



Florida East Coast
Railway

CSX

NORFOLK SOUTHERN

Colliers



First Coast Intermodal Logistics Center

Connecting Rail, Road & Workforce Power

321,500± SF expandable to 521,500± SF

3660 Deerpark Boulevard | Elkton, FL

- Located in St. Johns County offering a robust, skilled labor force
- Rail-served building immediately available
- The only high-quality, rail-served building currently available in the Jacksonville MSA
- 200,000± SF expansion is approved and entitled by the county and development can be completed in 9-12 months
- Directly served by FEC Railway with capacity of up to 1,250 railcars annually with connectivity to CSX and NS rail

The Opportunity



Occupy Today & Expand Effortlessly

This asset offers an immediate footprint of 321,500 SF with the necessary entitlements in place to expand to 521,500 SF—aligning with DevCon's operational requirements. The site provides direct rail access to FEC Rail, ensuring efficient freight movement and features ample outdoor storage for flexibility. The strategic location just 1.5 miles from I-95 delivers unmatched connectivity for regional and national distribution.

Location, Growth Corridor & Workforce Dynamics

St. Johns County is booming—its population and labor force have surged 54% in the past decade. But job growth hasn't kept pace, forcing nearly one-third of local workers to commute north to Duval County. This gap represents a major opportunity for DevCon to capitalize on the strong 0.42 Jobs-to-Population Ratio, and establish a North Florida location supported by a diverse laborforce, with county support through manufacturer incentives.

Proven Developer Delivering Successful Results

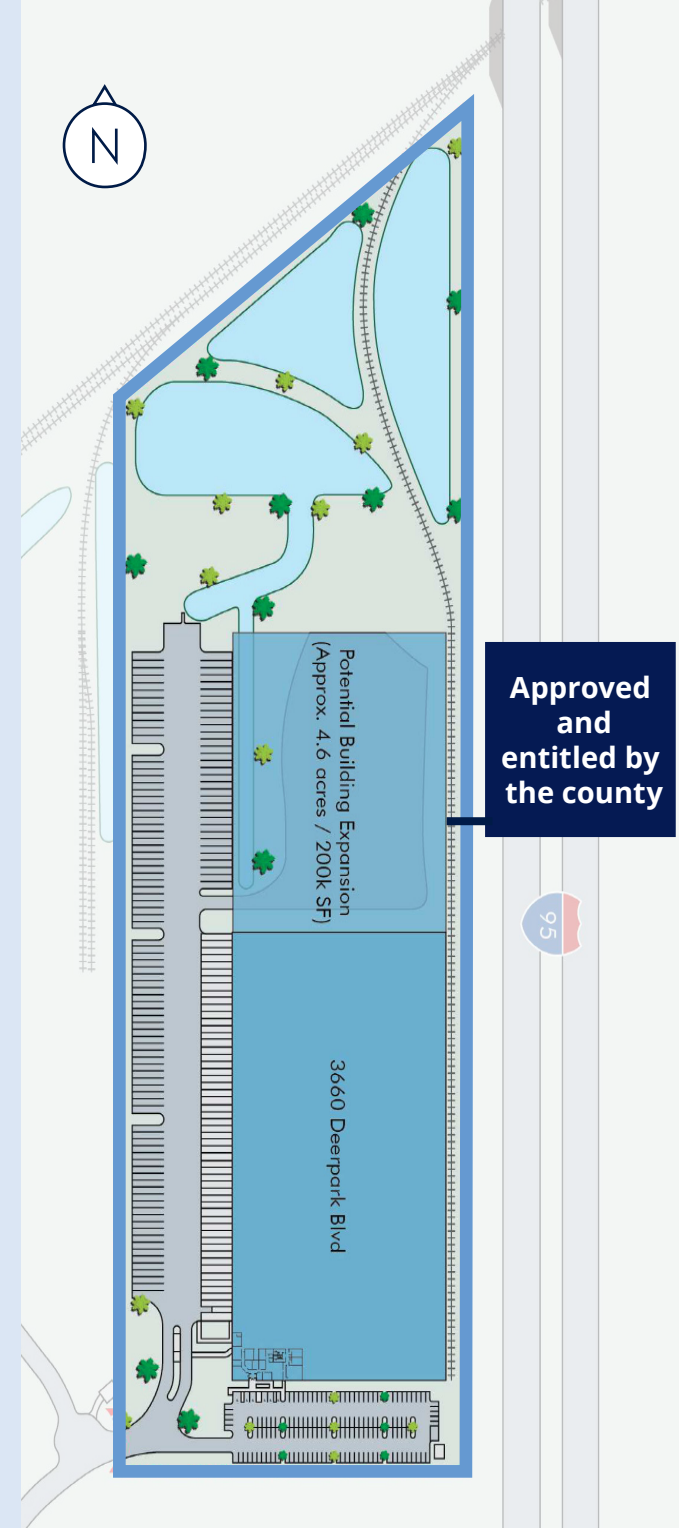
At East Capital Partners, we don't just develop industrial real estate—we deliver turnkey solutions that set your project up for success from day one. Backed by decades of experience, our development team leverages deep market knowledge and a proven track record to create spaces that drive business growth. With a curated network of top-tier partners—including general contractors, land use attorneys, civil engineers, and architects—we provide a seamless, end-to-end process that ensures efficiency, compliance, and exceptional quality. When you choose East Capital Partners, you're partnering with a team committed to transforming vision into reality with precision and speed.

