

FOR SUBLEASE

3660 DEERPARK BOULEVARD



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

Elkton, FL 32033



OFFERING SUMMARY

Lease Rate:	\$4.75 SF/yr (NNN)
Building Size:	320,000 SF
Available SF:	320,000 SF
Year Built:	2002

PROPERTY OVERVIEW

Exceptional sublease opportunity with 320,000 sq. ft. of prime industrial space. This modern facility features a loading dock with 40 automatic bay doors, 30' ceiling height, separate climate controlled storage, oversized drive-in bay, and a private rail spur for a wide range of industrial operations. Convenient intermodal shipping access with rail spur on Florida East Coast Railway and adjacent to I-95. The property offers modern, well-maintained facilities with ample employee and visitor parking, as well as a spacious outdoor storage area. Its strategic location provides convenient access to major transportation routes of I-95, I-4, and I-10, making it an ideal choice for manufacturing and distribution operations.

PROPERTY HIGHLIGHTS

- Sublease opportunity for 18 months
- Long-term lease option available
- 320,000 sq. ft. of versatile industrial space
- Loading dock contains 40 automatic bay doors
- 30' ceiling height for vertical flexibility
- Convenient rail line access on Florida East Coast Railway
- Private rail spur, with 5 rail doors
- Ample parking for employees and visitors

PRESENTED BY:

