



# For Lease

**3525 Enterprise Way**  
Green Cove Springs, FL 32043

- 10,320 SF – 40,320 SF contiguous, highly functional industrial space in the Green Cove Springs submarket
- Located just off Highway 17 in the Harbor Road Industrial Park
- Only 5 miles to the First Coast Expressway connecting Clay and St Johns Counties
- Zoned Heavy Industrial (IB) allowing for the greatest range of industrial operations including manufacturing, distribution, assembly, storage, etc.
- **Suite 1:** 30,000 SF suite with 2,000 SF office and fully conditioned warehouse
  - Rate: \$9.25/SF NNN
  - Estimated OPEX: \$2.20/SF
  - Immediately available
  - Ideal for manufacturing or distribution
  - Power and compressor hose drops installed throughout warehouse
  - Restrooms include locker rooms and showers
- **Suite 2:** 10,320 SF suite with 140 SF office
  - Rate: \$10.25/SF NNN
  - Estimated OPEX: \$2.20/SF
  - Available within 30 days
  - Ideal for distribution or warehousing

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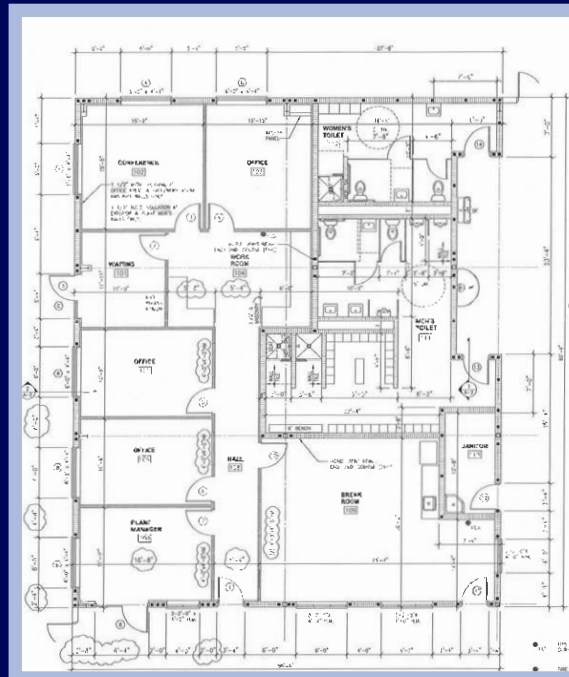
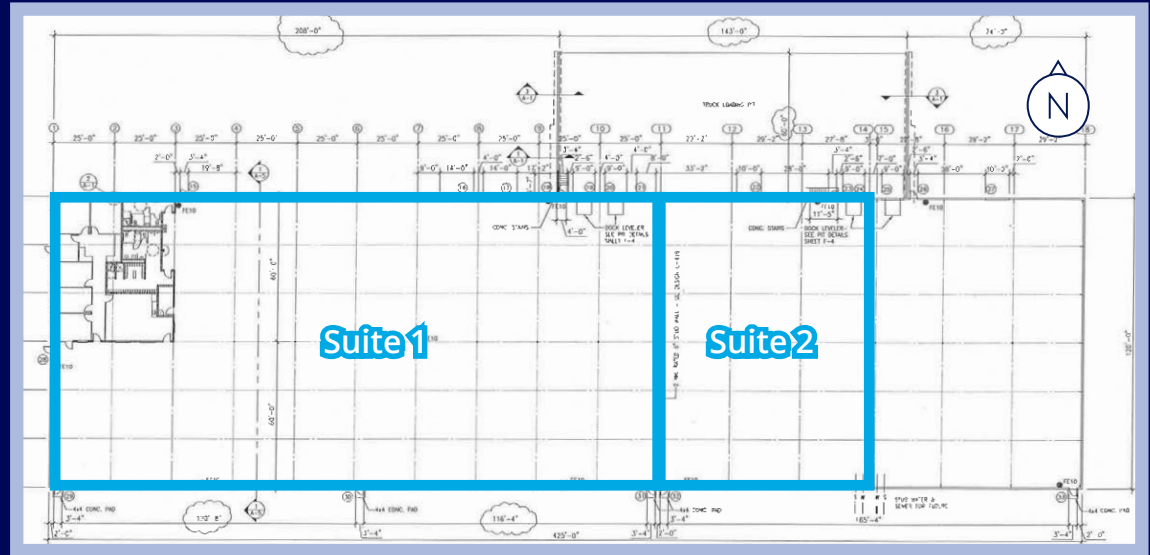
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# Property Overview

