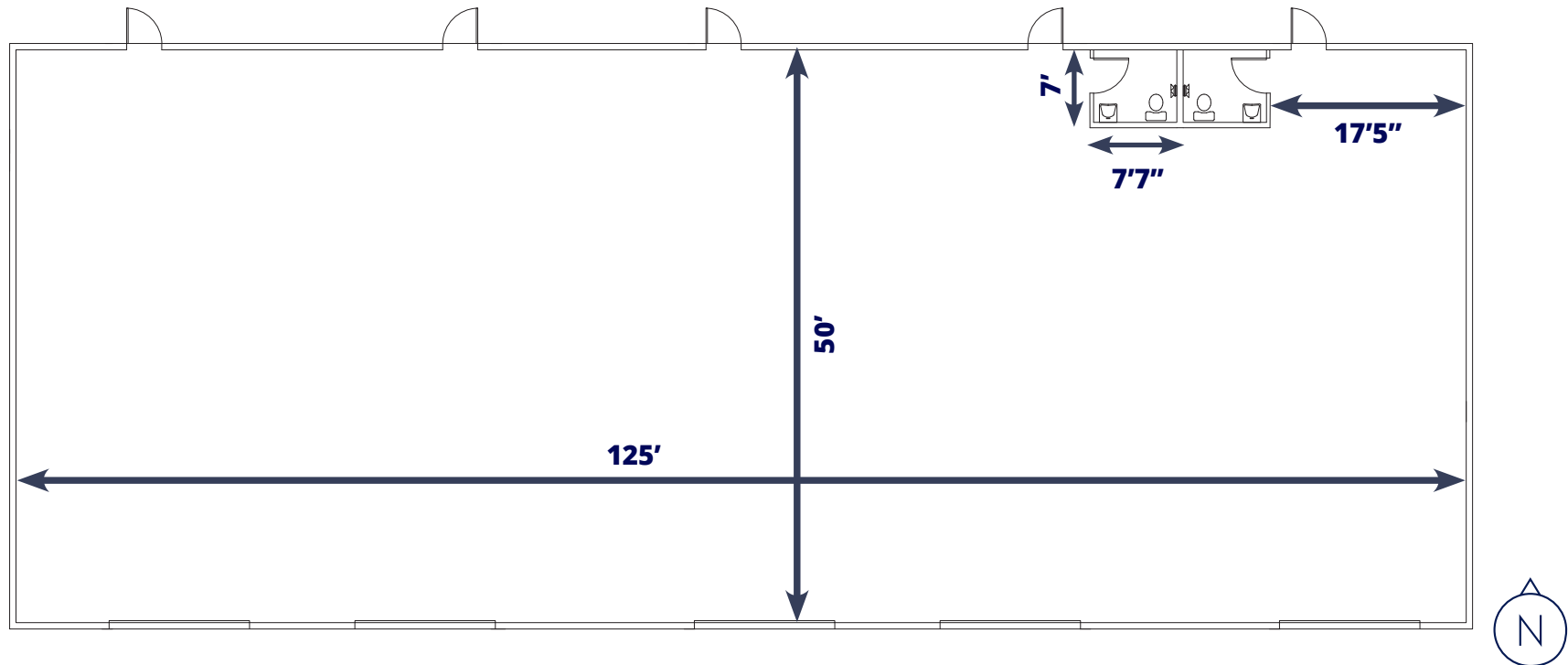
- 17' - 21' clear height
- 12' x 14' grade level doors
- Clear span
- 6" concrete slab
- Standing seam metal roof
- Fully insulated
- LED lighting in warehouse
- Wet sprinkler system
- 3-Phase, 200 Amp
- Pylon sign



PROPERTY Site Plan



Overview | Building 100



Building 100 Specifications

Total SF	6,250± SF	Clear height	17' - 21'
Office BTS	Up to 1,250± SF open with storefront glass	Building dimensions	50' x 125'
Loading	(5) grade-level overhead doors 12' w x 14' h	Restrooms	2 ADA