Property Overview

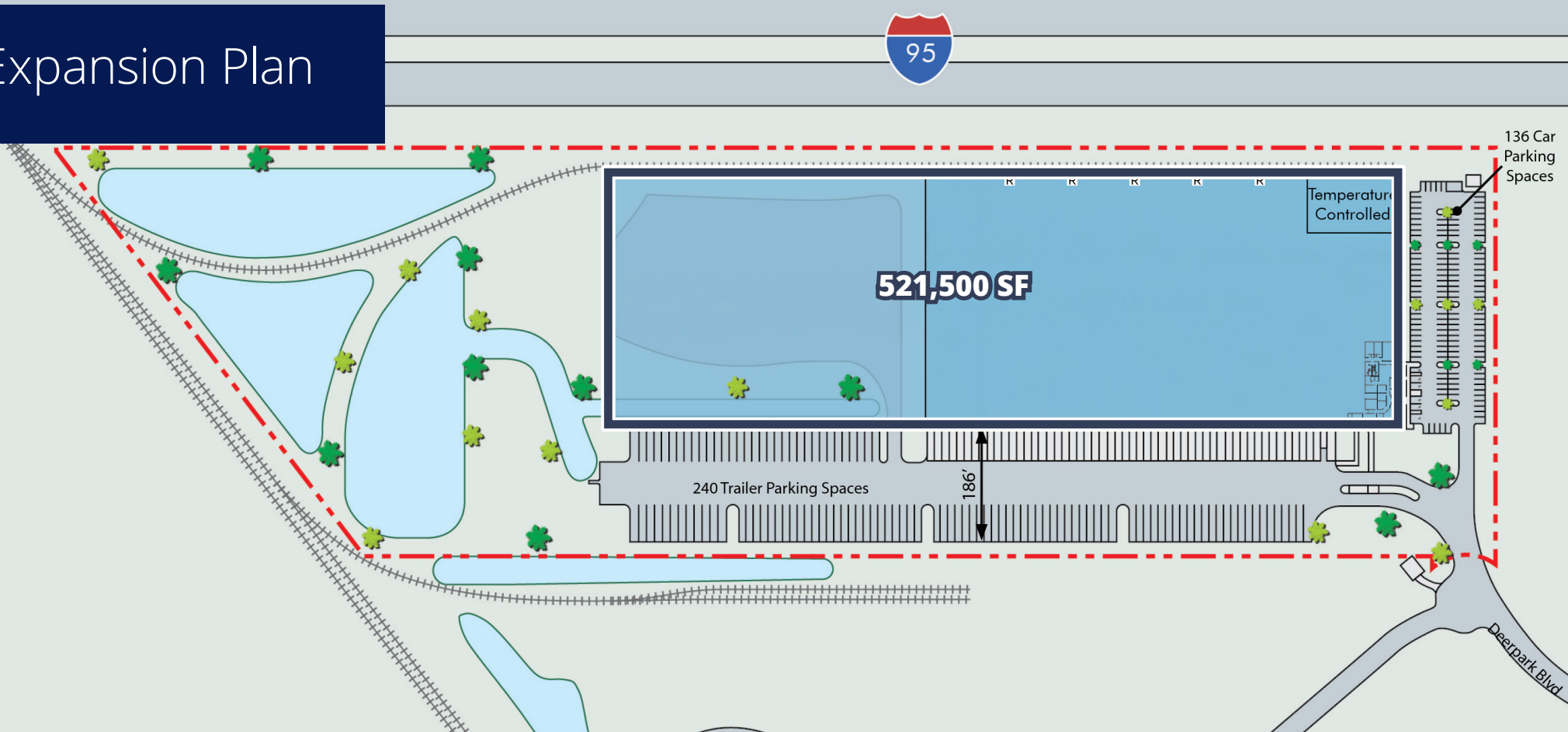
Site Area	32.5± AC
Building Area	321,500± SF
Available Expansion Area	200,000± SF expansion is approved and entitled by the county and development can be completed in 9-12 months
Office	8,702± SF
Bldg. Dimensions	411' x 782'
Column Spacing	50' x 50' typical 60' x 50' speed bay
Clear Height	30'
Roof	TPO - warranty through Oct. 2044
Foundation	8" thick non-reinforced concrete with a compressive strength of 4,000 PSI
Loading Configuration	Side
Rail Doors	5 (10' x 12')
Rail Service	FEC Rail with CSX and NS connectivity. Capacity up to 1,250 rail cars per year
Dock High Doors	40 (9' x 10')
Drive In Doors	1 (12' x 14')

