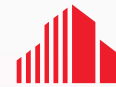


FOR LEASE

4627 J.P. Hall Blvd
Green Cove Springs, FL 32043



CUSHMAN &
WAKEFIELD



11,700 SF TRUCK MAINTENANCE FACILITY

Property Highlights

Premier regional distribution center provides access to a population of over 30 million residents within a 6 hour drive, reaching Miami and Atlanta.

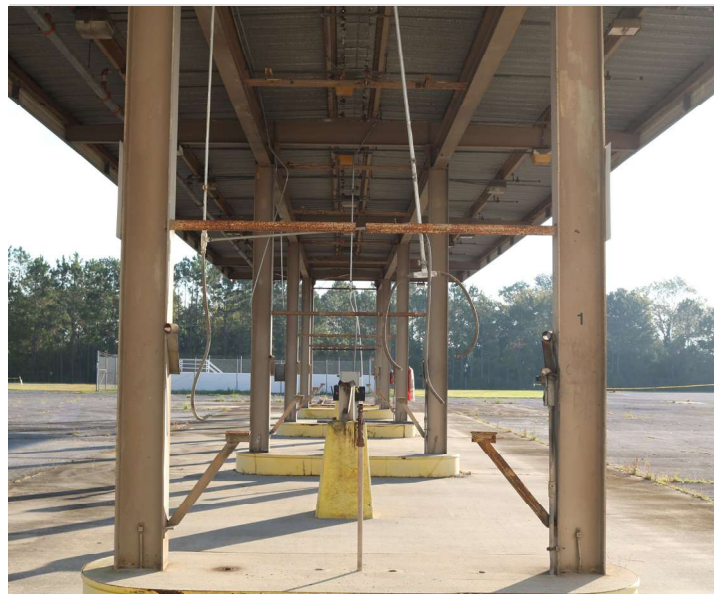
County	Clay	Fire Protection	Wet inside; Dry along fuel bays
Available SF	± 11,700 SF	Electrical	800 AMP; 480/277V; 3 Phase
Office Area	± 738 SF	Drive-ins	5 (no equipment)
Mezzanine Area	± 738 SF	Zoning	IB (Heavy Industrial)
Construction	Metal	Fuel	8 Fueling bays (2 with equipment)
Land Area	± 2.52 acres	Lighting	Fluorescent
Clear Height	20'	Wash Bay	22'(w) x 80'(d) (2) 14'(w) x 16'(h) doors

Area Amenities

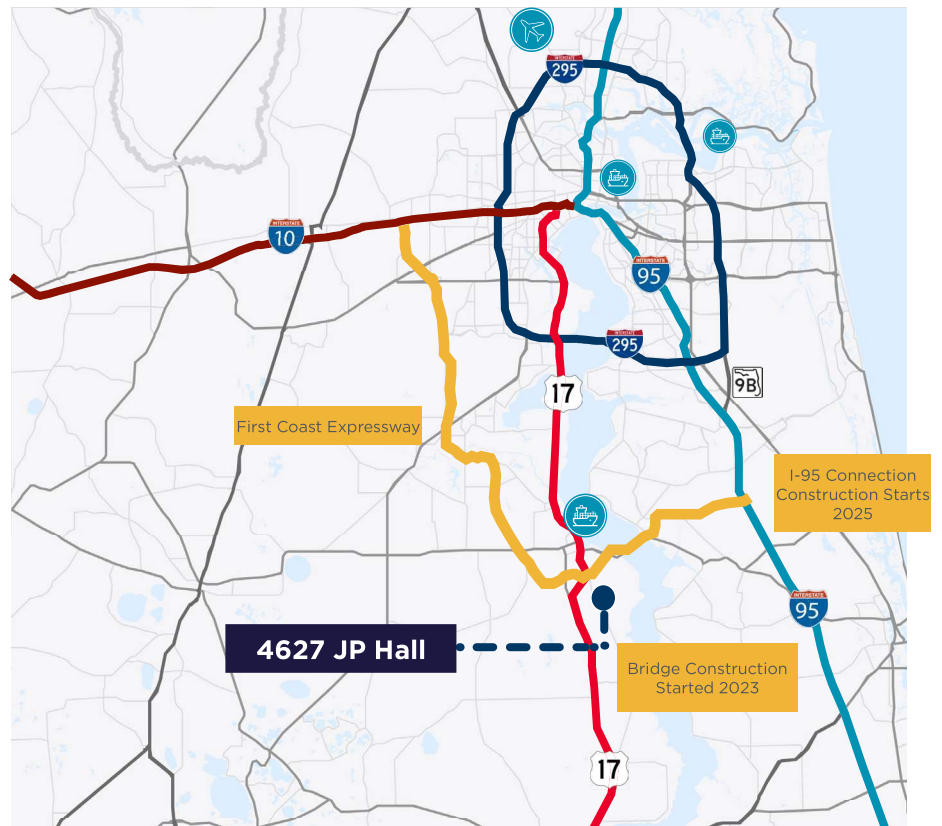
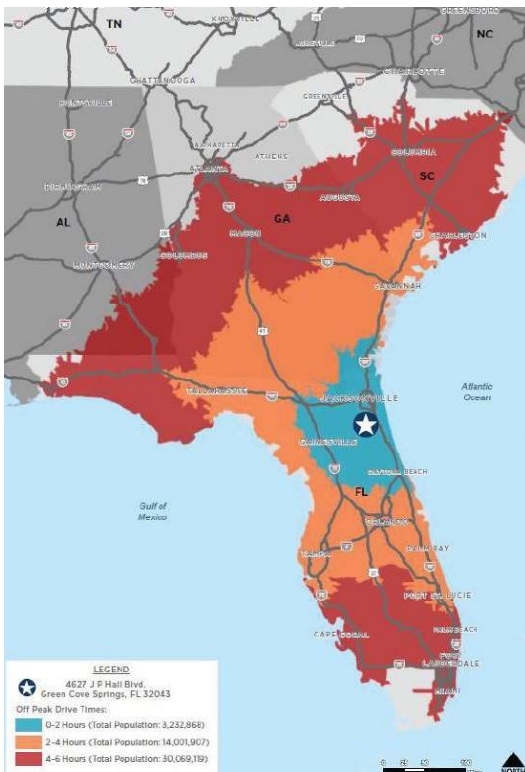
- Highly skilled labor force
- Easy access to I-95, I-295 and US-17
- Close to New First Coast Expressway (Under Construction)
- CSX Rail On-Site
- Trailer Storage Available
- Clay Electric Cooperative / Green Cove Water and Sewer

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Drive Time Map



Contact

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