

± 9.31 ACRES AVAILABLE FOR LEASE

6464 GREENLAND RD,
JACKSONVILLE, FL 32258



LOCAL MARKET EXPERTS

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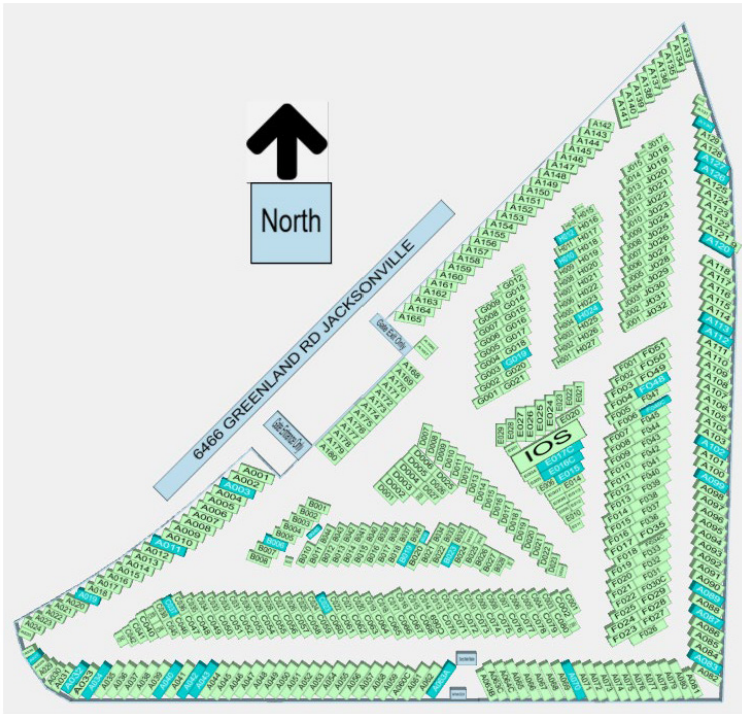
25 Calhoun Street, Suite 220
Charleston, South Carolina 29401



BRIDGE
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PROPERTY SURVEY



±9.31 Acres Available



Easy Access To I-295 And I-95



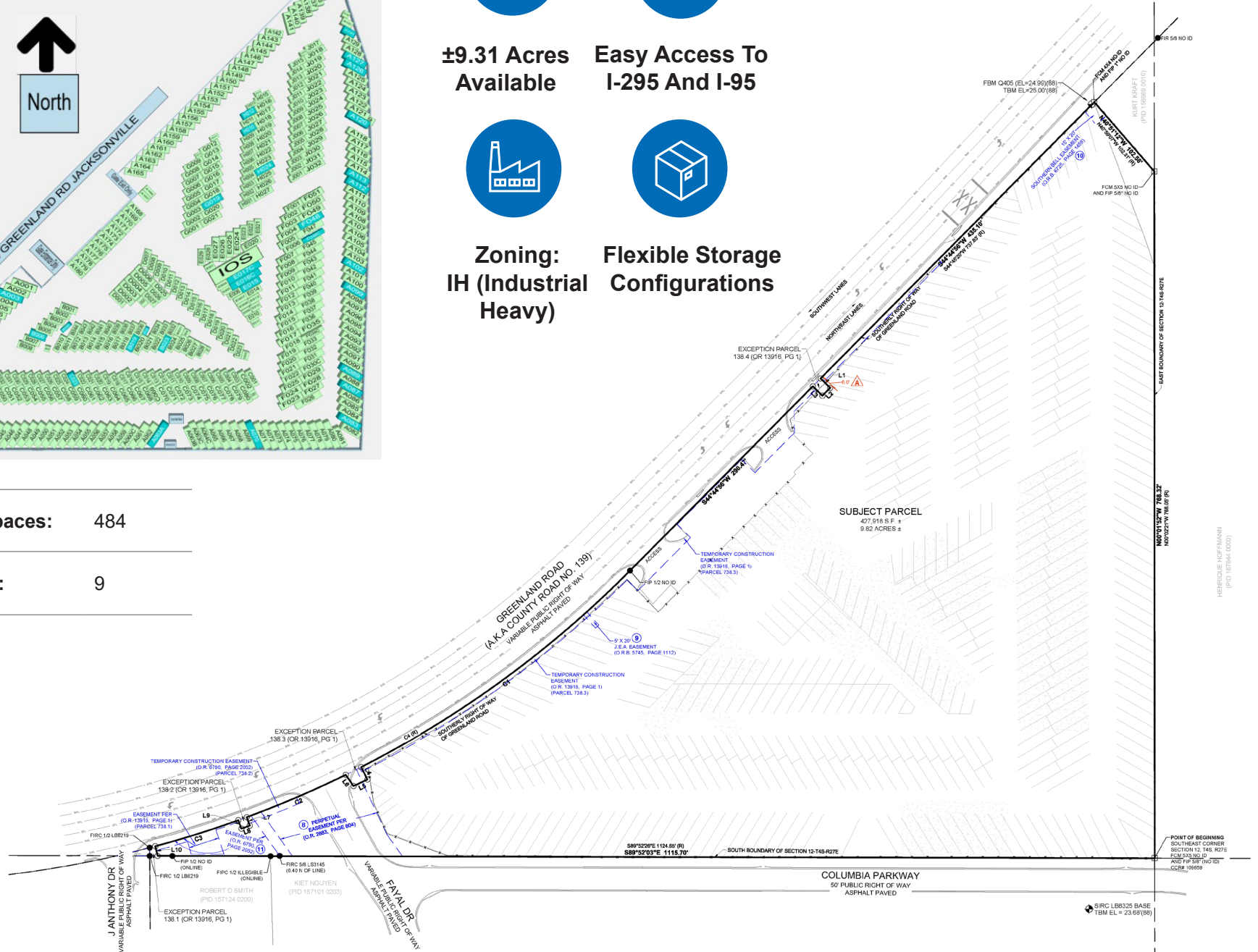
Zoning: IH (Industrial Heavy)