Dock Packages	40 vertical storing pit levelers and dock shelters
Truck Court	186'
Dock Apron	65'
Off Dock Trailer Stalls	212 (122 paved plus 90 in the stabilized yard)
Car Parking	137 standard, 5 ADA
Sprinklers	ESFR, 1,500 gpm at 125 psi
Electric Service	2,000amps, 277/480v, 3ph, 4w
WH Lighting	LED with motion sensors
Fork Lift Charging Stations	26
HVLS Fans	8
WH Windows	Clerestory windows
Security	Fully fenced and secured with guard shack
Year Built	2002
Construction	Concrete tilt-up

Notable Maintenance	<ul style="list-style-type: none"> • 2018: exterior paint • 2019: replaced interior and exterior lighting • 2024: replaced roof - warranty through Oct. 2044 • 2024: sealed parking lot
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Expansion Plan



3660 Deerpark Blvd | Elkton, FL 32033



200K SF EXPANSION APPROVED
AND ENTITLED BY THE COUNTY

7 RAILCARS

6 RAILCARS

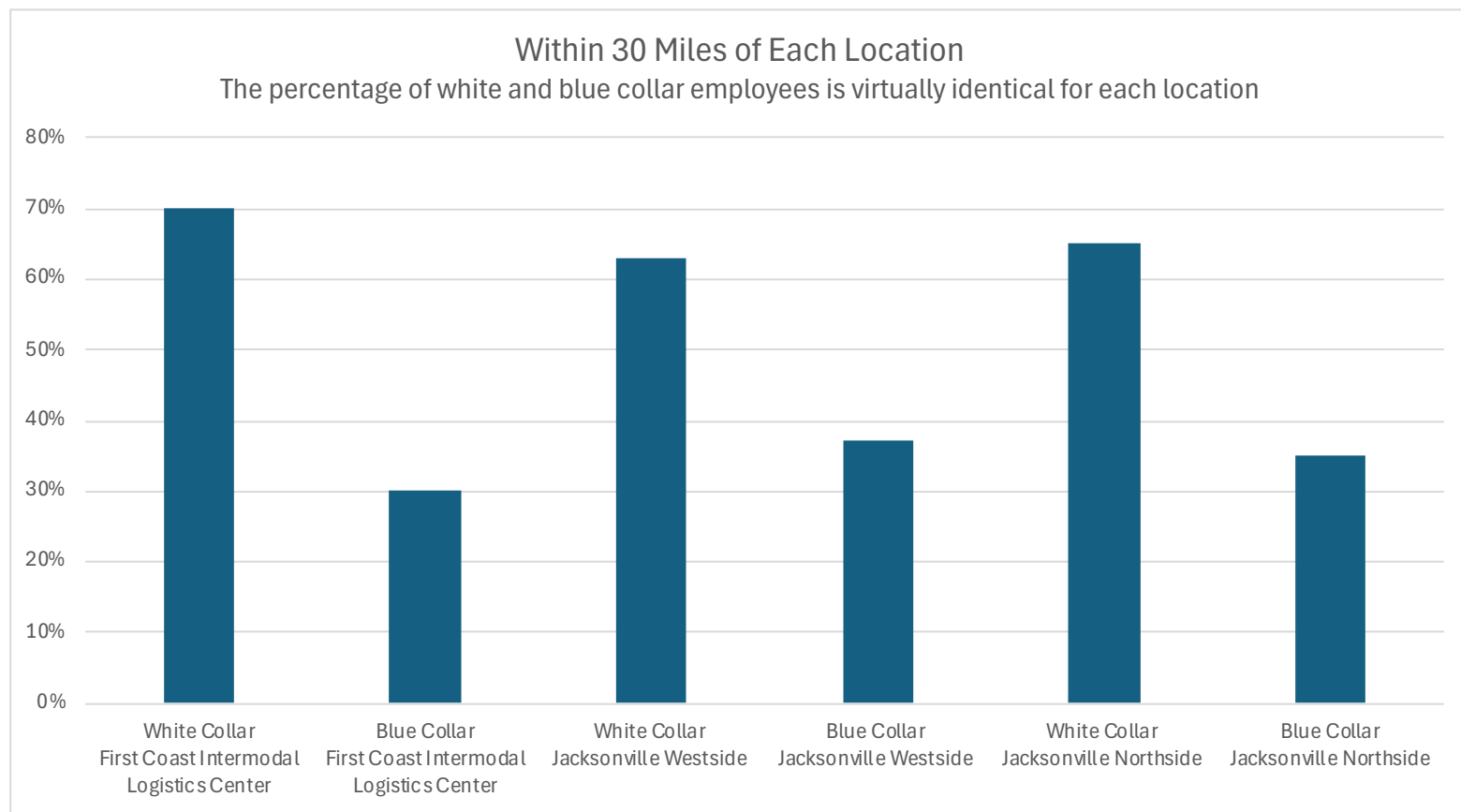
90 TRAILER
STALLS

122 TRAILER
STALLS

Comparing Labor Statistics | St. Johns County & Jacksonville

A comparison of white collar and blue collar labor within Duval and St. Johns Counties demonstrates a strong and diverse labor pool in the two counties. Demographic analysis reveals consistent labor availability and similar workforce characteristics within three key industrial submarkets, including Elkton/Deerpark (St Johns), Westside (Duval), and Northside (Duval).

These trends indicate a stable and favorable environment for business operations in St Johns County.



