

The Colliers logo is a blue square with rounded corners, containing the word "Colliers" in white serif font. Below the text are three horizontal stripes in yellow, red, and blue.A photograph of a single-story freestanding warehouse and showroom building. The building has a stone-textured exterior and a flat roof. A paved parking lot is in the foreground, and there are trees and a palm tree around the building. The sky is clear and blue.

Freestanding Warehouse & Showroom

For Lease | 12,000± SF Available

6641 Ramona Blvd., | Jacksonville, FL 32205

Lease Rate:

\$11.00/SF/YR NNN

Eric Bumgarner, CCIM

Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Joseph Turri

Associate Vice President
+1 904 861 1159
joseph.turri@colliers.com

Michael Cassidy

Senior Associate
+1 904 861 1120
michael.cassidy@colliers.com

Gordon Olson

Associate
+1 904 861 1124
gordon.olson@colliers.com

Colliers

76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
+1 904 358 1206
colliers.com/jacksonville

Property Overview

Address	6641 Ramona Blvd. Jacksonville, FL 32205
Parcel ID	007436-0000
Submarket	Westside
GLA	12,000± SF
Parcel Size	1.50± AC
Zoning	CCG-1
Use	Retail Warehouse
Year Built/Renovated	1985/2024
Building Construction	Concrete Block
Loading	(1) dock-high door (1) grade-level door via ramp
Clear Height	13'10"
Sprinklers	None
Lighting	Fluorescent
Power	120/240v, 600 amp, 3-phase
Parking	Asphalt paved with 20± dedicated parking spaces
Utilities	Water - City Sewer - City Electric - JEA

Property Description:

The Bumgarner Industrial Team is pleased to present to qualified tenants the opportunity lease 6641 Ramona Blvd, located in the heart of Jacksonville's bustling westside industrial submarket. The property features a 12,000 square foot building, constructed from durable concrete block, situated on a spacious 1.50-acre lot. Its strategic location between Ramona Blvd and Interstate 10 ensures unparalleled visibility and convenient access, making it an ideal spot for a variety of business ventures.

Under new ownership, 6641 Ramona Blvd is currently undergoing extensive interior and exterior renovations to elevate its appeal and functionality.

Its exceptional location, versatile facilities and ongoing enhancements, 6641 Ramona Blvd stands out as a premier choice for businesses looking to capitalize on Jacksonville's dynamic industrial landscape.

Highlights:

- 12,000± SF concrete block facility on 1.50± AC
- Undergoing interior and exterior renovations to elevate appeal and functionality
- Excellent exposure with 495± feet of frontage on I-10, 118,000± AADT
- Interstate signage available for future tenant
- Dock-high & grade-level loading
- Dedicated roundabout to accommodate 53' trailers
- New dura-last membrane roof in 2017

Lease Rate:

