

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

6596 Columbia Park Dr | Jacksonville, FL 32258



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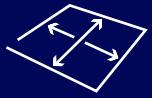
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# PROPERTY Overview

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.

## 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



6.86± AC



6,250± - 10,500 ± SF

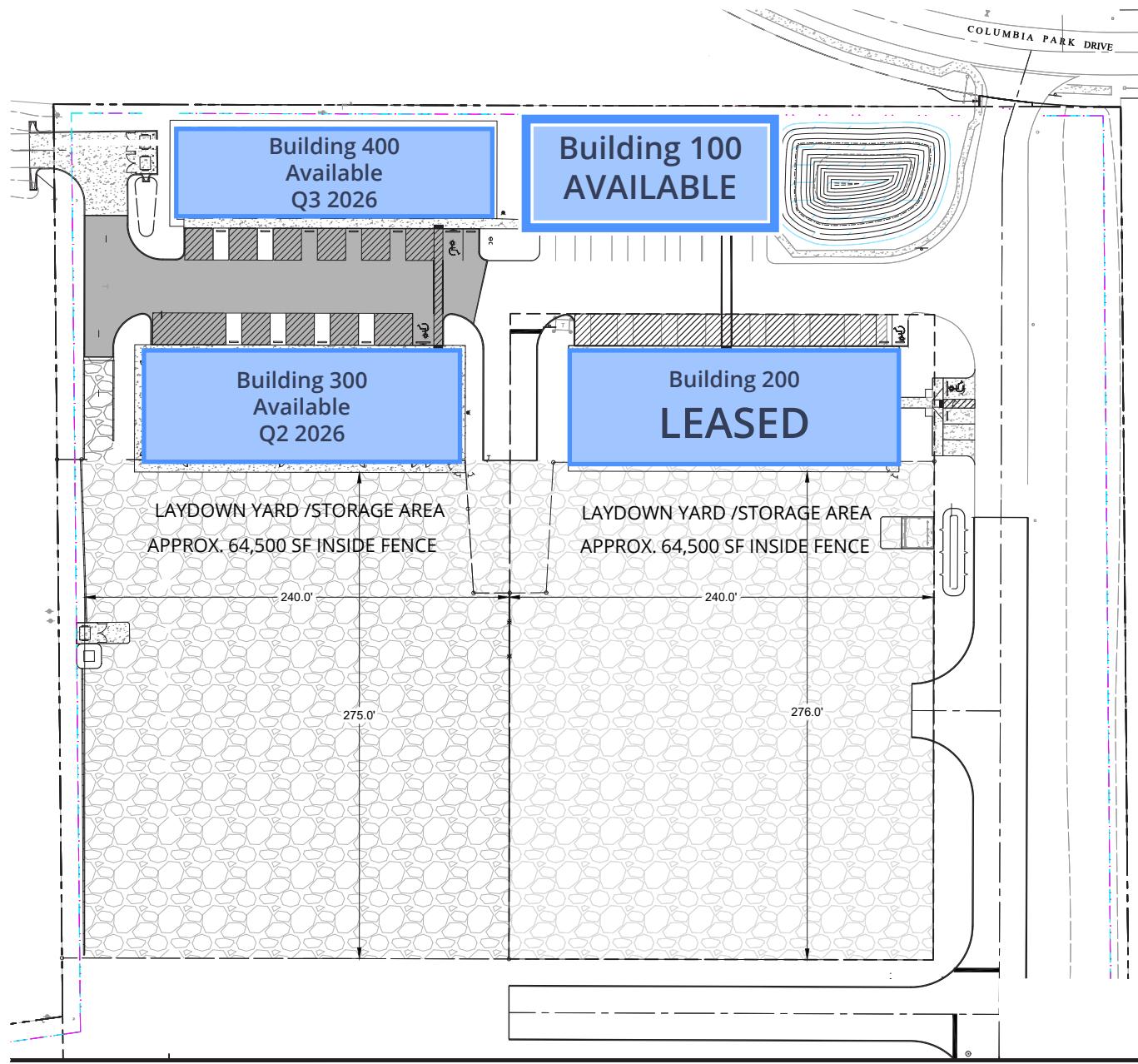


Heavy Industrial (IH)