Demographics

10 mile radius 20 mile radius 30 mile radius

Population Summary			
2025 Total Population	118,814	288,682	774,128
2030 Total Population	137,911	341,893	868,113
2025 to 2030 Population Change	16.1%	18.4%	12.1%
2000 to 2025 Population Change	82.5%	190.0%	112.2%
2025 Labor Force			
Employed Civilian Population Age 16+ Base (Esri)	50,564	119,224	347,141
Employed Civilian Population Age 16+	96.0%	95.8%	96.6%
Unemployed Population Age 16+	4.0%	4.2%	3.4%
Unemployment Rate	4.0%	4.2%	3.4%
2025 Occupation			
2025 Employed Civilian Population Age 16+ Base	50,564	119,224	347,141
White Collar Workers	66.6%	70.1%	71.7%
Blue Collar Workers	33.4%	29.9%	28.3%
2025 Income			
Average Household Income	\$113,380	\$138,781	\$131,426
Median Household Income	\$83,317	\$101,342	\$94,719
Per Capita Income	\$48,296	\$53,904	\$52,703
2025 Business Summary			
Total Businesses	5,771	9,595	27,835
Total Employees	60,130	89,898	264,556
2025 Population 25+ by Educational Attainment			
Total	90,631	208,216	561,409
Less than 9th Grade	1.9%	1.7%	1.7%
9th - 12th Grade, No Diploma	4.5%	3.8%	3.3%
High School Graduate	18.7%	16.8%	18.4%
GED/Alternative Credential	6.1%	4.9%	4.1%
Some College, No Degree	19.7%	16.7%	17.0%
Associate Degree	11.0%	10.5%	10.8%
Bachelor's Degree	23.6%	28.3%	28.7%
Graduate/Professional Degree	14.5%	17.3%	16.0%

Manufacturing in St. Johns County: A Growing Economic Engine

St. Johns County has emerged as a dynamic hub for advanced manufacturing in Northeast Florida, contributing significantly to the region's economic vitality. While traditionally known for tourism and quality of life, the county's industrial base has expanded rapidly, driven by aerospace, defense, life sciences, and specialty manufacturing.

Economic Impact and Workforce

- Manufacturing accounts for approximately 15.6% of the county's goods-producing GDP, with average annual wages in the sector exceeding \$78,000, well above the county's overall average wage of \$58,960. [lotscap.com]
- Employment growth remains strong: St. Johns County recorded a 2.2% increase in total employment from March 2024 to March 2025, one of the highest gains among Florida counties. [bls.gov]
- Florida's manufacturing sector overall supports 434,600 jobs statewide, and St. Johns County is contributing to this momentum through targeted workforce development programs, including a new advanced manufacturing curriculum at St. Augustine High School funded by a \$600,000 state grant. [business.s...hamber.co]

Growth Drivers & Challenges

The county's manufacturing growth is supported by:

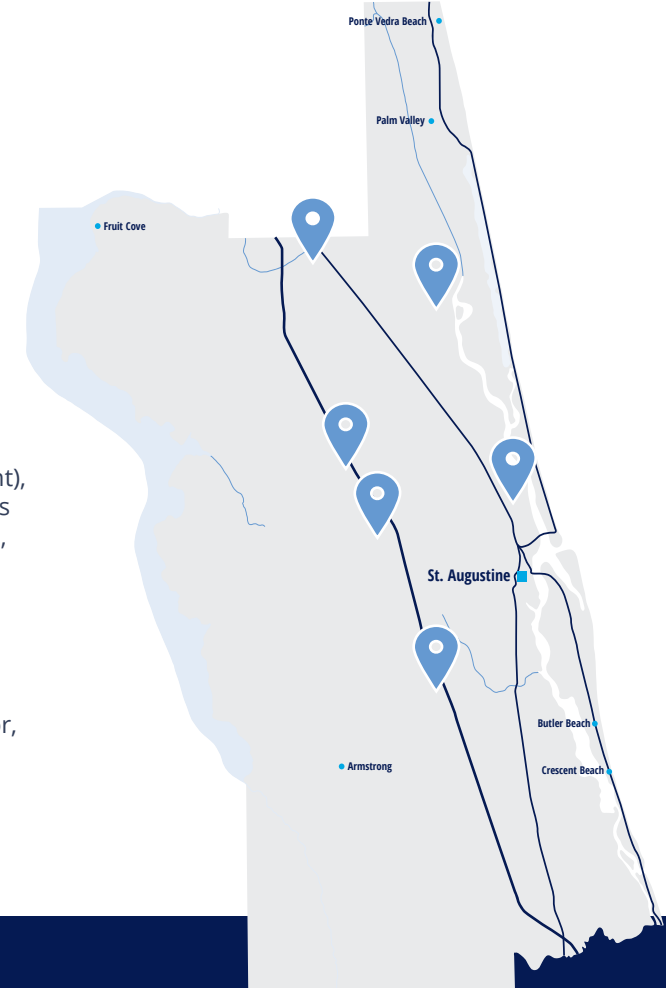
- Education and training partnerships with First Coast Technical College and St. Johns River State College, offering certifications in manufacturing and project management.
- Strategic location near Jacksonville's deep-water port and major transportation corridors, enabling efficient supply chain operations.
- Business-friendly policies and incentives that attract advanced manufacturing investments.



