

For Lease | 6,250± SF Stand-alone Warehouse

6596 Columbia Park Dr | Jacksonville, FL 32258

Lease rate: \$10.00/SF NNN

Colliers



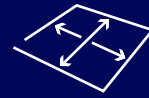
Michael Cassidy
Associate Vice President
+1 904 861 1120
michael.cassidy@colliers.com

Eric Bumgarner, CCIM
Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Gordon Olson
Senior Associate
+1 904 861 1124
gordon.olson@colliers.com

76 S Laura Street
Suite 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville

PROPERTY Overview



6.86± AC



6,250± - 10,500 ± SF



Heavy Industrial (IH)

The Bumgarner Industrial Team with Colliers is pleased to offer for lease, three (3) individual new construction warehouses in the Avenues Business Park, a multi-building industrial complex totaling 36,000± SF and with a rare feature of 4 acres of stabilized outside storage yard. The complex is strategically located off Greenland Rd near the crossroads of I-295, I-95 north and US-1 in the highly sought after Philips Hwy corridor in southern Duval County.

County

Duval

Submarket

Southside

Parcel ID

157138-0900

Zoning

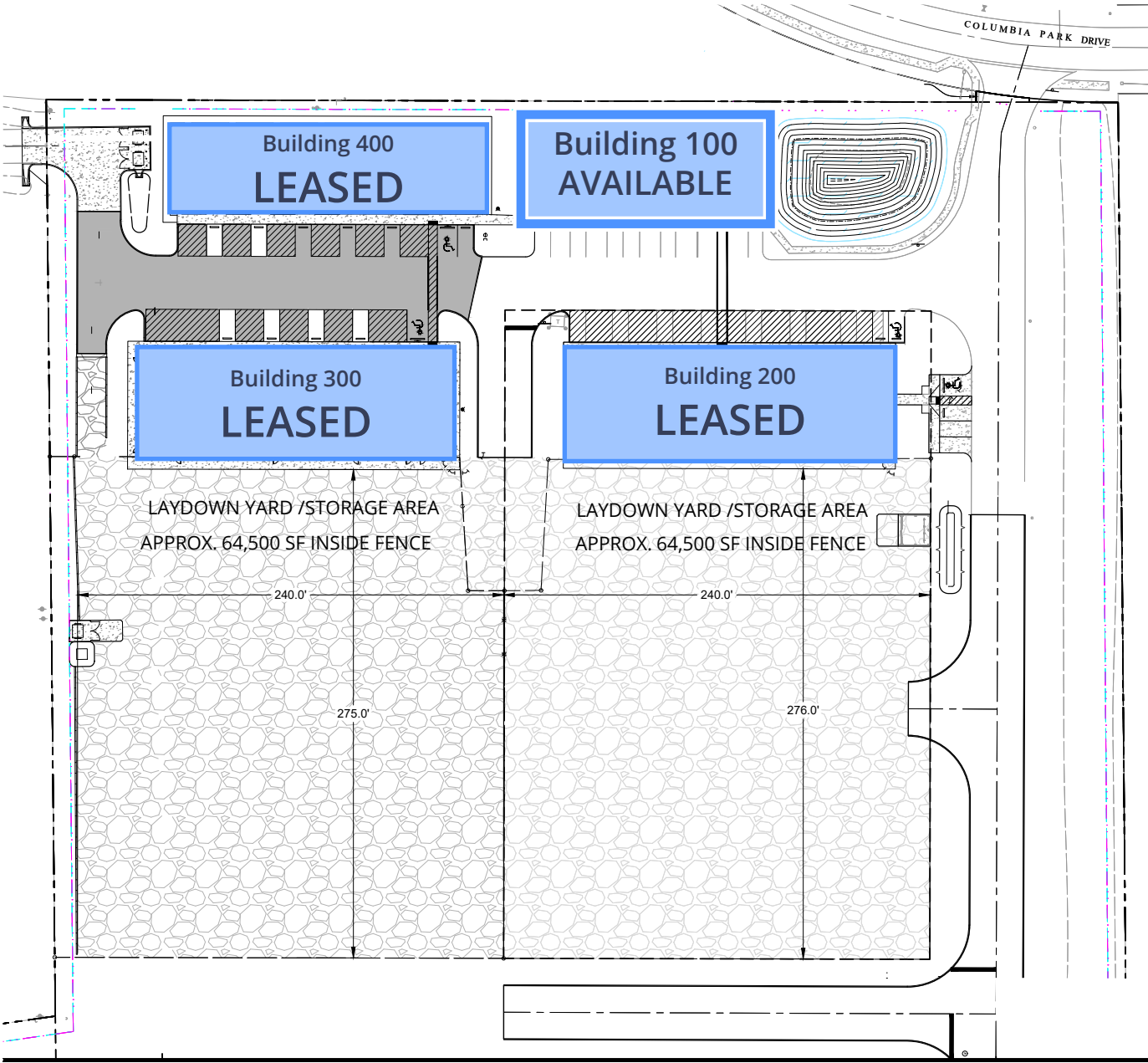
Heavy Industrial (IH) supports a wide range of industrial uses