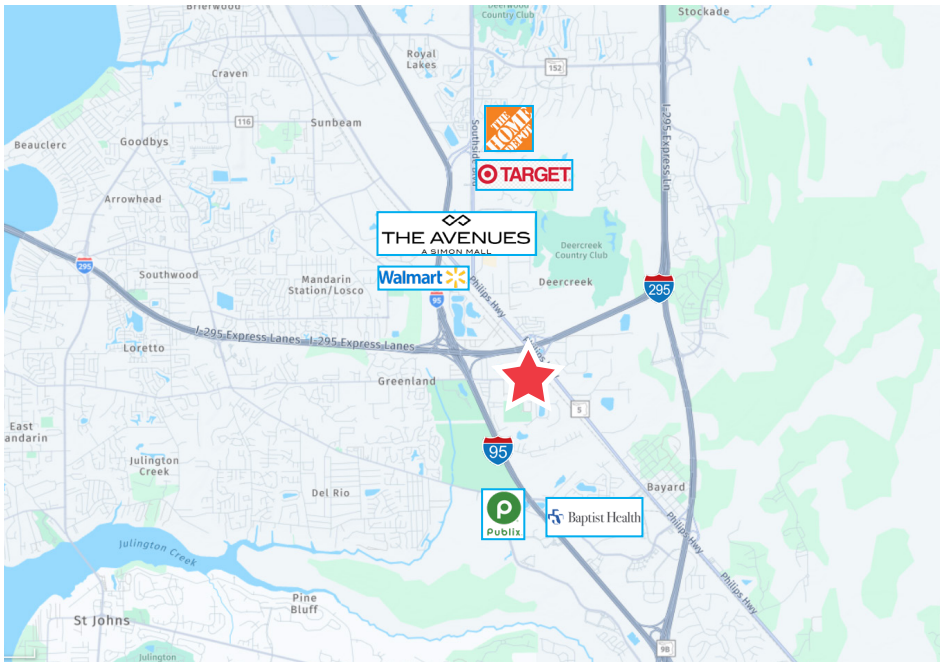
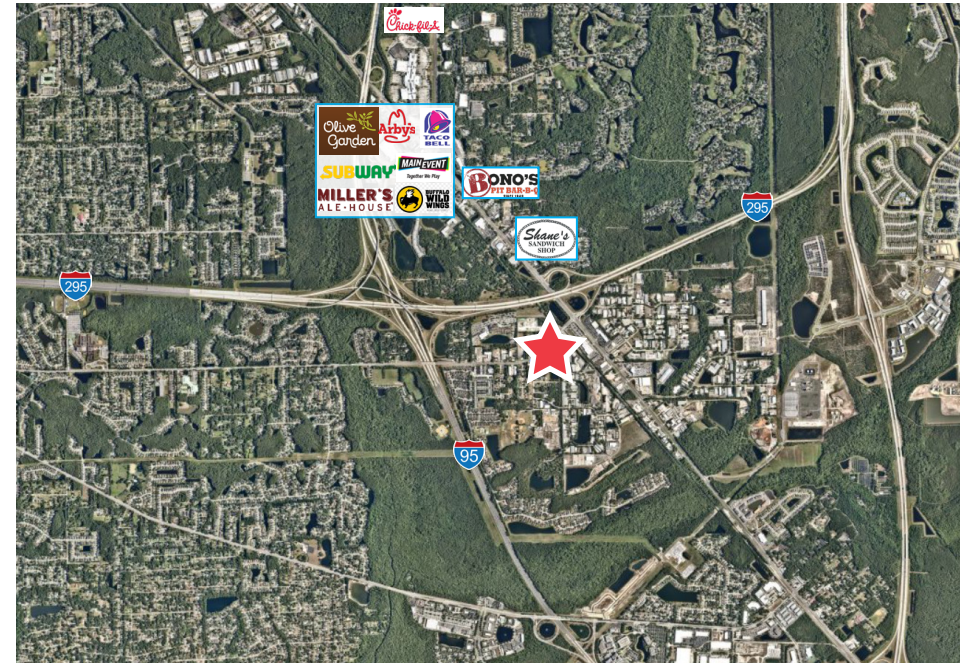
Flexible Storage Configurations