View the St. Johns County
Economic Overview Report

Key Manufacturers and Industry Leaders

- **Northrop Grumman** anchors the county's aerospace and defense cluster, operating a major facility in St. Augustine that has serviced more than 1,600 aircraft since its inception. It remains the largest private employer in the area. [jaxusa.org]
 - "The strong work ethic of the talent in the area and their commitment to our mission has been one of the key reasons why our facility has grown as much as it has."
- **Randy Bradley, Vice President & Site Leader of the St. Augustine site, Northrop Grumman**
- **Carlisle Interconnect Technologies** specializes in high-performance wire and cable systems for aviation, aerospace, and medical applications, reinforcing the county's strength in advanced engineering. [jaxusa.org]
- **Publix Super Markets** is investing in a pharmaceutical manufacturing facility slated to open in 2026, creating approximately 400 new jobs and expanding the life sciences footprint in the region. [jaxusa.org]
- Other notable manufacturers include **Vermeer Southeast** (industrial and agricultural equipment), **Rulon International** (architectural wood ceilings and acoustical systems), and **KeHE Distributors**, which adds diversity to the industrial landscape. [jaxusa.org]
 - "The area's robust talent pool is a significant asset for KeHE. The region's career progression opportunities, especially within the warehousing sector, align with KeHE's culture of promoting from within."
- **Chris Sieburg, EVP of Operations at KeHE**



Rail Attributes

Florida East Coast Rail can support up to 1,250 railcars annually from the subject property. The FEC network includes 351 miles of mainline track along Florida's east coast with connectivity to CSX and NS via the FEC Bowden Yard.

Over a 20,000-route-mile rail network, CSX serves the majority of states east of the Mississippi River, Washington D.C. and the Canadian provinces of Ontario and Quebec, with future connectivity to the west coast through an operational partnership with BNSF.

The Norfolk Southern network spans 19,200 miles across 22 states and Washington, D.C., with future connectivity to the west coast via a merger with Union Pacific.



Incentives

City, county, and state economic development incentives are directly related to a company's capital investment and the creation of new jobs.

Recent St Johns County Occupier Incentives

- KeHE expanded from 200k sf into a 526k sf facility in 2023. Total capital expenditure of \$85.5M. The expansion created 100 new jobs in the county, and KeHE received \$2.3M as an economic development incentive.
- Publix acquired a 168k sf new construction facility in 2024 to act as a central fill location for their pharmacy. The total capital improvements came out to \$145M, they created 115 new jobs, and received a multiyear incentive package worth \$5.8M.

