



FOR SALE

WELLS ROAD DISTRIBUTION CENTER

600
WELLS RD
ORANGE PARK, FL

±283,301 SQUARE FEET AVAILABLE



ARES
INDUSTRIAL
MANAGEMENT



CUSHMAN &
WAKEFIELD

600
WELLS RD
ORANGE PARK, FL

SITE PLAN



MAKE READY IMPROVEMENTS

- Newly repaved and striped parking lot
- Modern white-box warehouse
- New HVAC units in production and warehouse
- New entrance to Wells Road
- New LED lighting
- Warehouse roof in 2020

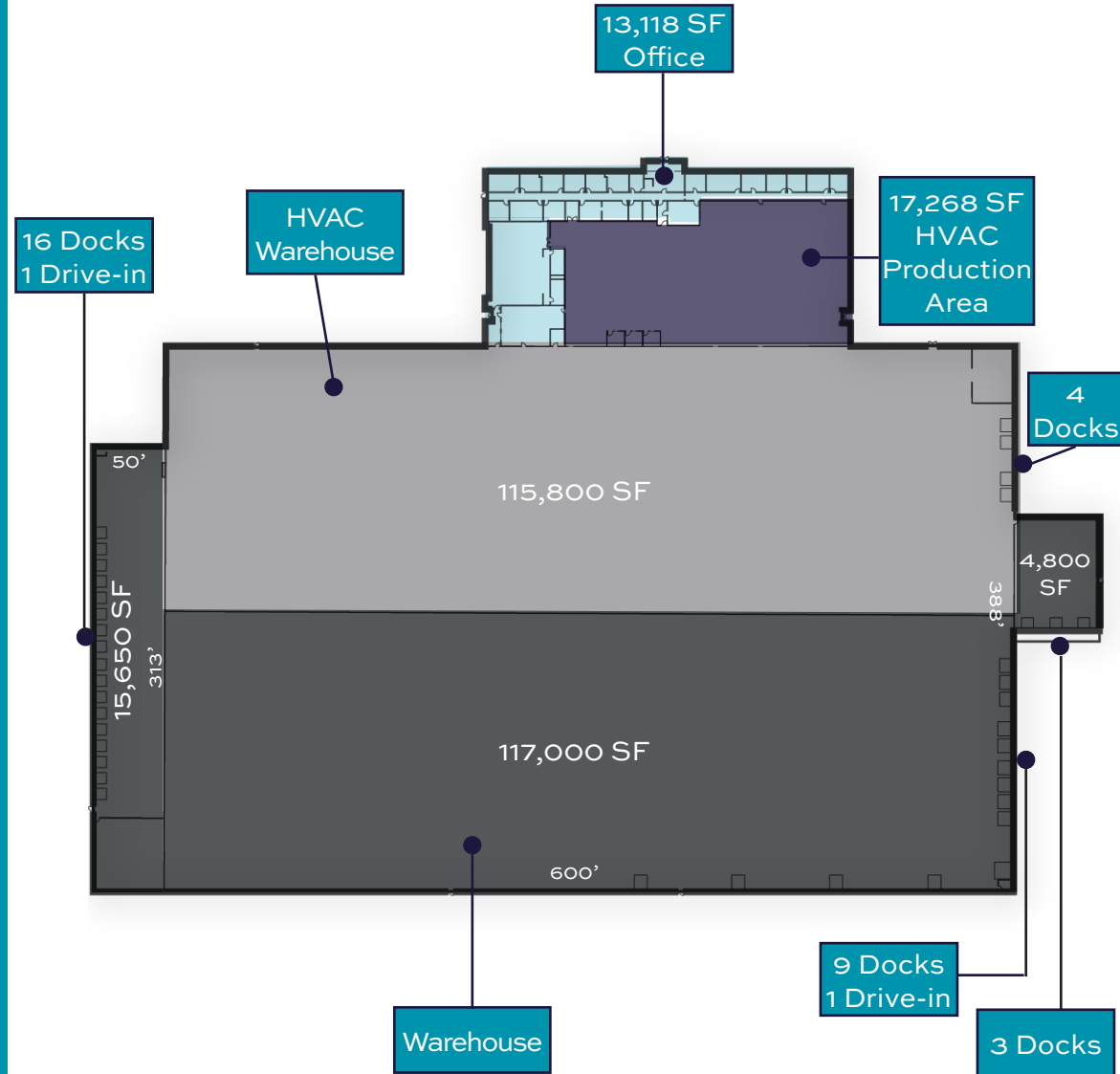
HVAC ADVANTAGE

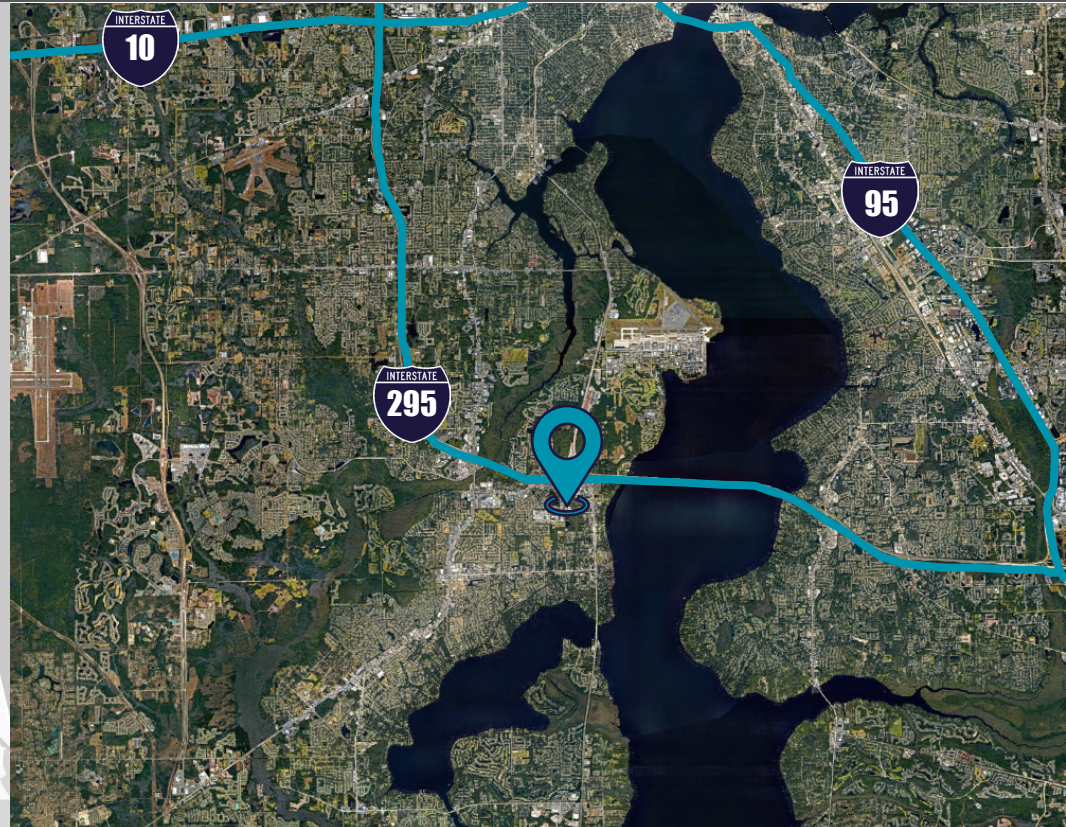
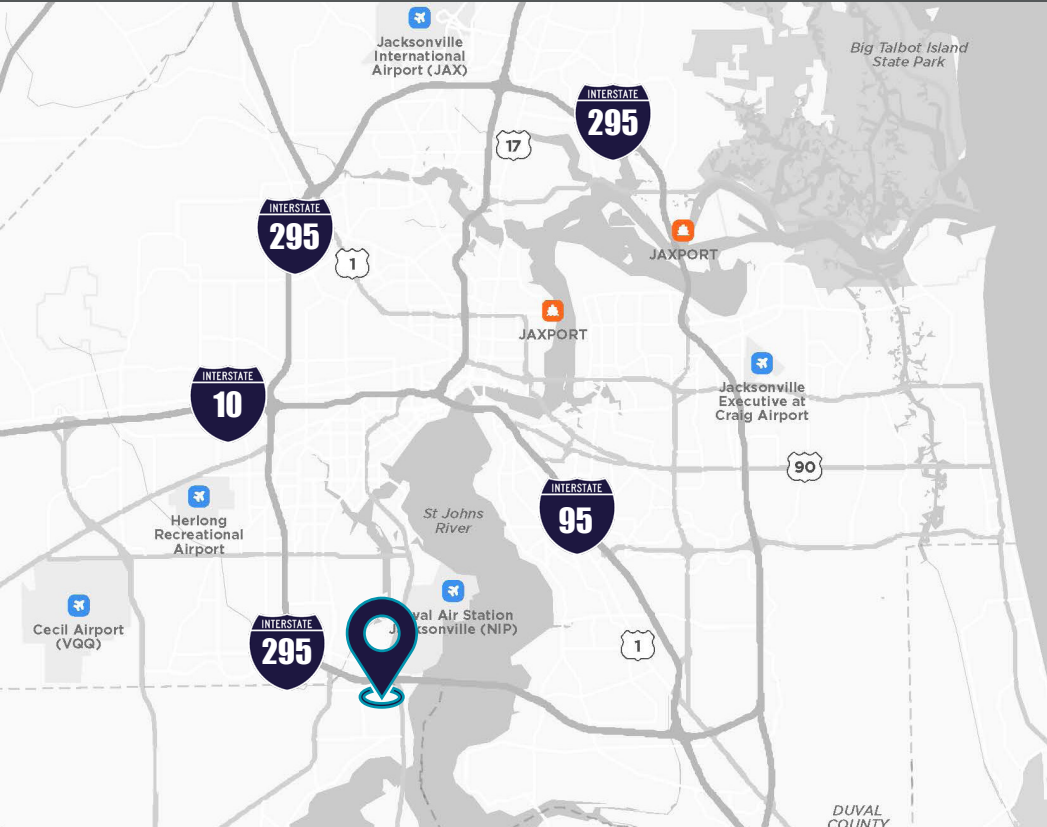
A ±17,268-SF climate-controlled production area provides a stable, precise environment ideal for manufacturing processes that require consistent temperature and humidity levels. Along with ±115,800 SF HVAC warehouse, the space ensures optimal air quality, efficient airflow, and reliable temperature regulation.