Property Features

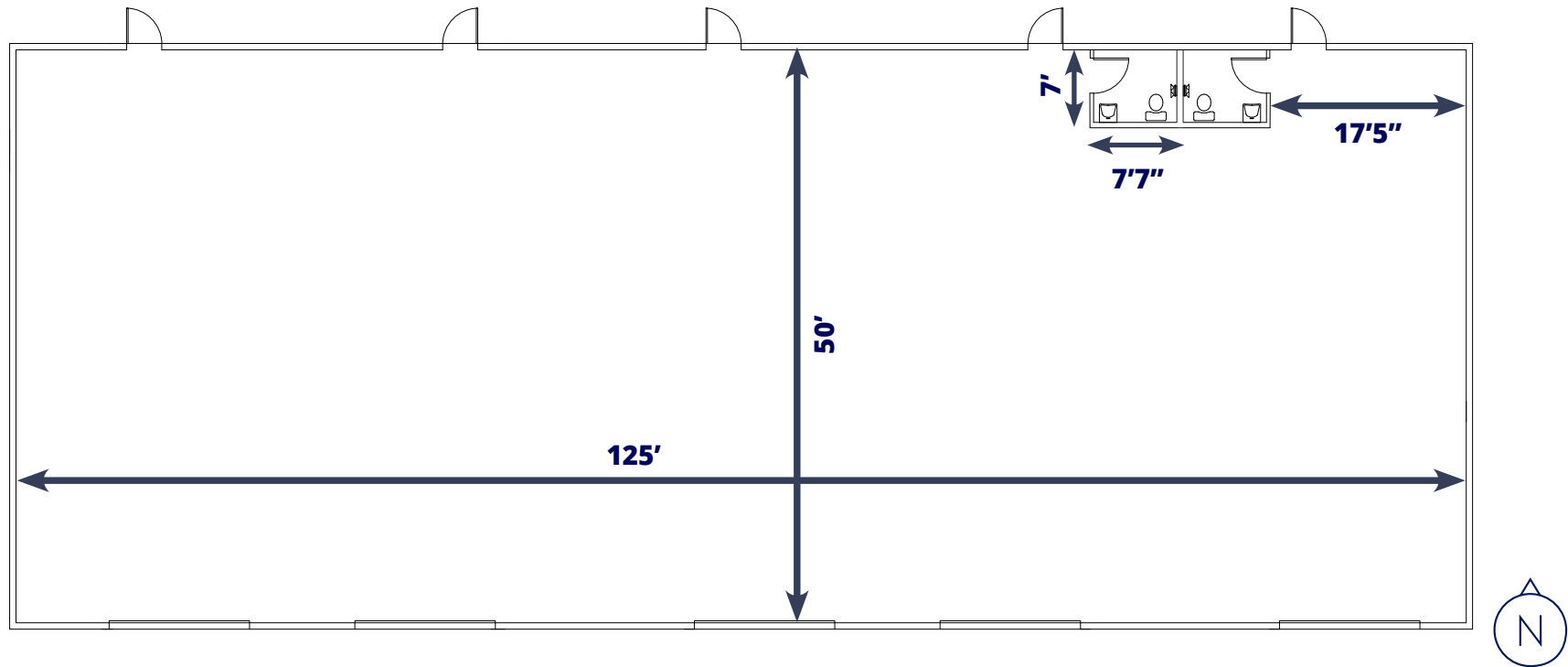
- 17' - 21' clear height
- 12' x 14' grade level doors
- Clear span
- 6" concrete slab
- Standing seam metal roof
- Fully insulated
- LED lighting in warehouse
- Wet sprinkler system
- 3-Phase, 200 Amp
- Pylon sign



PROPERTY
Site Plan



Overview | Building 100



Building 100 Specifications

Total SF	6,250± SF	Clear height	17' - 21'
Office BTS	Up to 1,250± SF open with storefront glass	Building dimensions	50' x 125'
Loading	(5) grade-level overhead doors 12' w x 14' h	Restrooms	2 ADA