Uncovered Spaces: 484

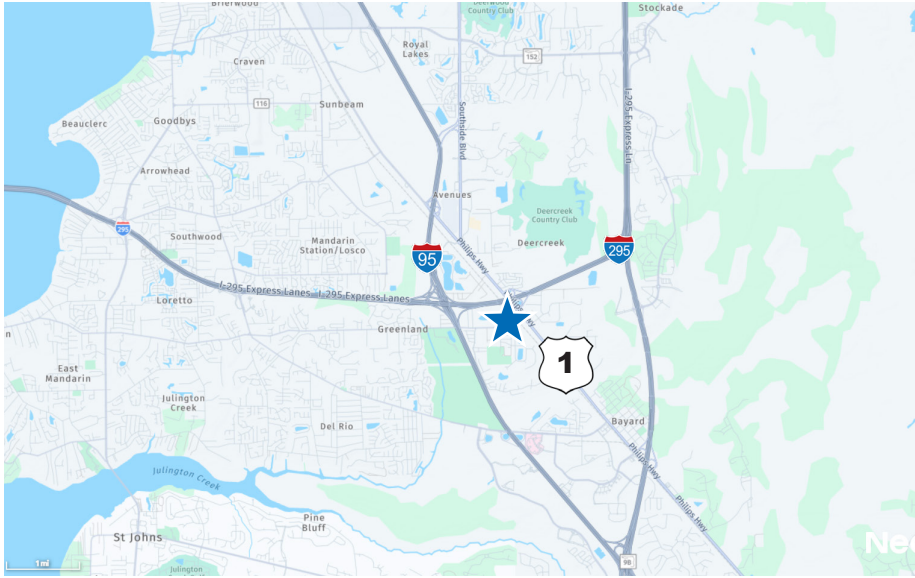
Other Spaces: 9



PROPERTY PHOTOS



PROPERTY DETAILS



Flexible Space:

Ample room for various storage configurations, from open storage to partitioned yard based on client needs.

Premium Location:

Strategically situated in Jacksonville's thriving industrial corridor providing convenient access to key transportation routes, including I-95, US-1, and I-295

Accessibility:

Conveniently positioned near I-95 and US-1, providing easy access to Jacksonville, St. Augustine, and surrounding areas.