\$11.00/SF/YR NNN

Photo Gallery

Interior

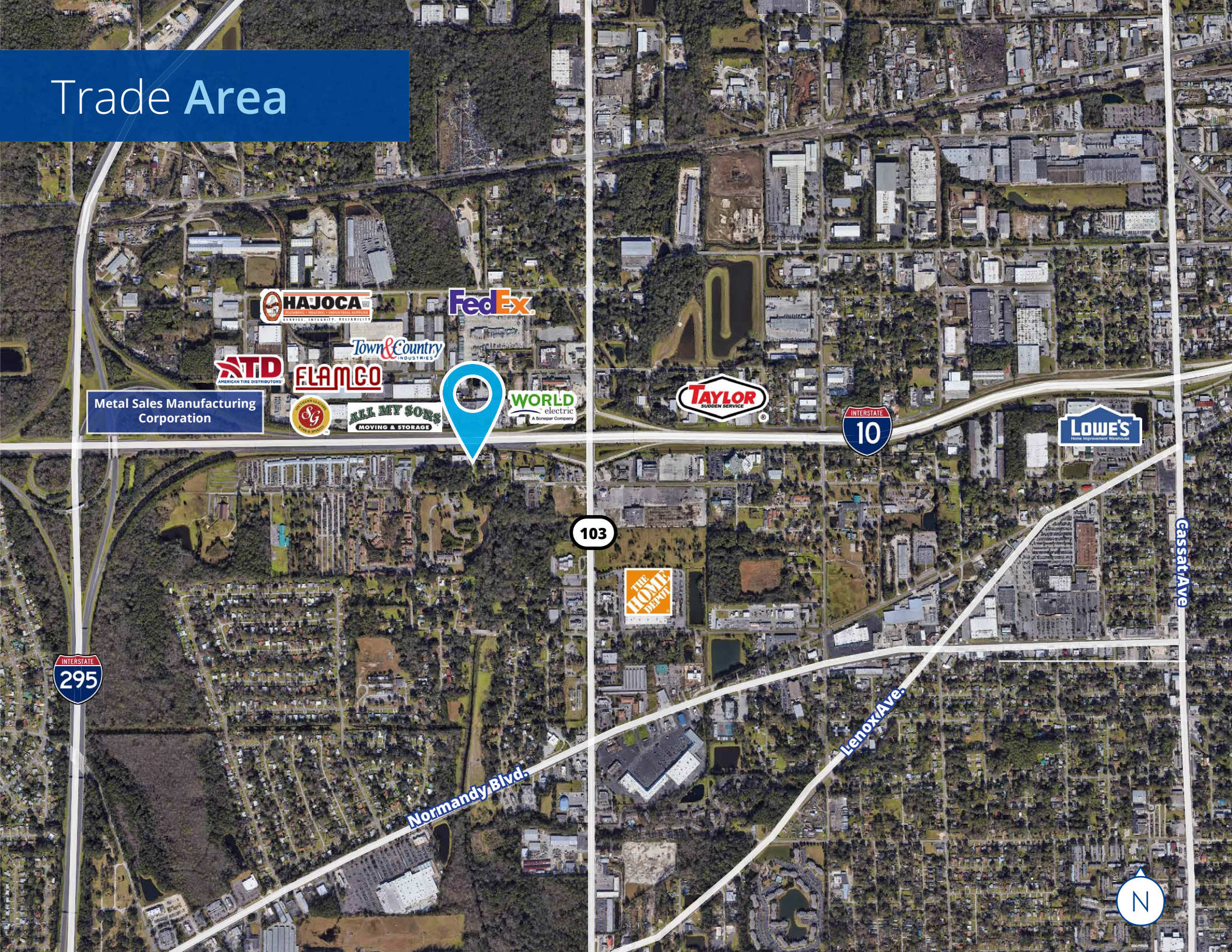


Photo Gallery

Exterior



Trade Area



HAJOCA
SERVICES • INTEGRITY • RELIABILITY

FedEx

Town & Country
INDUSTRIES

ATD
AMERICAN TIRE DISTRIBUTORS

FLAMCO

Metal Sales Manufacturing Corporation



ALL MY SONS
MOVING & STORAGE



WORLD electric
A Danco Company

TAYLOR
SUDDEN SERVICE

INTERSTATE 10

LOWE'S
HOME IMPROVEMENT CENTERS

103

THE HOME DEPOT

INTERSTATE 295

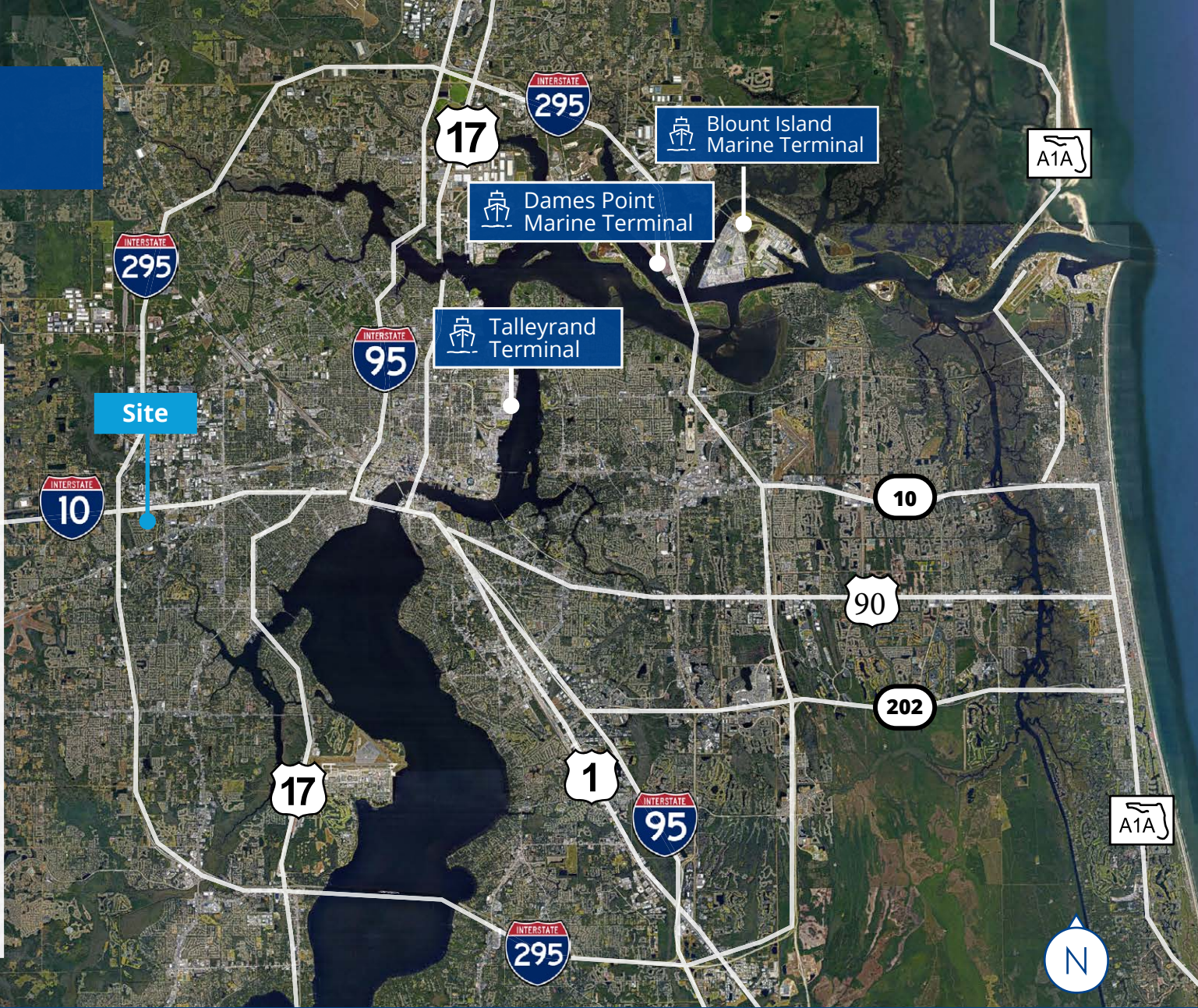
Normandy Blvd.

Lenox Ave.

Cassat Ave.



Drive Times



I-10	0.3 mi
I-295	1.1 mi
I-95	4.8 mi
US Hwy 301	15.3 mi
JIA	18.1 mi
JAXPORT (Talleyrand)	10.1 mi
JAXPORT (Dames Point)	17.3 mi
JAXPORT (Blount Island)	19.4 mi

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