

NOW PRE-LEASING!

WILDLIGHT COMMERCE PARK

100 Wildworks Avenue | Yulee, FL 32097



- Q2 2026 Delivery – Buildings #1 & #3
- 165 Acre Industrial Park
- 10,000 - 150,000 SF Building Units
BTS Sites For 60,000 - 750,000 SF
- 1.6 Million SF of Projected Build Out
(12 total buildings)
- 60,000 SF to 750,000 SF BTS Sites
Available
- Industrial Component of Wildlight
Mixed-use, Master Planned
Community
- State-of-the-Art Class A Construction
with Modern Specs to Meet Diverse
Industrial Needs
- Immediate I-95 Access Connecting
the Southeast's Most Active
Distribution Corridor

Wildlight Commerce Park, a premier Class A industrial development in Yulee, Nassau County, offers unparalleled connectivity and strategic advantages for distribution, logistics, manufacturing, and more. Ideally located just 1.5 miles east of Interstate-95 with direct frontage on SR 200/A1A and U.S. 17, the park provides rapid access to major regional & national transportation corridors — including I-95, I-295 and I-10 — streamlining shipment and distribution throughout the Southeast.

LOCAL MARKET EXPERTS

RICH ANTCAK

Senior Vice President

rantczak@phoenixrealty.net

904.399.5222

JOHN RICHARDSON, SIOR

President/Principal

jrichardson@phoenixrealty.net

904.399.5222

MIKE FINN

Vice President

mfinn@phoenixrealty.net

904.399.5222



Newmark Phoenix Realty Group, Inc.

10739 Deerwood Park Blvd. #310

Jacksonville, FL 32256

PROPERTY OVERVIEW

Wildlight Commerce Park | 100 Wildworks Avenue



Direct frontage
on SR 200/A1A
and US-17



First Class,
master planned
business park



Zoned PUD - LI
(Light
Industrial)

Wildlight Commerce Park

Introducing Wildlight Commerce Park, Nassau County's newest premier industrial park. Set within the thriving master-planned Wildlight community complete with residential, retail, medical, and recreational amenities. Wildlight Commerce Park is designed for sustainable growth and workforce appeal.

With up to 1.6 million square feet of industrial space planned across 12 buildings, customizable build-to-suit sites, and flexible lease or purchase options, this is more than a location — it's a gateway to expanding regional reach and operational success.



Development Highlights

- 165 acre master-planned industrial park
- Q2 2026 Delivery – Buildings #1 & #3
- 10,000 SF to 150,000 SF Building Units Available
- 1.6 million square feet of industrial space planned across 12 buildings
- Sites from 5-90 Acres
- Lease or Purchase; Multi-Tenant Space Available
- Fully Entitled
- All Utilities to Site