PROPERTY

Photo Gallery | Building 100



PROPERTY Location



Click to view location



PROPERTY Distances

I-10 | 0.8 miles

I-95 | 0.9 miles

I-295 | 1 mile

US-1 | 2.4 miles

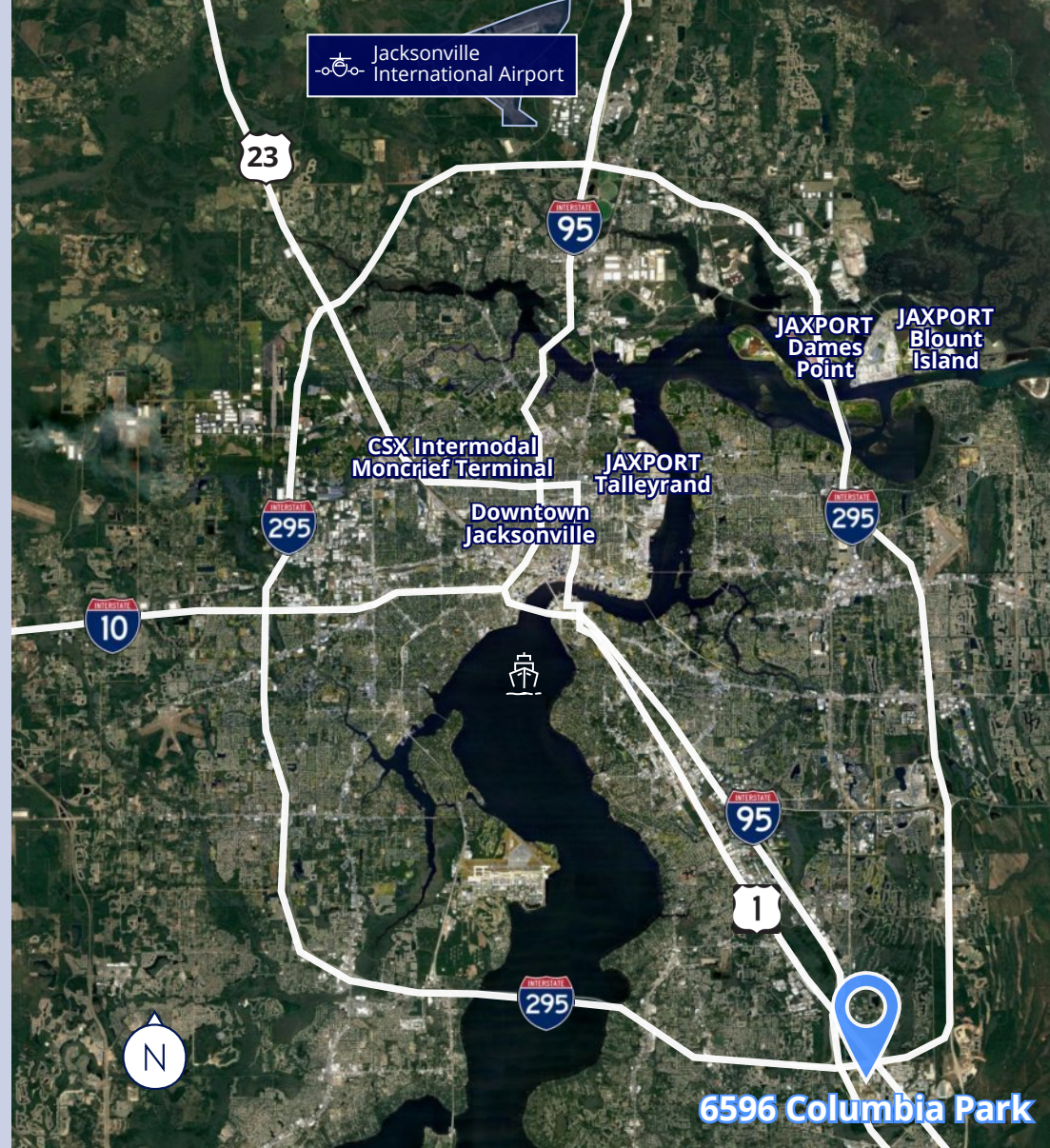
JAXPORT Talleyrand Terminal | 17.7 miles

CSX Moncrief Terminal | 18.6 miles

JAXPORT Dames Point Terminal | 21 miles

JAXPORT Blount Island Terminal | 21.6 miles

Jacksonville Int'l Airport | 31 miles



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