

WAREHOUSE FOR LEASE



3215 Business Park Court, Green Cove Springs, FL 32043



AVAILABLE SF:	2,400 - 9,600 SF
LEASE RATE:	\$6.00 - 6.75 SF/Yr (MG)
BUILDING SIZE:	9,600 SF
GRADE LEVEL DOORS	4
CEILING HEIGHT:	21.0 FT
YEAR BUILT:	2012
ZONING:	BB4
CROSS STREETS:	Hwy 17 & CR 315
PRICE PER UNIT:	-

- 3 Phase Power
- 30' x 60' Outside Gated Storage
- Convenient to Fleming Island, St. Johns County & I-295
- Ample Parking
- Road Frontage
- Monument Sign Space
- Water & Garbage Disposal included
- \$1,200/month - 2,400 SF unit
- \$2,700/month - 4,800 SF unit
- \$5,400/month - 9,600 SF unit

KW COMMERCIAL

2233 Park Avenue, Suite 500
Orange Park, FL 32073

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The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

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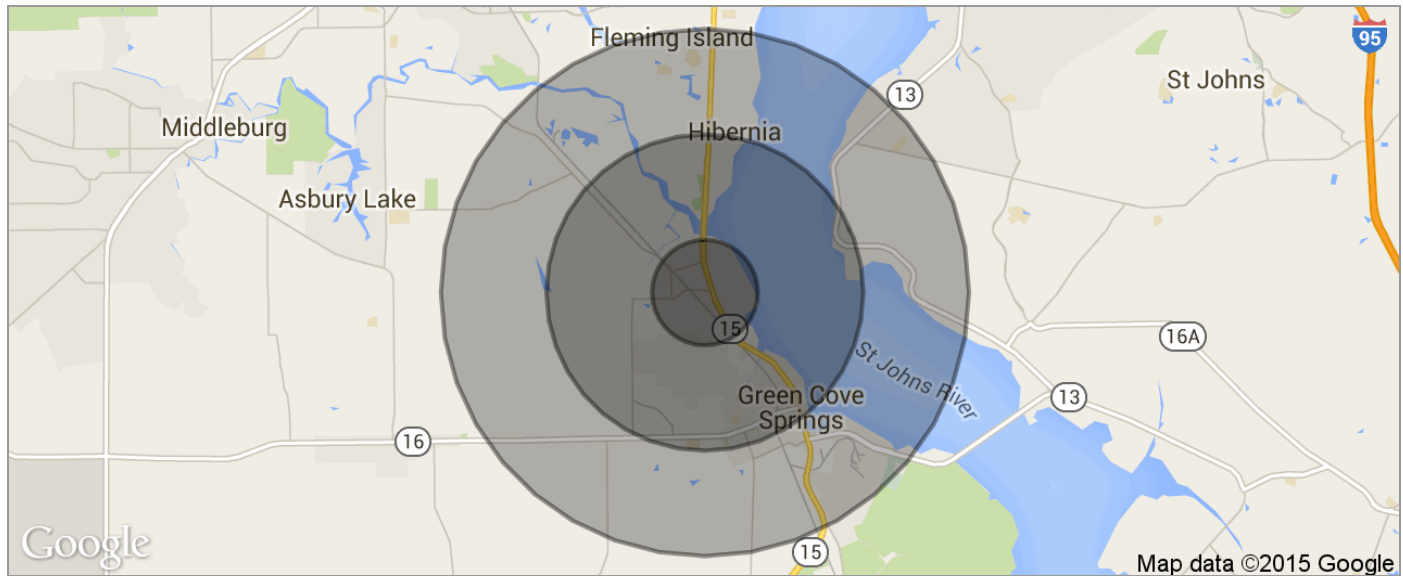
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	930	12,598	29,856
MEDIAN AGE	45.7	39.8	38.5
MEDIAN AGE (MALE)	41.5	37.7	37.1
MEDIAN AGE (FEMALE)	48.4	41.1	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	376	4,685	11,008
# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$82,090	\$75,018	\$78,817
AVERAGE HOUSE VALUE	\$313,453	\$296,398	\$282,719
RACE	1 MILE	3 MILES	5 MILES
% WHITE	87.4%	80.6%	82.7%
% BLACK	10.2%	14.7%	12.1%
% ASIAN	2.2%	1.9%	2.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.3%
% OTHER	0.0%	0.6%	0.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	6.1%	7.6%	6.8%

* Demographic data derived from 2010 US Census

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