Strategic Location Advantages

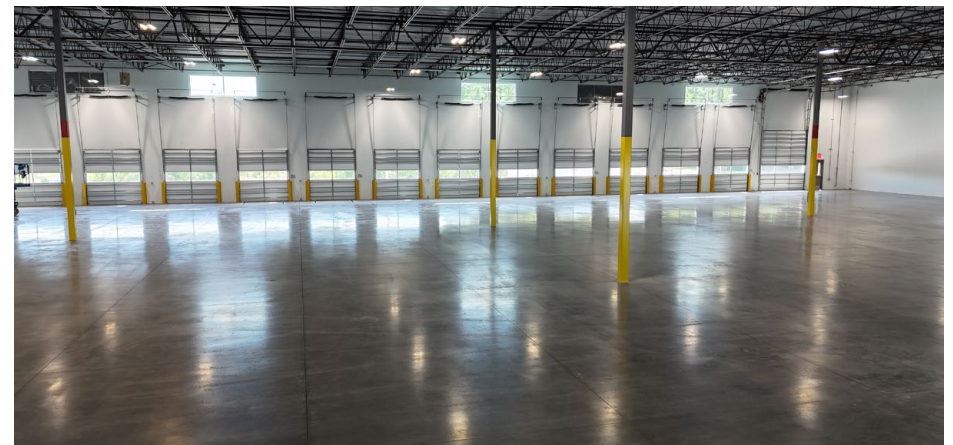
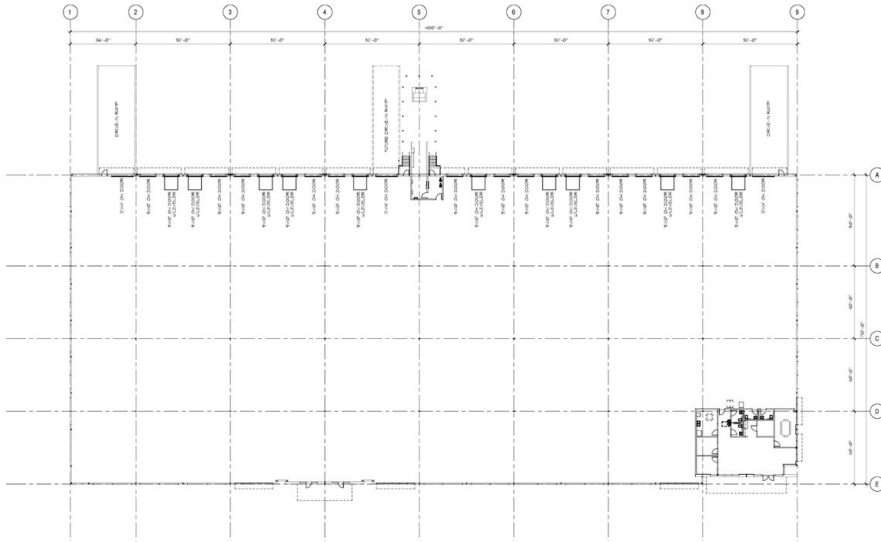
Wildlight Commerce Park offers a prime logistics position in Northeast Florida, just 1.5 miles from I-95 via SR 200/A1A, providing immediate access to one of the nation's most vital north-south freight corridors.

- **Regional & Statewide Distribution Efficiency:** Immediate access to I-95 and I-295 enables efficient reach to Jacksonville MSA, Southeast U.S. markets, and key Florida population centers within one-day truck service.
- **Pro-Business Nassau County Environment:** Favorable tax structure, streamlined permitting, and a county that actively supports industrial growth and job creation.
- **Reduced Traffic Congestion:** North Jacksonville / Nassau County location provides more efficient truck ingress/egress compared to congested urban infill submarkets.
- **Strategic “First Stop North of Jacksonville”:** Ideal location for companies serving both Jacksonville and Southeast coastal markets while avoiding inner-city logistics constraints.
- **Proximity to Georgia Market:** Quick access to Southeast Georgia (Kingsland, St. Marys, Brunswick), expanding the effective labor and distribution radius.

Located within the rapidly growing Wildlight master-planned community, the park combines transportation efficiency with workforce accessibility and nearby residential and retail amenities, delivering both operational advantage and long-term growth potential.

BUILDING 1 SPECIFICATIONS

Wildlight Commerce Park | 100 Wildworks Avenue



BUILDING 1

Available SF:	±68,000 SF
Building Dimensions:	400' x 170'
Divisibility:	To 24,000 SF
Office:	2,500 SF
Clear Height:	24'
Fire Protection	ESFR
Dock Doors:	(23) 9' x 10' & (1) 12'x14'
Drive-In Doors:	2 - 12' x 14'
Dock Packages:	Every 3rd door
Column Spacing:	52' x 40'
Speed Bay:	52' x 50'
Electrical:	1000 Amps 277/480v 3-Phase
Auto Parking:	±62
Truck Court:	130'
Slab Thickness:	7"






AERIAL IMAGERY

Wildlight Commerce Park | 100 Wildworks Avenue

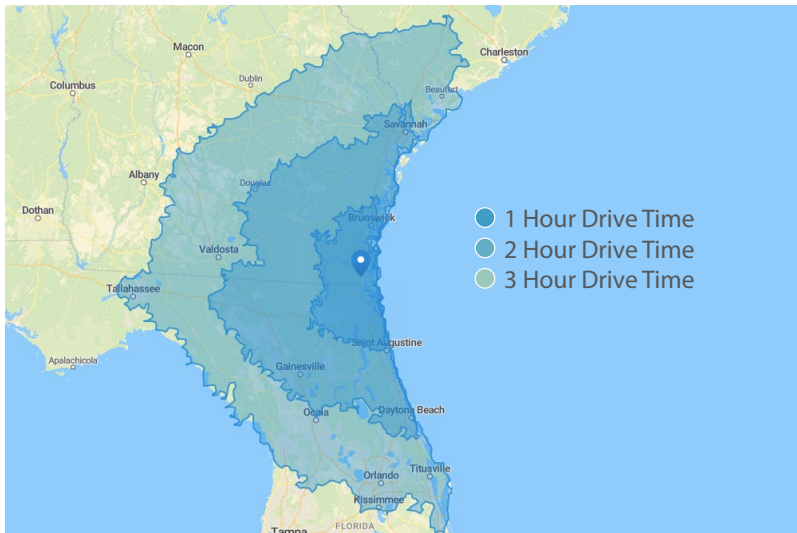


PROPERTY LOCATION

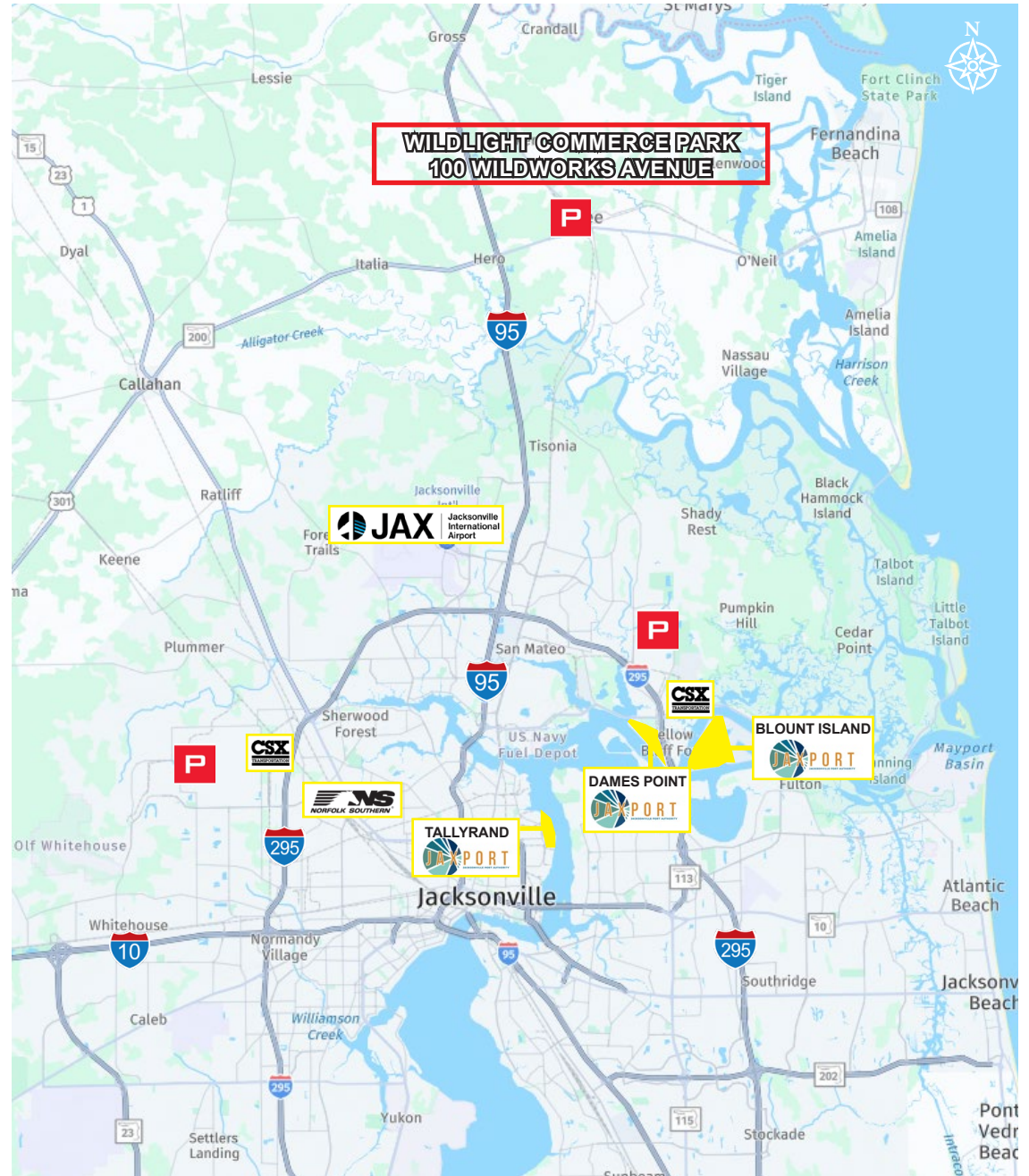
Wildlight Commerce Park | 100 Wildworks Avenue