3525 Enterprise Way  
Green Cove Springs, FL 32043

	<b>Suite 1</b>	<b>Suite 2</b>
<b>Building Area</b>	30,000 SF	10,320 SF
<b>Office</b>	2,860 SF	140 SF
<b>Suite Dimensions</b>	120'x250'	120'x86'
<b>Column Spacing</b>	60'x25'	60'x29'
<b>Clear Height</b>	20'	20'
<b>Configuration</b>	Side load	Front load
<b>Dock High Doors</b>	3 (9'x9)	2 (9'x9)
<b>Drive In Doors</b>	2 (14'x16') automated	To suit
<b>Dock Packages</b>	2 pit levelers	1 pit leveler
<b>Truck Court</b>	128'	128'
<b>Power</b>	1600a, 277/480v, 3p	100a, 277/480v, 3p
<b>Lighting</b>	Metal halide and LED	Metal halide
<b>Car Parking</b>	30	18
<b>Year Built</b>	2005	2005

# Site Plan



Suite 1 Office Plan

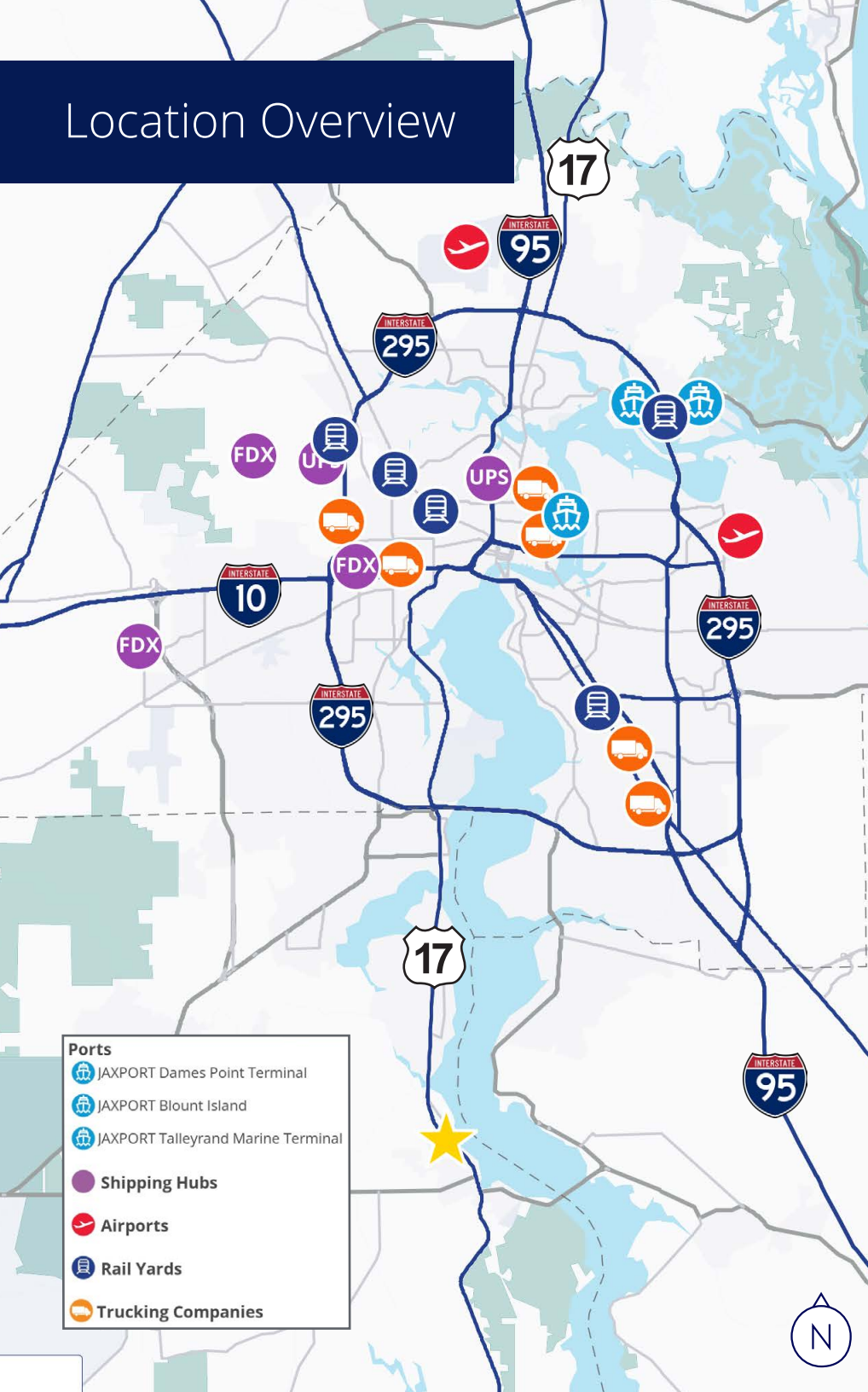


Suite 1



Suite 1

# Location Overview



US-17	0.4 miles
Interstate 295	13 miles
Interstate 95	17 miles
US-1	21 miles
US-10	25 miles



