

# FOR SALE

## INDUSTRIAL

## DEVELOPMENT OPPORTUNITY

6595 COLUMBIA PARK CT.

JACKSONVILLE FL, 32258

12± ACRES



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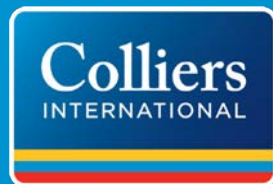




## EXECUTIVE SUMMARY 6595 COLUMBIA PARK CT., JACKSONVILLE FL 32258

Colliers International is pleased to present this rare opportunity to acquire a 12± acre industrial site ready for development in Jacksonville's top industrial corridor, the Greenland Industrial Park. The offered parcel is an excess portion of land of a 39.05-acre parcel, which will be re-platted prior to closing. This is a prime site within the rapidly developing Southside market for a master developer to complete all of the horizontal development and to create 1-2 acre industrial lots. With industrial vacancy rates at historical lows, this opportunity presents a developer to offer needed industrial lots for small to medium sized businesses to build their own facility.

**Asking Price: \$1,900,000**



## LOGISTICAL ADVANTAGES & STRATEGIC LOCATION

- Three railroads (CSX (headquartered in Jacksonville), Norfolk Southern and Florida East Coast Railway)
- Multiple interstates including I-10, I-75 and I-95, capable of reaching over 61 million consumers in an 8 hour drive
- Jacksonville International Airport, one of the most modern airports in the world, just underwent a \$300 million upgrade and expansion.
- 85+ non-stop daily flights, 29 direct U.S. Airports, 115 million tons of cargo annually

## WORK FORCE TALENT

- Median age of 38, in-line with the national average and 3 years younger than the Florida average
- Strong Military and Defense Industry Presence, 4 major military installations in the Northeast Florida Region
- Each year, more then 3,000 exiting service members choose to stay in the region
- Northeast Florida has more than 150,000 jobs in transportation, trade and logistics

## SEAPORTS

- JAXPORT is one of the regions three deep-water ports and is the #1 container port complex in Florida.
- Over \$600 million invested in infrastructure upgrades, from cranes to on-dock rail to deepening the shipping channel to 47 feet with plans to invest another \$1.2 billion.
- Boasts the widest shipping channel in the Southeast, enough room for two ships to pass at the same time
- JAXPORT handled over 9.3 million tons of cargo in 2017
- Port of Fernandina is located at the Florida-Georgia border providing key access to producers in the southeast



**8 - HOUR  
DRIVE TIME**  
61+ MILLION People

RECOGNIZED AS "AMERICAS  
LOGISTICS CENTER"

SAME -DAY SOUTHEAST ACCESS TO  
61+ MILLION CONSUMERS

3 INTERSTATES



3 RAILROADS



JACKSONVILLE INTERNATIONAL AIRPORT

**85+**  
NON-STOP  
DAILY FLIGHTS

**29+**  
DIRECT US  
AIRPORTS

**\$300 M**  
IN INFRASTRUCTURE  
IMPROVEMENTS



**AREA DEMOGRAPHICS**

Source: ESRI Business Analyst



**Current Population**  
(2019)  
1 mile: 2,681  
3 mile: 35,199  
5 mile: 120,994



**Projected Population**  
(2024)  
1 mile: 3,197  
3 mile: 39,273  
5 mile: 134,128



**Average Household Income** (2019)  
1 mile: \$120,911  
3 mile: \$105,562  
5 mile: \$97,402



**Projected Average Household Income** (2024)  
1 mile: \$159,650  
3 mile: \$121,430  
5 mile: \$113,445



**Drive Times**  
I-95: 2.75 miles  
I-295: 1 mile  
US Hwy-1: 1 mile

**LOCATION INFORMATION**

Street Address	6595 Columbia Park Ct.
City, State, Zip	Jacksonville, FL 32258
County	Duval
Submarket	Butler/Baymeadows
Nearest Highway	I-95 and US Hwy. 1

**PROPERTY INFORMATION**

Lot Size	12± AC
Parcel ID#	157145-0000
Sewer	City sewer to site
Utilities	Water, sewer & electric to site
Property Use	Industrial
Land Use	Light Industrial
Zoning	PUD
Development Rights	100,000± SF
Retention	On-site
Site Condition	Lightly wooded

**12± AC**

Approximately a 12-acre portion of a 39-acre parcel, which a new parcel will be created at closing. The property includes access to off-site master retention and provides access through a dedicated curb cut off of Columbia Park Ct.

**PROPERTY HIGHLIGHTS**

- Prime industrial development opportunity
- Light industrial land use
- Strategically located between I-295, I-95 and US Hwy 1
- Located in Greenland Industrial Park
- Great site for warehouse/office development or storage yard

**ASKING PRICE:**

**\$1,900,000**