Point of Interest	Time	Miles
 I-95	3 min	1.5
 I-295	14 min	13
 Jax International Airport	17 min	13
 JaxPort	23 min	20
 Tallyrand	27 min	23

Located within the rapidly growing Nassau County market, Wildlight Commerce Park offers exceptional connectivity to Northeast Florida's major transportation infrastructure, providing efficient access throughout the Jacksonville region and the broader Southeast via I-95, U.S. 17, Jacksonville International Airport, and JAXPORT.



- ✓ **Premier Nassau County industrial location within the rapidly growing Wildlight corridor**
- ✓ **Immediate access to I-95 and convenient connectivity throughout the Southeast**
- ✓ **Access to a growing regional workforce driven by significant residential expansion**



PROPERTY LOCATION / AREA AMENITIES

Wildlight Commerce Park | 100 Wildworks Avenue



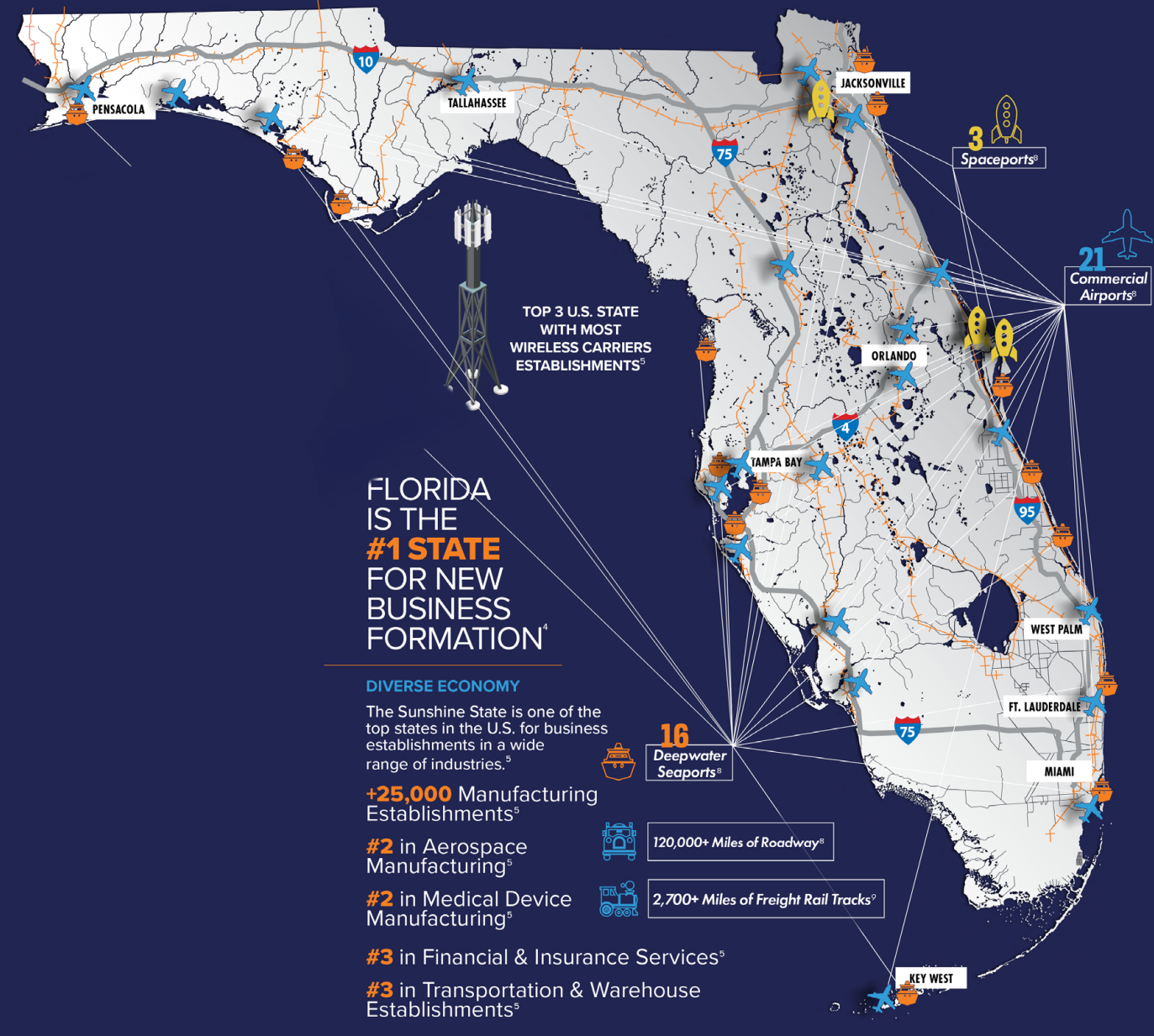
Wildlight has quickly emerged as one of Northeast Florida's fastest-growing master-planned communities, transforming the Yulee/Nassau County corridor into a major residential and commercial growth hub. Anchored along the I-95 corridor just north of Jacksonville, the development is planned for approximately **24,000 residential units** and more than **11 million square feet of commercial space**, reflecting the tremendous long-term growth projected for the area.