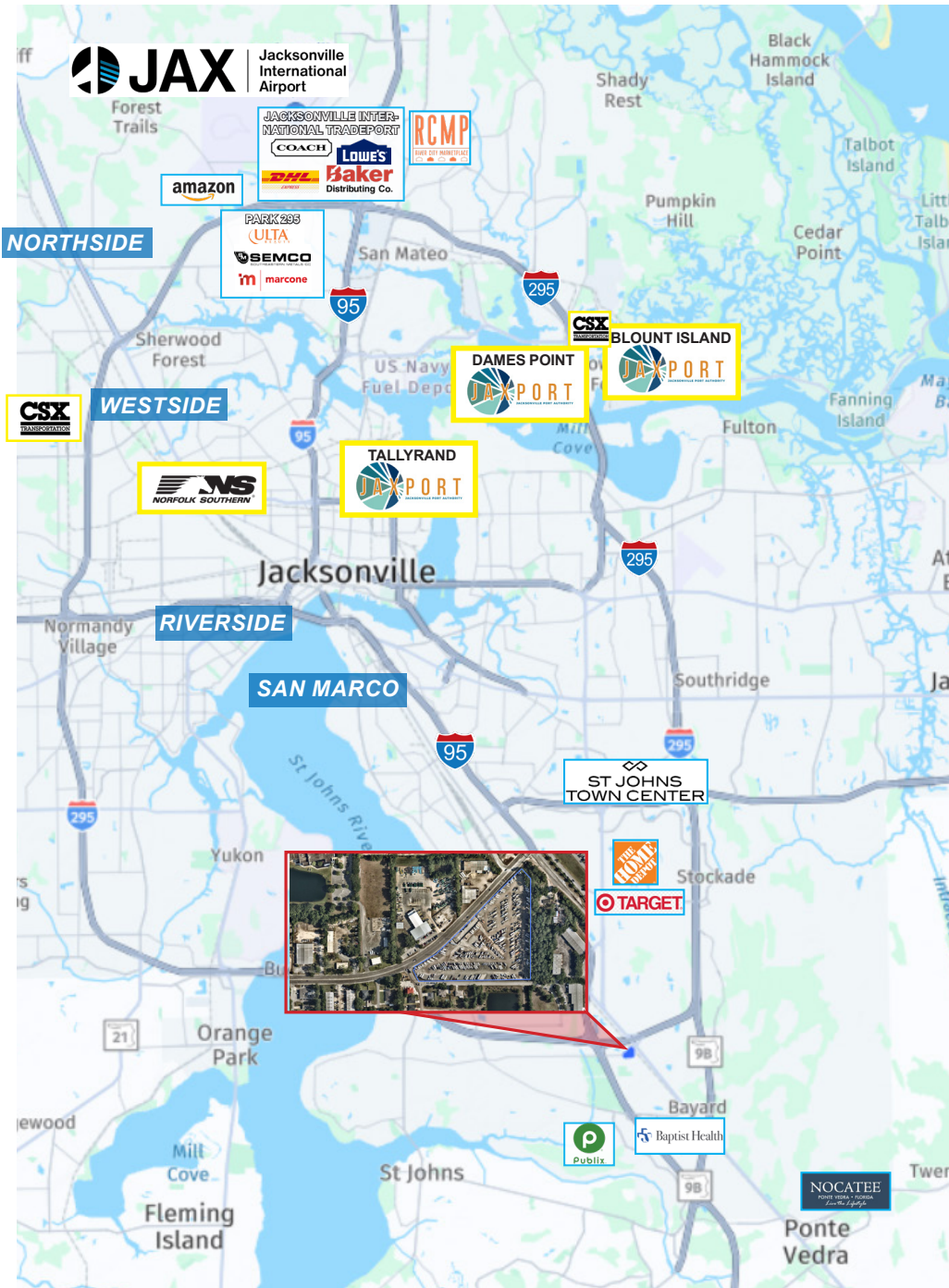
Contact Broker For Lease Rate



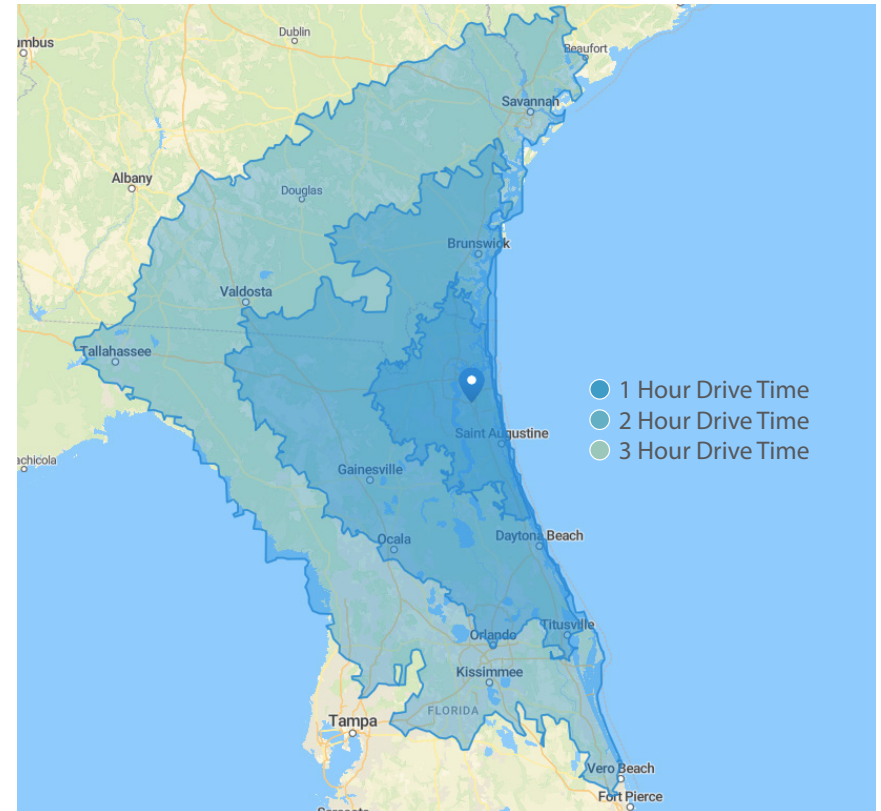
6464 Greenland Rd offers unmatched industrial outdoor storage solutions in Jacksonville's booming industrial landscape. With flexible terms, vast open space, and a convenient location, it's an ideal solution for companies in need of reliable outdoor storage.

- ✓ *Premier Jacksonville industrial location for regional and local distribution*
- ✓ *Strategically located with easy access to Interstates 95 & 295*
- ✓ *Close proximity to extensive food industry presence in the high growth NE Florida Region*

EXCELLENT CONNECTIVITY



Point of Interest	Time	Miles
I-95	4 Min	2.3
I-10	18 Min	16.7
I-295	2 Min	0.4
Jax International Airport	30 Min	29.1
JaxPort	22 Min	18.1
CSX Intermodal Facility	32 min	27.1
Norfolk Southern Intermodal Facility	33 min	24.0



WHY JACKSONVILLE

Overview

- Jacksonville's strategic location in the Southeast, coupled with its deep-water port makes it an attractive option for businesses that want to serve larger regional and international markets
- Jacksonville is the largest metro area by land mass in the U.S.
- The region's strong military presence, together with its affordable cost of living and high quality of life, attracts a young and talented workforce



Job and Economy Overview

- Unemployment rate: Florida's unemployment rate in 2024 is 3.3%, which is 0.7 percentage points lower than the national
- Employment: Florida's employment in 2024 is 11,835,884
- Population: Florida's population in 2024 is 22,954,162
- Economic growth: Florida's real economic growth in the first quarter of 2024 was 3.0%, which was the sixth highest in the nation
- Job creation: Florida has created 424,144 new businesses in 2024

Population Overview

- Jacksonville's population growth is driven by millennial workers and retirement age individuals, both seeking a higher quality of life coupled with a lower cost of living
- The Jacksonville MSA is expected to grow to over 1.8M by 2030, increasing by almost 300,000 people from today



LOCAL MARKET EXPERTS

Contact us today to explore how this property can elevate your business operations.