Norfolk Southern Intermodal Facility	30 miles
CSX Intermodal Facility	30 miles
FEC Intermodal Facility	31 miles



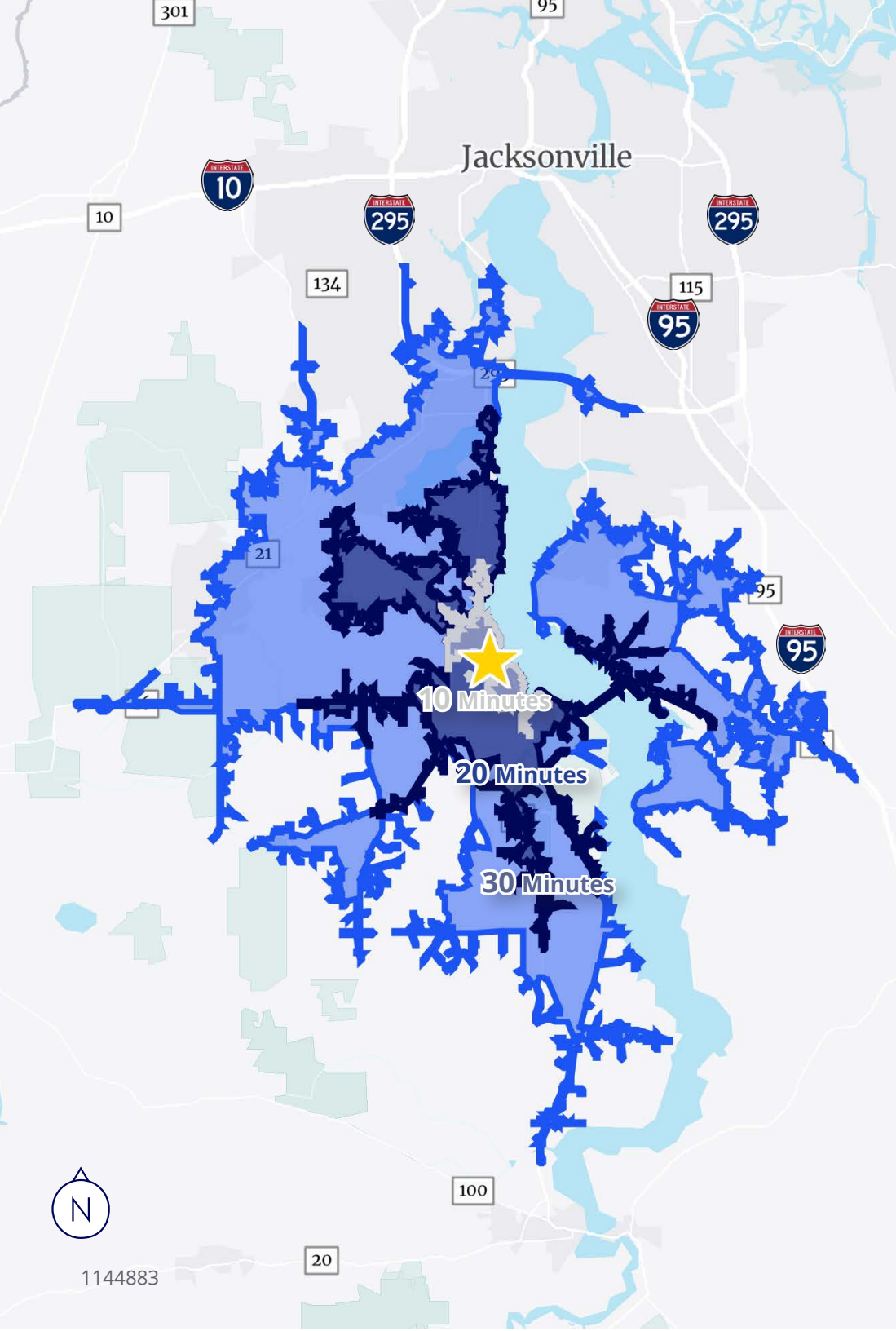
Jacksonville Int'l Airport	41 miles
JAXPORT   Talleyrand	30 miles
JAXPORT   Dames Point	43 miles



JAXPORT   Blount Island	43 miles
Port of Savannah	170 miles
Port of Tampa	178 miles
Port of Charleston	250 miles

## Business Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax



# Strategic Location

The Green Cove Springs submarket provides excellent connectivity to the region's major transportation infrastructure.