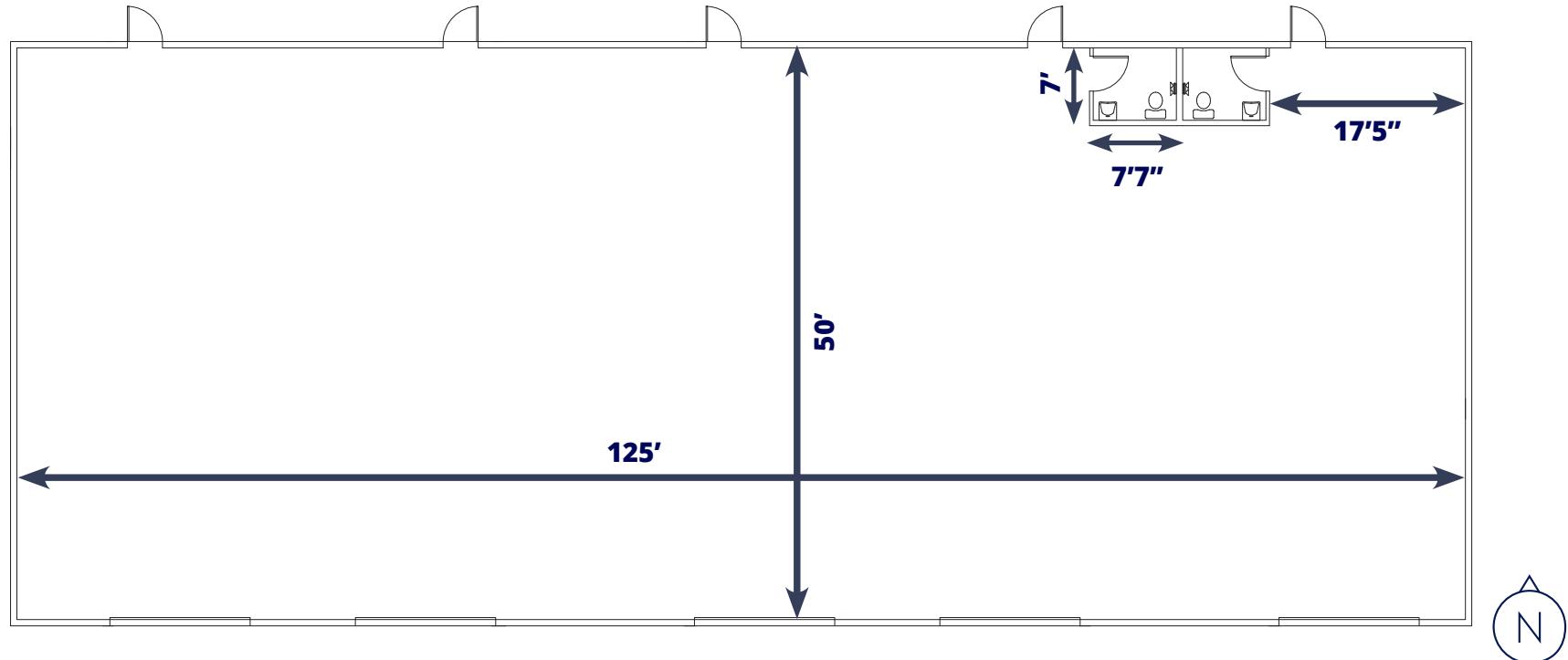
<b>County</b>	Duval
<b>Submarket</b>	Southside
<b>Parcel ID</b>	157138-0900
<b>Zoning</b>	Heavy Industrial (IH) supports a wide range of industrial uses