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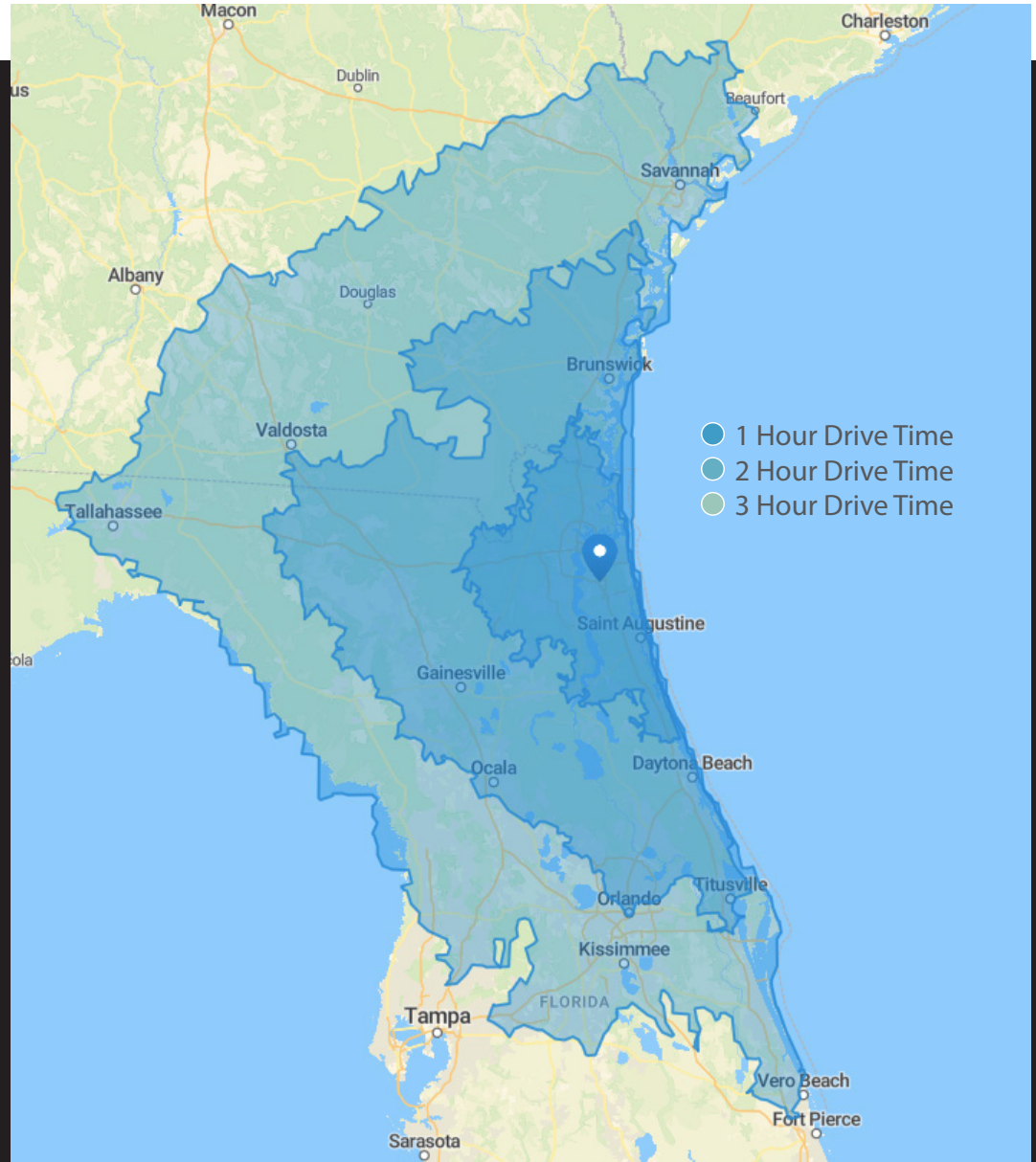
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- 1 Hour Drive Time
- 2 Hour Drive Time
- 3 Hour Drive Time