The community is designed around a walkable “town in nature” concept, with extensive trails, parks, preserved green space, retail, dining, healthcare, schools, and recreation integrated throughout the development. Existing and planned **amenities include a YMCA, Publix, restaurants, medical offices, top-rated schools**, community parks, multiuse trails, golf cart connectivity, and over 1,100 acres dedicated to regional and community parks. Continued residential expansion, including new neighborhoods within Wildlight's Garden District, is further accelerating growth and establishing the area as one of the region's premier live-work-play destinations.

WHY NASSAU COUNTY

Wildlight Commerce Park | 100 Wildworks Avenue

BUSINESS.



Robust Labor Pool

Nassau County taps into a regional workforce of 906,000+ working-age adults and 1.7+ million residents across Northeast Florida. This broad labor pool supports industrial, logistics, manufacturing, and distribution needs.

nassauflorida.com

Growing Employment Market

Nassau County's employment has been growing year-over-year, with total employment increasing from 41.3K to 42.3K residents employed—a 2.3 % annual growth rate. This growth reflects expanding opportunities across sectors like trade, logistics, and services.

Data USA: Nassau County

Low Unemployment

Nassau County consistently reports unemployment rates among the lowest in the Northeast Florida region, for example around 3.9 % in mid-2025, compared with nearby counties like Duval and St. Johns.

nassauflorida.com