# PROPERTY Site Plan



PROPERTY  
**Overview | Building 100**



**Building 100 Specifications**

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

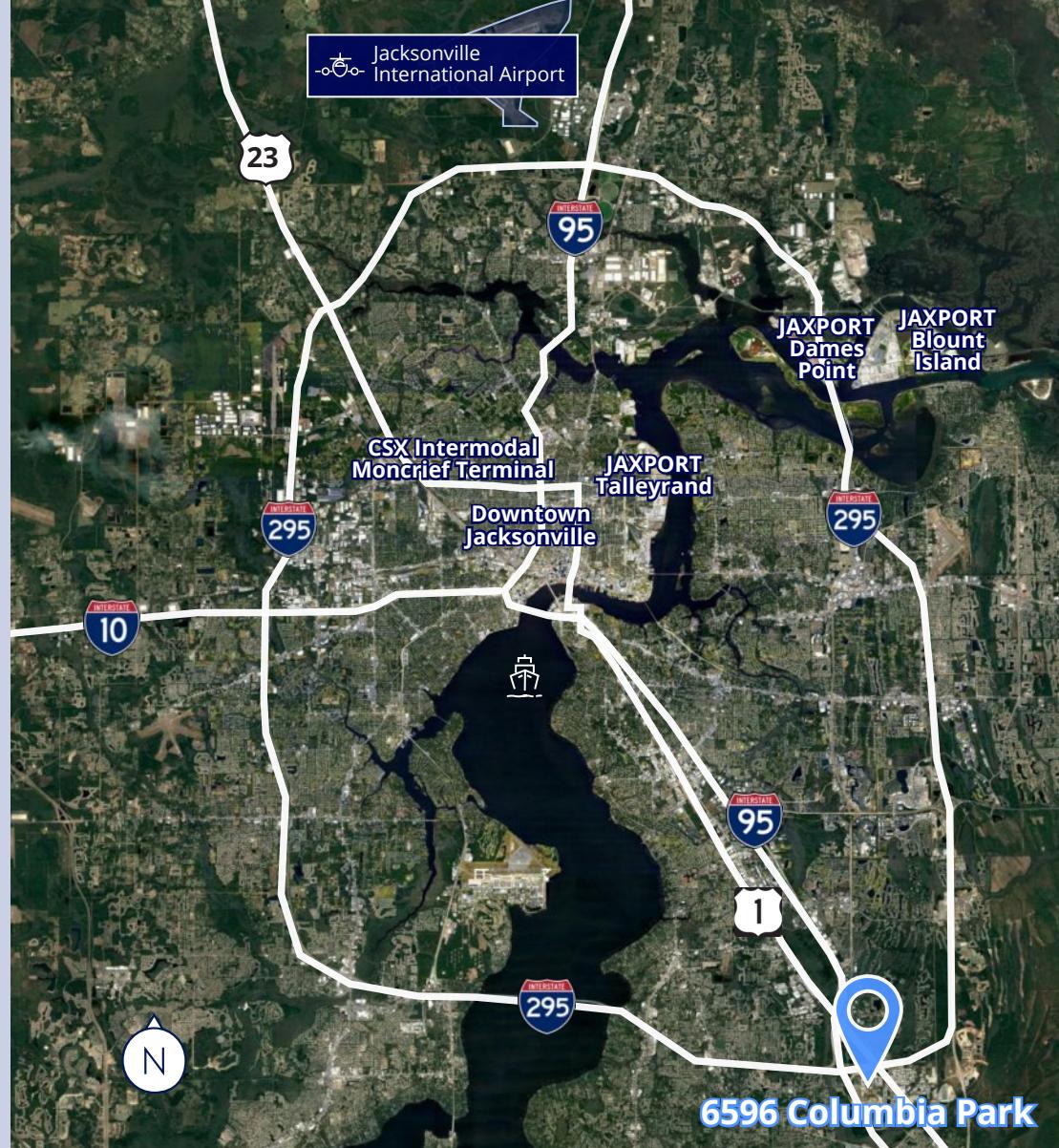
**JAXPORT Tallyrand Terminal** | 17.7 miles

**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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