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PROPERTY HIGHLIGHTS

TOTAL SPACE:	± 283,301 SF
OFFICE SPACE:	± 13,118 SF
HVAC PRODUCTION AREA:	±17,268 SF (11'5" CLEAR)
HVAC WAREHOUSE:	±115,800 SF
WAREHOUSE:	±137,450 SF
YEAR BUILT:	1974 / Renovated 2024
LAND:	35.58 Acres
CLEAR HEIGHT:	30'
DOCKS:	32
DRIVE - INS:	2
AUTO PARKING:	477
TRAILER PARKING:	37
TRUCK COURT:	143'
LIGHTING:	LED
ZONING:	CI
SPRINKLERS:	Wet
POWER:	4,000A; 488/270V 3P 4W Heavy
ROOF:	Warehouse Roof: 2020 (45 mil TPO) Office Roof: 2015 (45 mil TPO)





PRIME LOCATION

600 Wells Rd offers exceptional logistical advantages. The facility is just minutes from the JAXPORT. Its location features direct access to three major interstates, enhancing regional connectivity for ground transportation. The site is well configured for efficient high-volume distribution.



**10 MILES TO CLOSEST
I-95 ENTRANCE**



**23 MILES TO JAXPORT
TALLEYRAND**



**1 MILE TO I-295
ENTRANCE**



**32 MILES TO JAXPORT
BLOUNT ISLAND**



**12 MILES TO CLOSEST
I-10 ENTRANCE**



**28.5 MILES TO
JACKSONVILLE AIRPORT**

FOR SALE

±283,301 SF
AVAILABLE

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