

# 4627 JP Hall Blvd

Green Cove Springs, FL | 32043



## Availabilities

1.  $\pm 130,146$  SF
2.  $\pm 24,314$  SF

## Distribution Facility Available for Lease

As exclusive agents, we are pleased to offer the following property for lease:



- ♦  $\pm 24,314$  SF -  $\pm 154,460$  SF Available
- ♦ Generous paved trailer storage and employee parking
- ♦ Area features an abundant skilled labor force strategically located to serve the Jacksonville trade area
- ♦ Paved trailer / container storage
- ♦ Easy access to I-95, I-295, US-17, with a convenient location to new outer beltway
- ♦ Facility benefits from JAXPORT and other surrounding ports

For further information, please contact our exclusive agents:

**John Richardson** President / Principal - SIOR [jrichardson@phoenixrealty.net](mailto:jrichardson@phoenixrealty.net)

**Bryan Bartlett** Senior VP / Principal - SIOR [bbartlett@phoenixrealty.net](mailto:bbartlett@phoenixrealty.net)

Newmark Phoenix Realty Group, Inc.  
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904.399.5222

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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# Property Features

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## AVAILABLE SPACE

**Total Available:** ±24,314 SF, ±130,146 SF

**Office Space:** ±2,500 SF - ±6,767 SF

## **Column Spacing:**

41' x 42.5'

(Main Building)

## **Loading:**

13 Dock Doors

1 Ramp

## **Truck Court:**

Ample truck court  
depth and trailer  
storage

## **Outside Storage:**

Ample paved area



**Total Building Size:** ±793,583

**Total Site Size:** ±141 AC

**Expansion:** An additional 880,000 SF

## Features:

**Ceiling Height:** 30' clear

**Construction:** Precast concrete to 12',  
insulated metal panel to eave

**Year Built:** 1988 and 1992

**Roof:** Single ply rubber membrane -  
new in 2000

**Lighting:** High pressure sodium

**Loading:** 143 dock doors with levelers  
Dock seals and lights  
100' concrete apron

**Floor:** Excellent 7" reinforced sealed concrete

**Air Rotation / Heat:** 100% air circulation system  
with heat via propane fired air  
rotation units

**Rail:** 1.4 miles of on-site rail, double  
track spur, exterior and interior,  
served by CSX

**Fire Protection:** 100% sprinklered with class III  
system, 2 each 350,000 gallon  
water tanks on site

**Zoned:** Heavy industrial

## Utilities:

**Water:** Green Cove Springs

**Sewer:** Green Cove Springs

**Electric:** Clay Electric Cooperative  
12,000amps, 277volts, 3phase

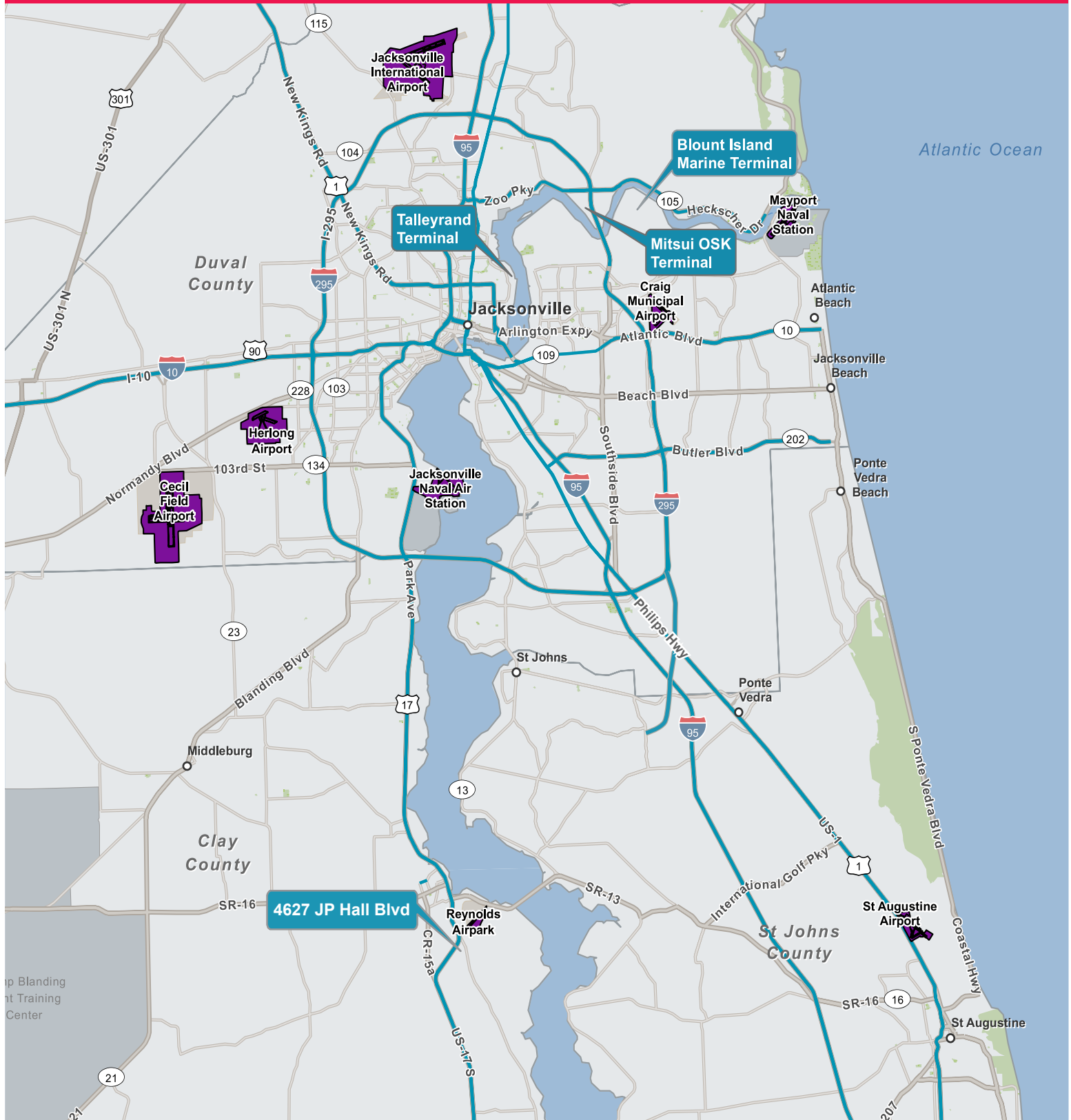
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# Location Map