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

ROCHELLE PIERSALL

904.599.3480

rochelle@kinkadecommercial.com

EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

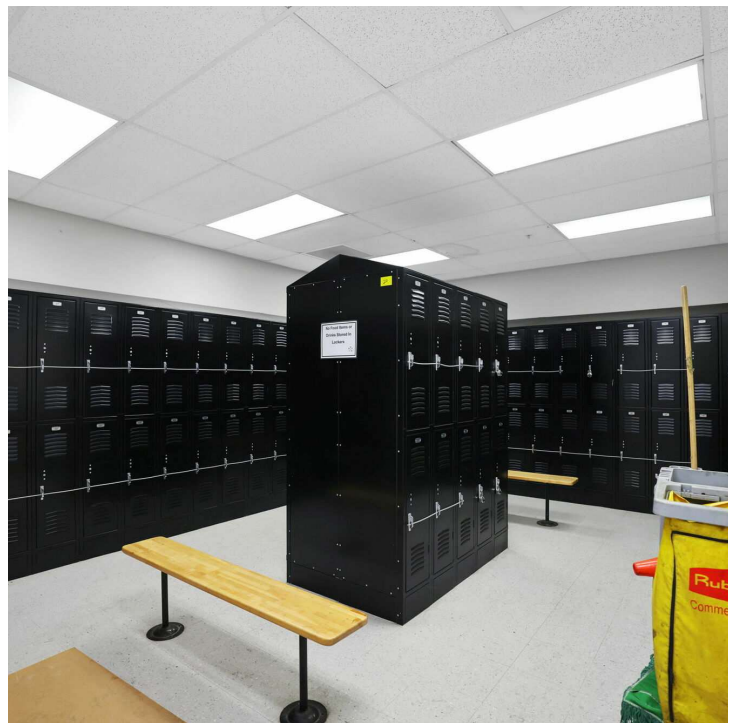