Explore these resources to learn more about available incentives

- St Johns County New Industry Incentives | www.sjcfl.us/wp-content/uploads/2024/04/SJC-Incentive-Program-Summary-New-Industry-2014.pdf
- Industrial Development Authority | www.sjcfl.us/wp-content/uploads/2023/08/IDABondProcess.pdf
- Florida Power & Light | [/www.sjcfl.us/wp-content/uploads/2024/08/FPL-Economic-Development-Incentives.pdf](http://www.sjcfl.us/wp-content/uploads/2024/08/FPL-Economic-Development-Incentives.pdf)

St. Johns County Business Resources

St. Johns County Chamber of Commerce

<https://www.sjcchamber.com/staff/>

The St. Johns County Chamber of Commerce engages in advocacy efforts at local and state levels of government to influence public policy and ensure that businesses are being heard on the issues that matter to them. The chamber is driven by a pro-jobs agenda and focuses on these legislative priorities: Economic development, workforce initiatives, infrastructure improvements and tourism support.

St. Johns County Economic Development

<https://www.sjcfl.us/departments/economic-development/>

Economic development is a top priority of our Board of County Commissioners. The Board shares a unified commitment to attract new business development; to expand and diversify the tax base; and to create jobs for our local residents.

St. Johns County Industrial Development Authority

<https://www.sjcfl.us/economic-development-resource-partners/industrial-development-authority/>

The primary purpose of the IDA is to issue tax-exempt bond financing for manufacturing facilities within the county. The IDA is instrumental in attracting new manufacturing businesses to St. Johns County and expanding existing facilities. Over the past 40 years, the IDA has issued more than \$1.3 billion in tax-exempt bonds.

Development Team



Click to
view website

East Capital Partners has successfully developed two ground up warehouses in Florida with the Development Team. The projects were complicated brownfield/wetland sites. Notwithstanding these challenges, each was delivered on time and on budget (+/-9 months from ground breaking).



David G. Archibald

As co-founder of EAST Capital Partners, David brings 30 years of investment experience and a track record of successfully executing over \$4.0 billion in real estate transactions. David focuses on the company's overall strategy as well as overseeing all day-to-day operations with his business partner, Drew. This includes negotiating high-value joint ventures, spearheading asset and property management, overseeing leasing and capital projects—including ground-up developments—and maximizing value through strategic asset dispositions.



Drew DeWitt

Drawing on two decades of investment experience, Drew co-founded EAST Capital Partners and has successfully executed over \$4.2 billion in real estate transactions, with a specific focus on alternative assets and special situations. His career has spanned real estate acquisitions, dispositions, development, capital markets, and asset management across both conventional and impact products. Together with David, Drew is responsible for driving the firm's key initiatives, including identifying new investment opportunities, raising investment capital, managing acquisitions and financings, overseeing development projects, and leading asset and property management. Additionally, Drew directs the firm's dispositions and ensures the seamless execution of its daily operations.

Development Team

General Contractor

Miller Construction

Miller Construction has established itself as the premier general contractor in Florida by consistently delivering exceptional quality, innovative solutions, and unmatched attention to detail. With decades of experience, the company has built a reputation for reliability and excellence across diverse industries.



Miller Construction

Land Use

Michael Sznajstajler with Cole Cobb

Michael Sznajstajler is an attorney in Cobb Cole's Environmental and Land Use Department. His practice focuses on representing redevelopers, land owners, prospective purchasers and local governments with environmental due diligence and permitting, assessment and cleanup of contaminated properties, land use and zoning approvals, submerged lands permitting, and wetlands and species issues.

Civil Engineering

Langan Engineering

Langan provides an integrated mix of engineering and environmental consulting services in support of land development projects, corporate real estate portfolios, and the energy industry. Our clients include developers, property owners, public agencies, corporations, institutions, and energy companies around the world.

Architectural

CMB Architecture

(Formerly Arcadis)



CMB Architecture

Thank You

Guy Preston, SIOR

+1 904 591 0800

guy.preston@colliers.com

Seda Preston

+1 904 616 8802

seda.preston@colliers.com

John Cole

+1 904 861 1145

john.cole@colliers.com

Colliers

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