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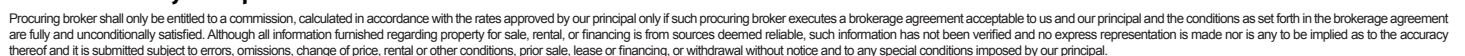
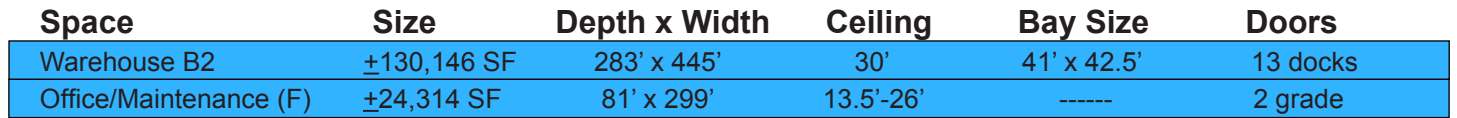


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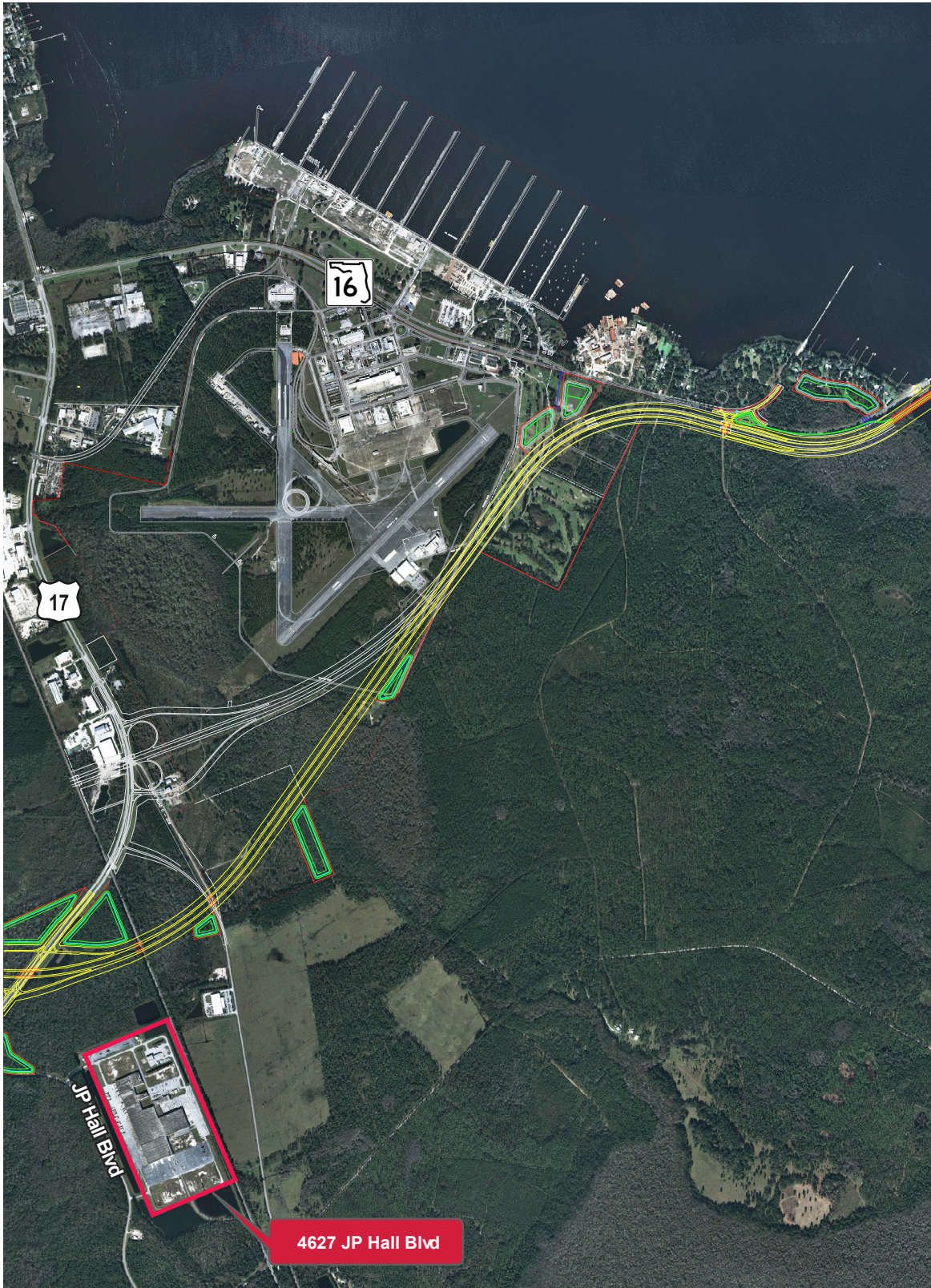






# First Coast Expressway

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# Tenants & Outer Beltway

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