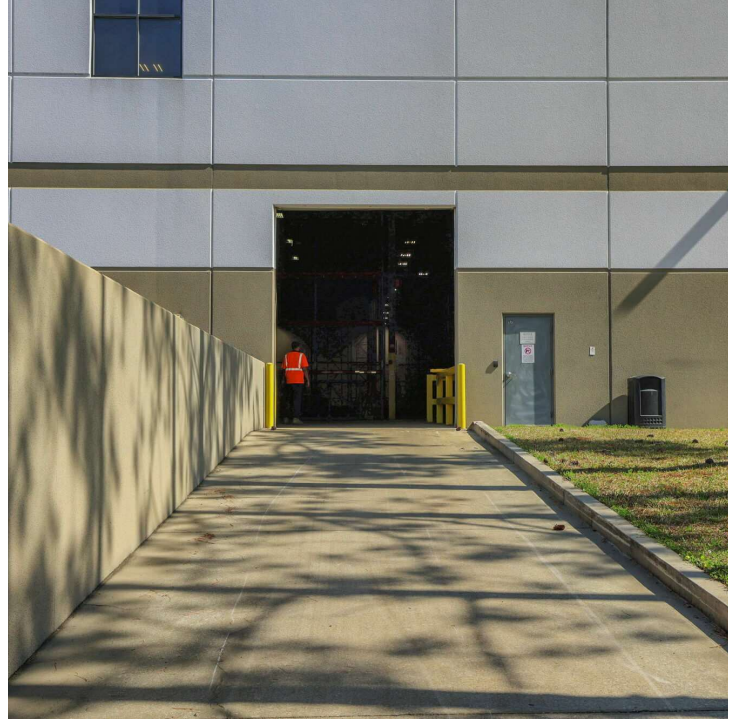
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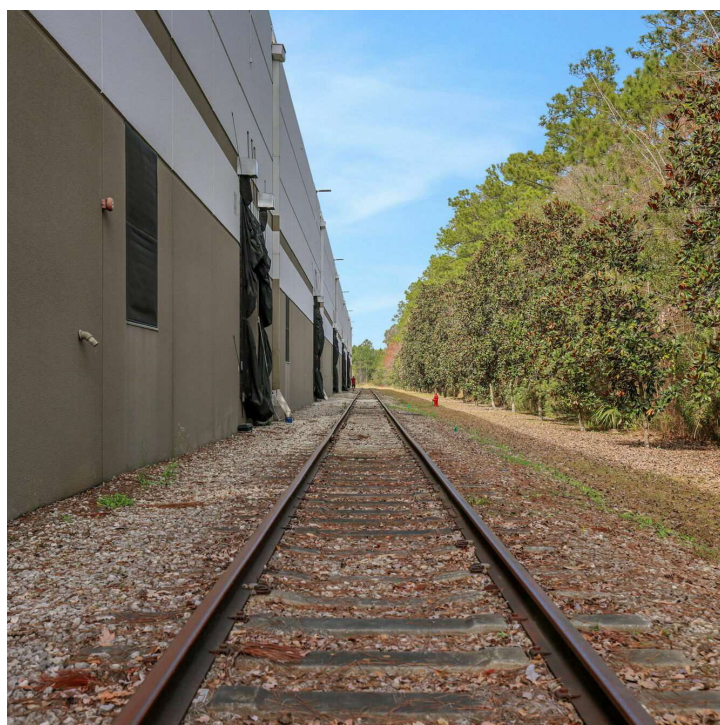
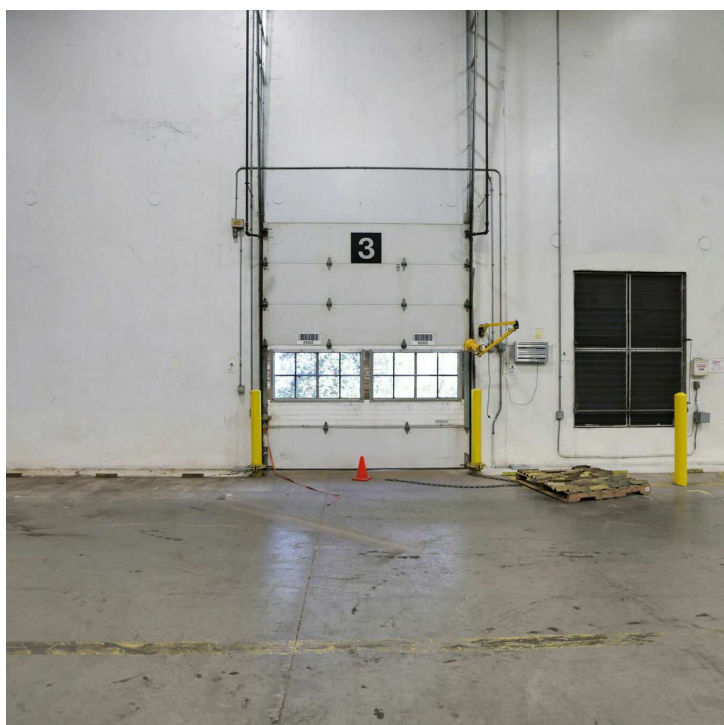
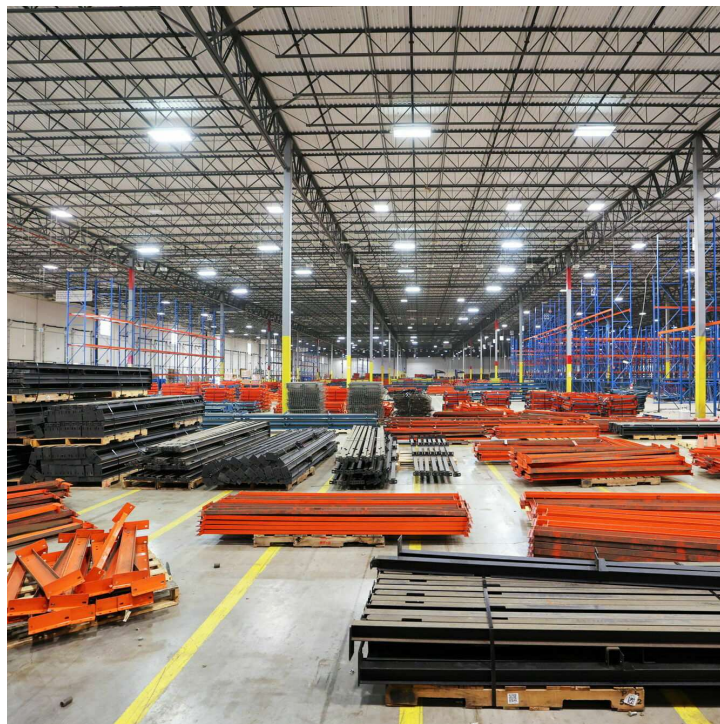
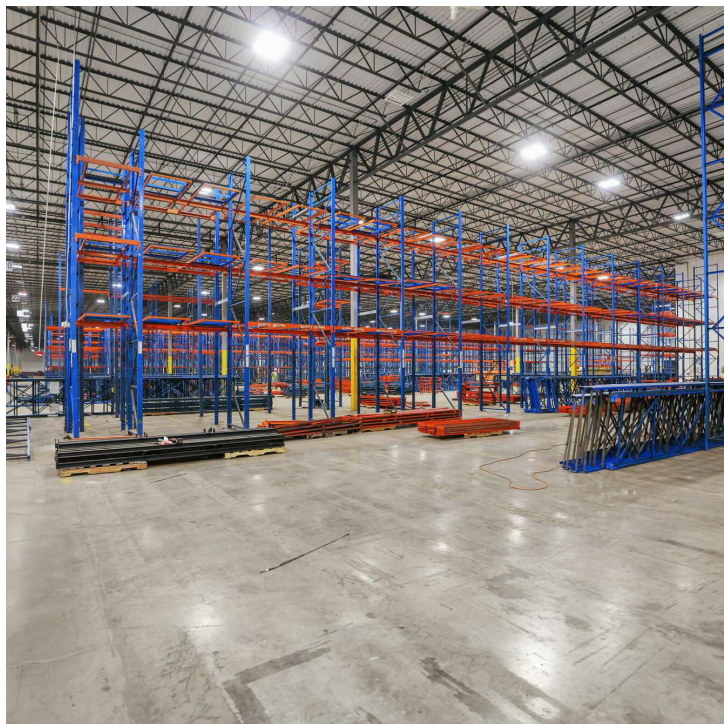
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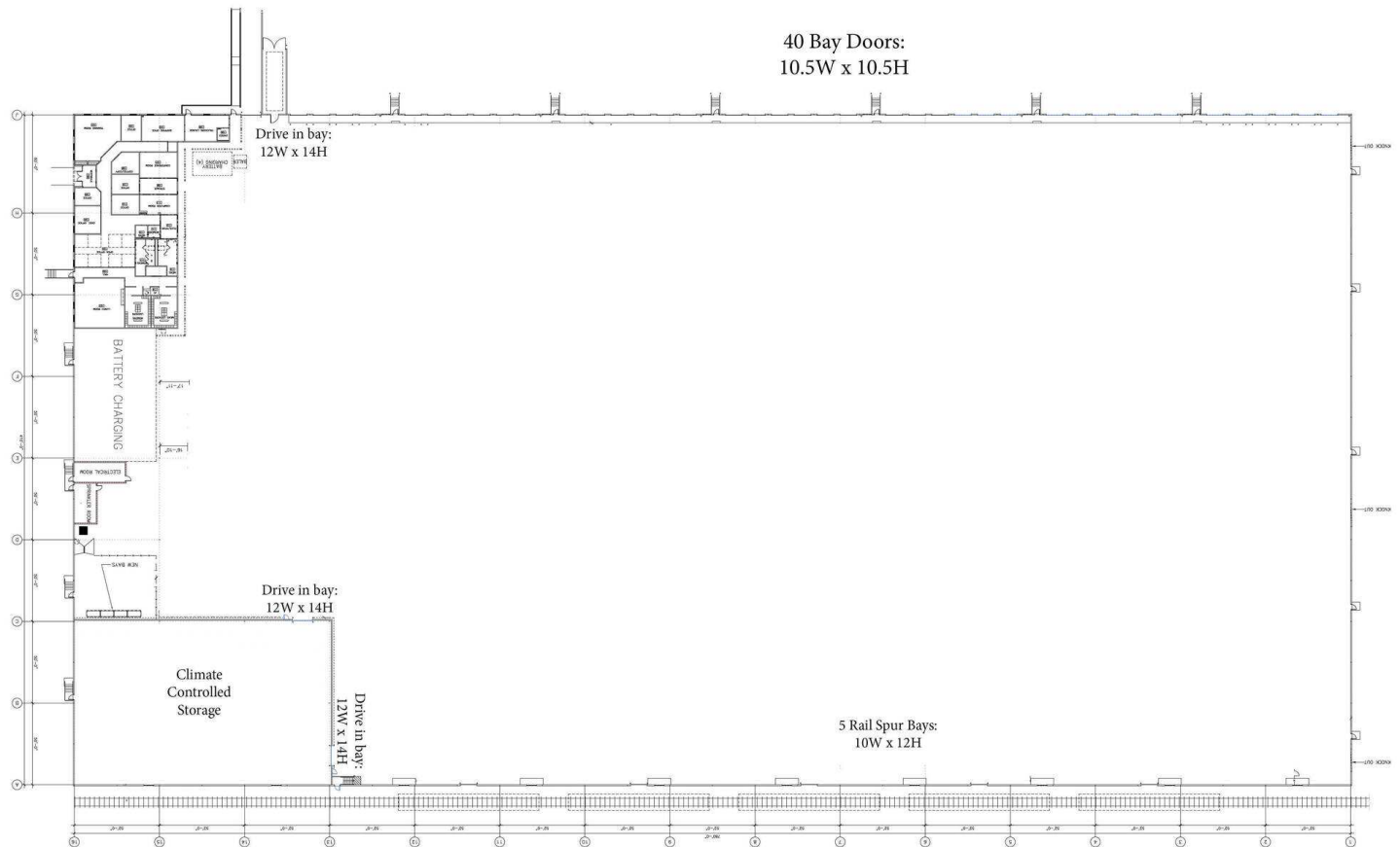
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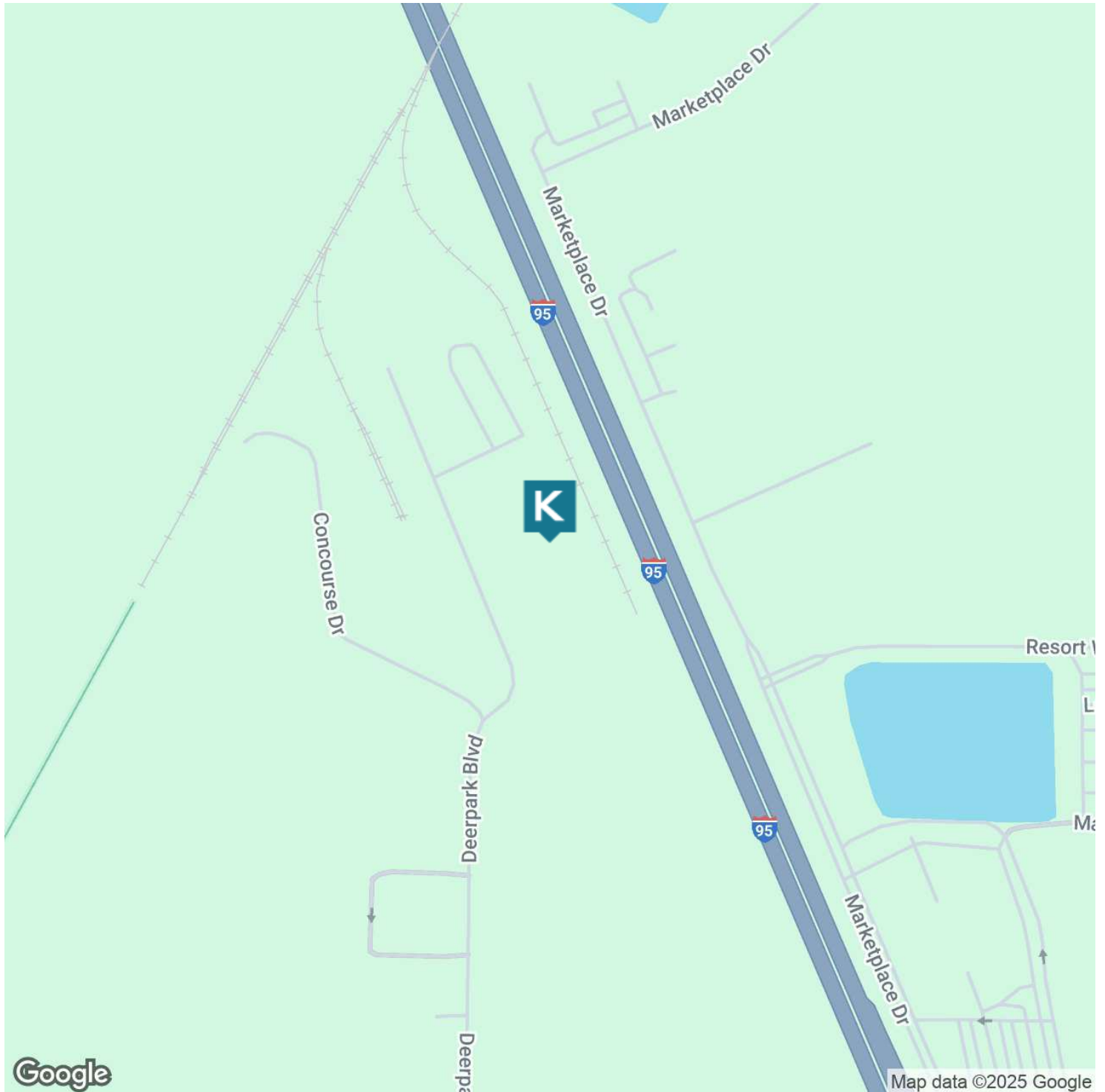
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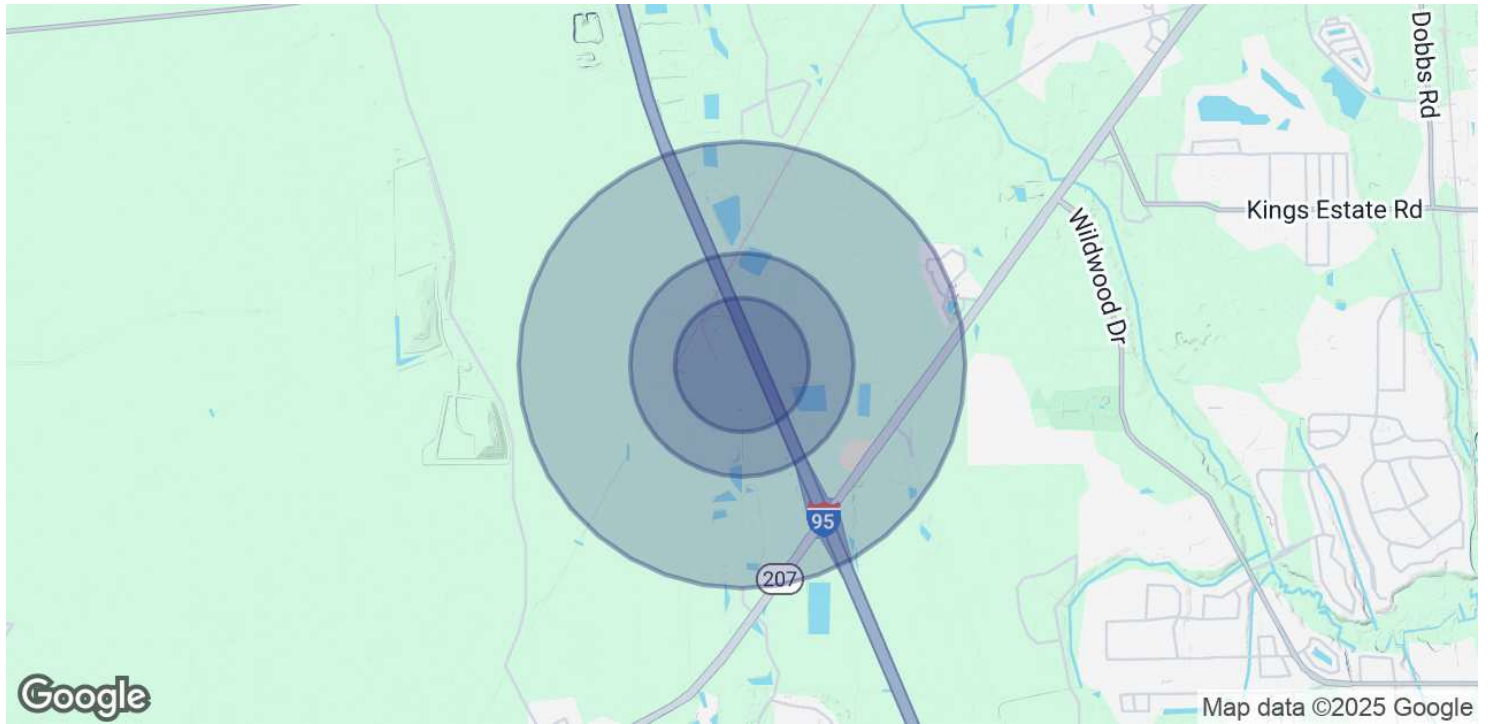
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	26	140	769
Average Age	44	44	44
Average Age (Male)	43	43	44
Average Age (Female)	44	45	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	56	309
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$86,706	\$89,352	\$96,284
Average House Value	\$463,662	\$443,930	\$433,505

Demographics data derived from AlphaMap

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