**95** 17 Miles

**295** 13 Miles

**10** 25 Miles

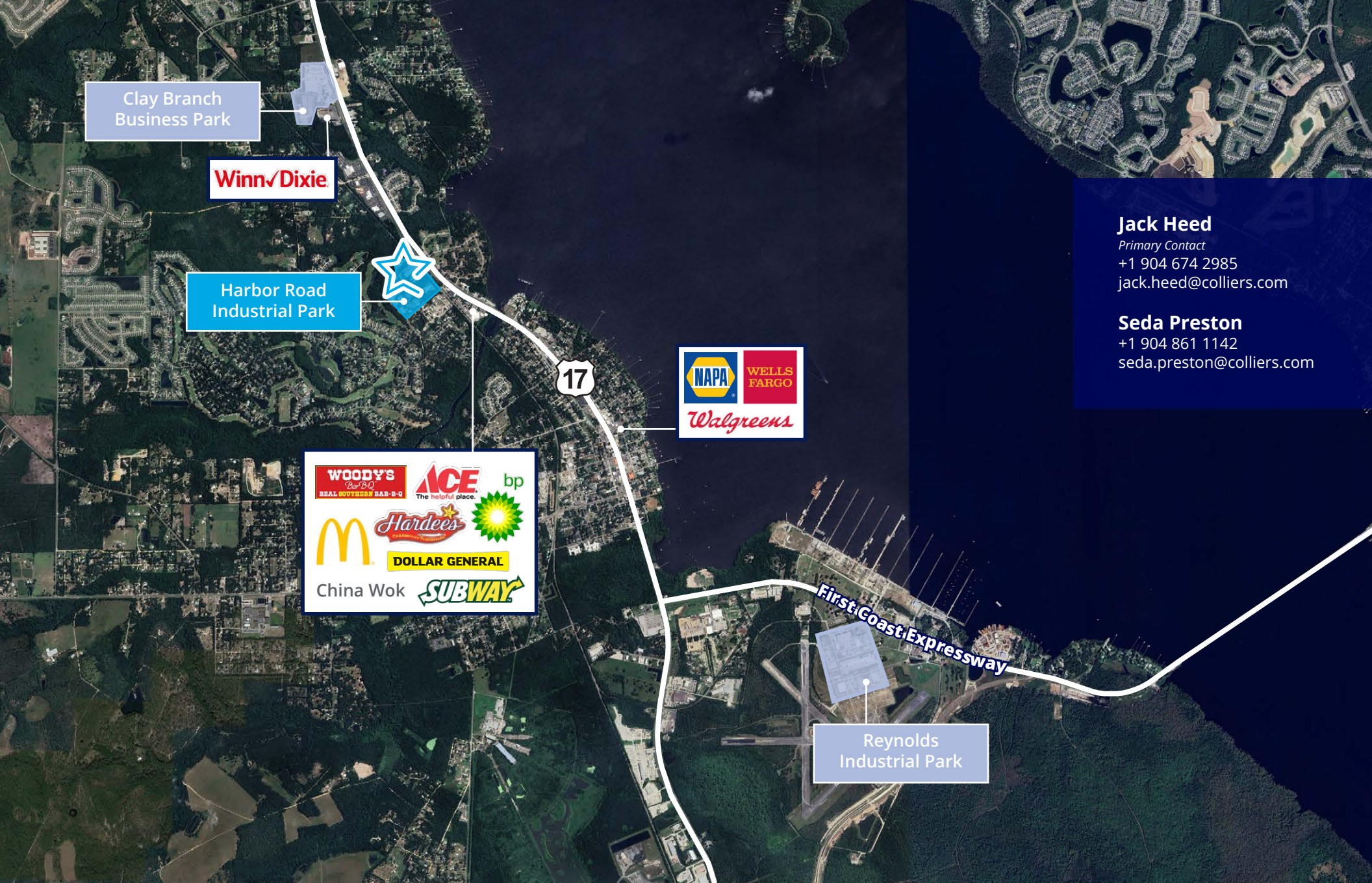
**41** Miles  
Jacksonville Int'l Airport

**30** Miles  
CSX Intermodal

**30** Miles  
JAXPORT

Jacksonville's strong regional demographics offers an affordable alternative to other metros in Florida and a high quality of life for skilled labor with a growing workforce.

Demographics	10 Mins	20 Mins	30 Mins
2024 Population	13,407	68,802	268,403
2029 Population	13,935	76,787	293,713
Population Change 2024 - 2029	3.9%	11.6%	9.4%
2024 Households	5,042	25,424	96,999
Median Household Income	\$75,064	\$98,934	\$95,536
Bachelor's Degree or Higher	21.2%	26.3%	25.4%
Unemployment Rate	3.3%	3.2%	3.4%
Total Employees	7,269	24,854	100,440



Clay Branch Business Park

Winn-Dixie

Harbor Road Industrial Park



First Coast Expressway

Reynolds Industrial Park

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