

J.P. HALL COMMERCE CENTER / FACT SHEET



Located just south of Green Cove Springs at the intersection of County Road 209 and US 17, the J.P. Hall Commerce Center provides both an excellent location and a strong economic climate for growth.

■ Ideally located at the newly funded First Coast Expressway, connecting I-95 and I-10 as well as the Cecil Commerce Center and the International World Golf Village Over 4,000 feet of rail access.

■ Over 80 acres of developable, industrial, commercial and retail space.

■ Within 15 minutes of Clay County's newest Planned Unit Developments with over 6,000 homes planned as well as retail shopping and other commercial properties.

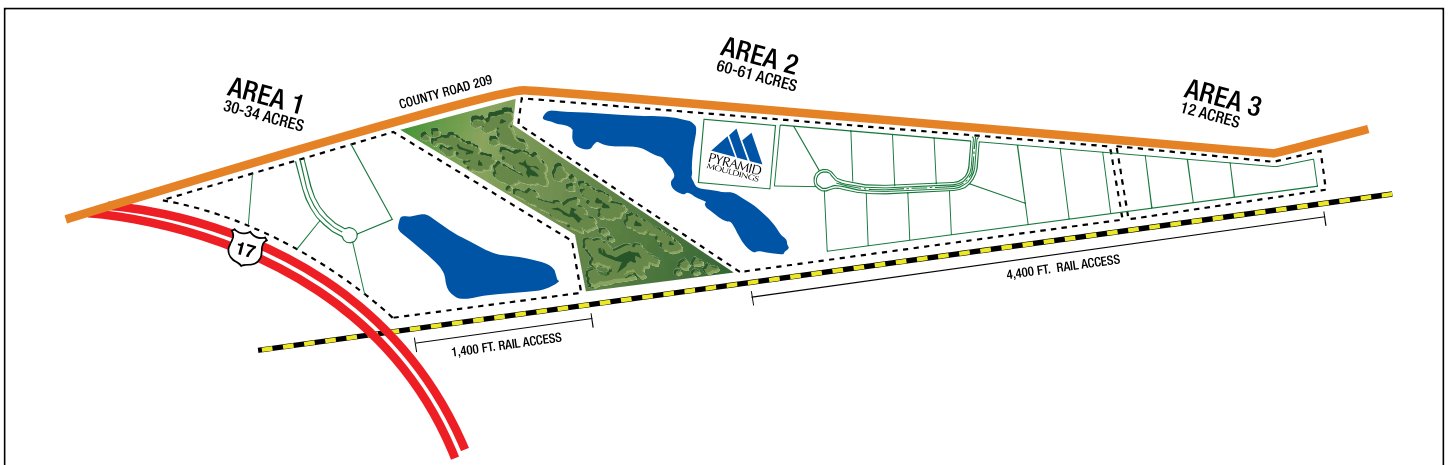
■ Build-to-suit options and land leases are available at reasonable costs.

■ 20 minutes from both I-95 and I-295, the Center is one mile south of Green Cove Springs, the county seat of one of the fastest growing counties in Florida

■ Water and sewer is at the site. Natural gas is within 1/2 mile and is available



This site is home to Roller Die Inc. manufacturing, a 75,000 sf operation which has been operating since 2010.



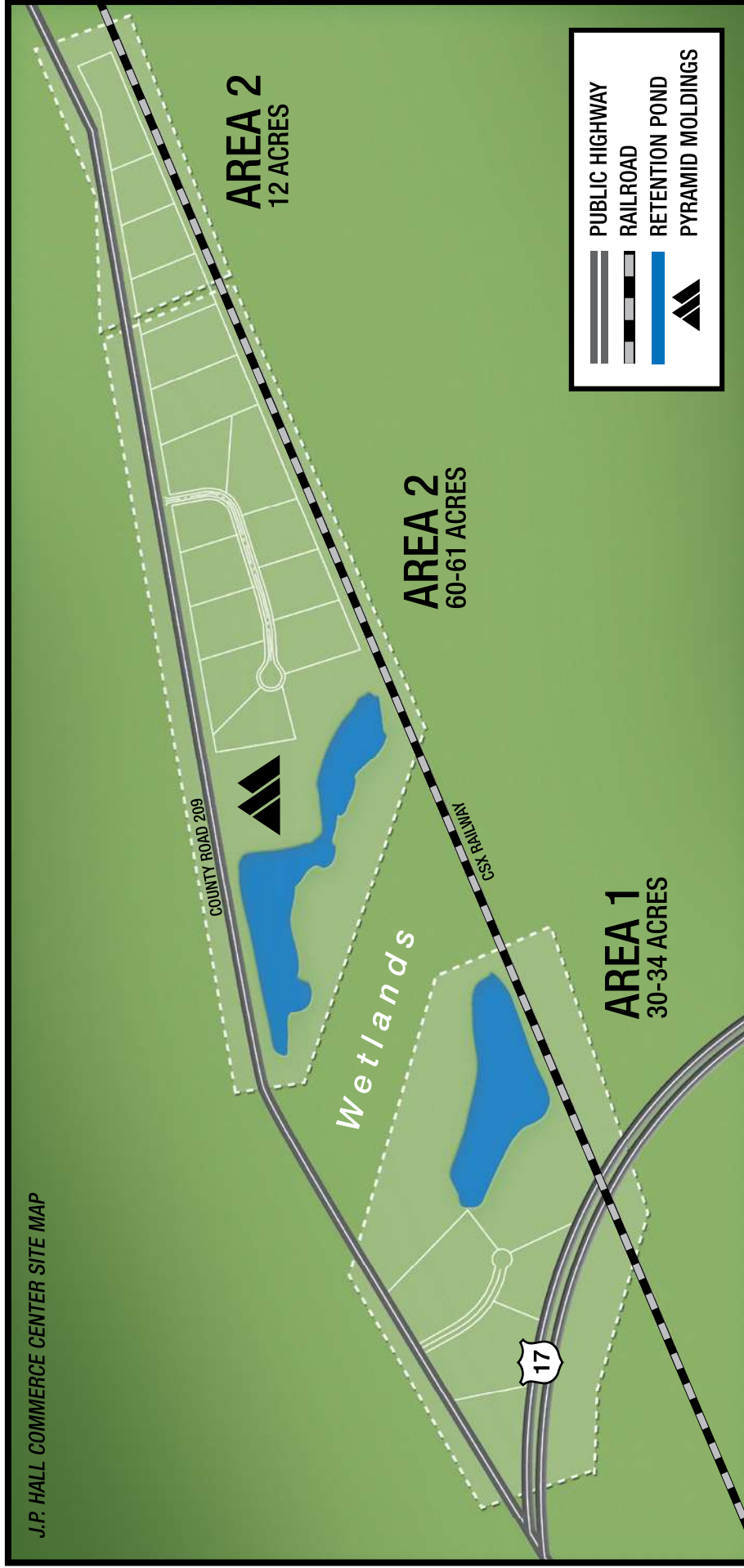
■ J.P.H Commerce Center Exit Magnolia Point Realty Bert V Royal, Agent

3616 MAGNOLIA POINT BOULEVARD • GREEN COVE SPRINGS, FLORIDA 32043 • PHONE: 904.294.27841

J.P. Hall

Commerce Center

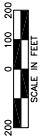




J P Hall Commerce Center

Located just south of Green Cove Springs at the intersection of County Road 209 and US 17, JP Hall Commerce Center provides both an excellent location and a strong economic climate for growth.

- Located at the newly approved and funded First Coast Expressway (1/3 complete) connecting I-95 and I-10 with direct routes to Cecil Commerce Center and The World Golf Village
- 80 acres of developable property, industrially zoned property (50 acres), light manufacturing and distribution (6 acres), Commercial, Retail (27 acres) with parcels as large as 50 acres or as small as 2 acres.
- Within 15 minutes of Clay County's newest Developments of Regional Impact (Saratoga Springs) and Governors Park. Over 6000 new homes and business opportunities beginning construction in 2019-2020.
- Build to Suit options and land leases are available at still reasonable costs.
- 20 minutes from both I-95 and I-295 the center is one mile south of Green Cove Springs, the county seat of one of the fastest growing counties in Florida with an A-rated school system (8th in the state) and St Johns River State College.
- Water and Sewer is already to the site and natural gas is within 1/2 mile and available.
- New industries to Green Cove Springs include Velcorp Gems, Calavo Foods, US Lumber, Anderson Columbia Paving and Dutra Industries as well as expansion by VacCon Industries Roller Die Manufacturing and the new corporate headquarters of Vallencourt Construction (350 employees).
- New 500 acre solar field in development within 5 miles.
- Call Van Royal Exit Magnolia Point Realty
3616 Magnolia Point Blvd.
Green Cove Springs, Florida 32043
904-294-2784



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SHEET

JOB NO. : 07-001
DATE: 4/20/07
DRAWN BY : JPM
CHECKED BY : CAG
APPROVED BY : CAG
SCALE : 1"=200'

J. P. HALL INDUSTRIAL PARK
COUNTY ROAD 220, CLAY COUNTY, FLORIDA
PREPARED FOR: KAY INVESTMENT GROUP, INC.

OVERALL SITE PLAN

Black Creek ENGINEERING, INC.
425 RIVER BIRCH LANE
FLEMING ISLAND, FLORIDA 32003
PHONE (904) 759-8930
AUTHORIZATION NO. 27946

NO.	1
REVISIONS	REVISED POND GRADING TO PROTECT UPLAND BUFFER
BY	CAG
DATE	8/1/08

CLOUD D. GROFF, P.E.
REG. NO. 47609

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