PROPERTY

Photo Gallery | Building 100



PROPERTY Location



Click to view location



PROPERTY Distances

I-10 | 0.8 miles

I-95 | 0.9 miles

I-295 | 1 mile

US-1 | 2.4 miles

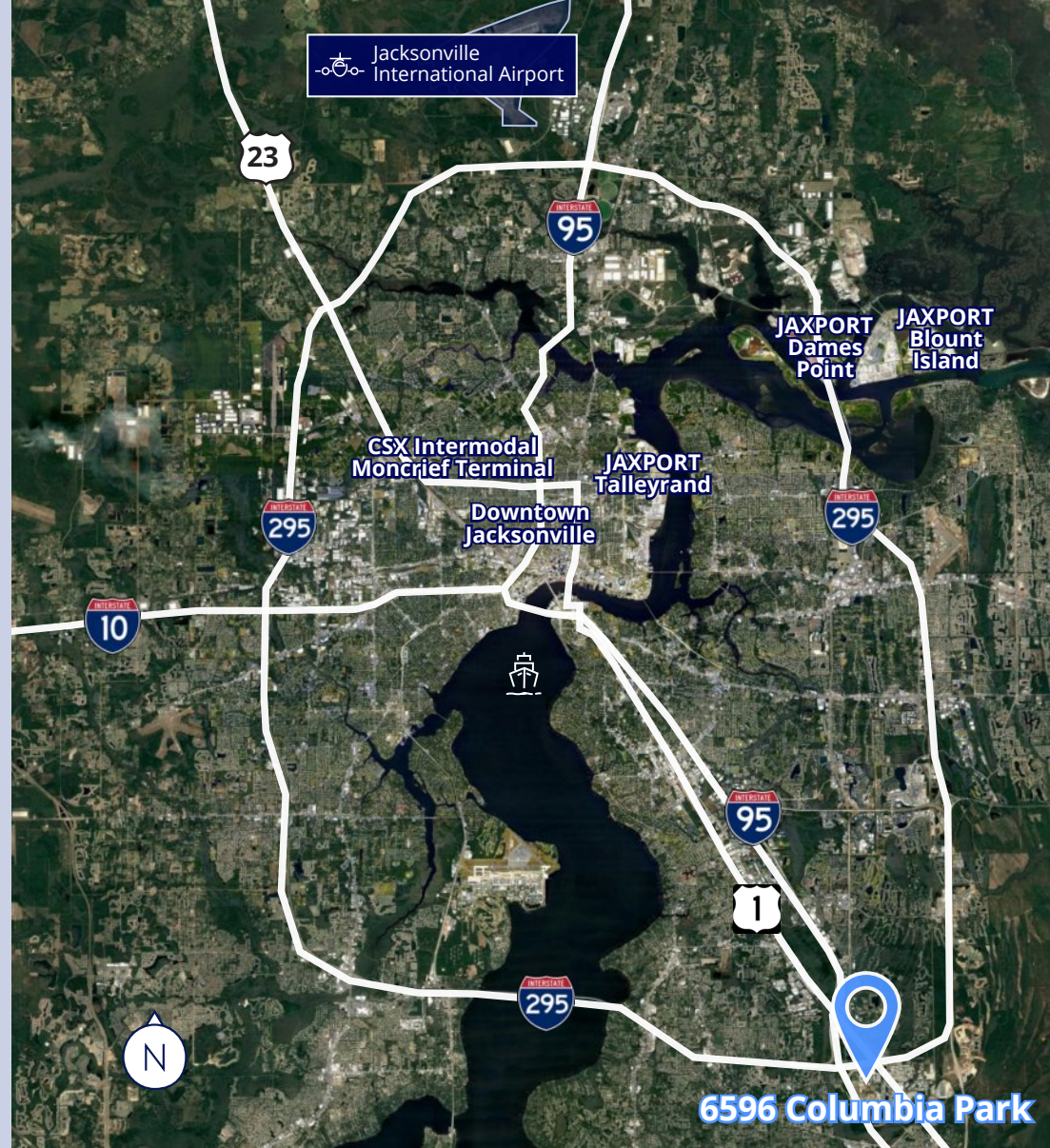
JAXPORT Talleyrand Terminal | 17.7 miles

CSX Moncrief Terminal | 18.6 miles

JAXPORT Dames Point Terminal | 21 miles

JAXPORT Blount Island Terminal | 21.6 miles

Jacksonville Int'l Airport | 31 miles



Michael Cassidy
Associate Vice President
+1 904 861 1120
michael.cassidy@colliers.com

Eric Bumgarner, CCIM
Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Gordon Olson
Senior Associate
+1 904 861 1124
gordon.olson@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC

Colliers
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville