

9,261± SF Warehouse Available for Lease

7091 Davis Creek Road, Jacksonville, FL 32256

Lease rate: \$13,750/mo NNN



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

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



9,261± SF



1.30± AC



Light Industrial (IL)

Building size:

Main building: 6,025± SF

- Office: 4,025± SF
- Warehouse: 2,000± SF

Free standing warehouse: 3,236± SF

- Canopy: 806± SF

Land size (usable):

1.30± AC

Zoning:

Light Industrial (IL)

Year built/renovated:

1997/2020

Loading:

(7) grade level doors
(1) dock well

Clear height:

20'

Utilities:

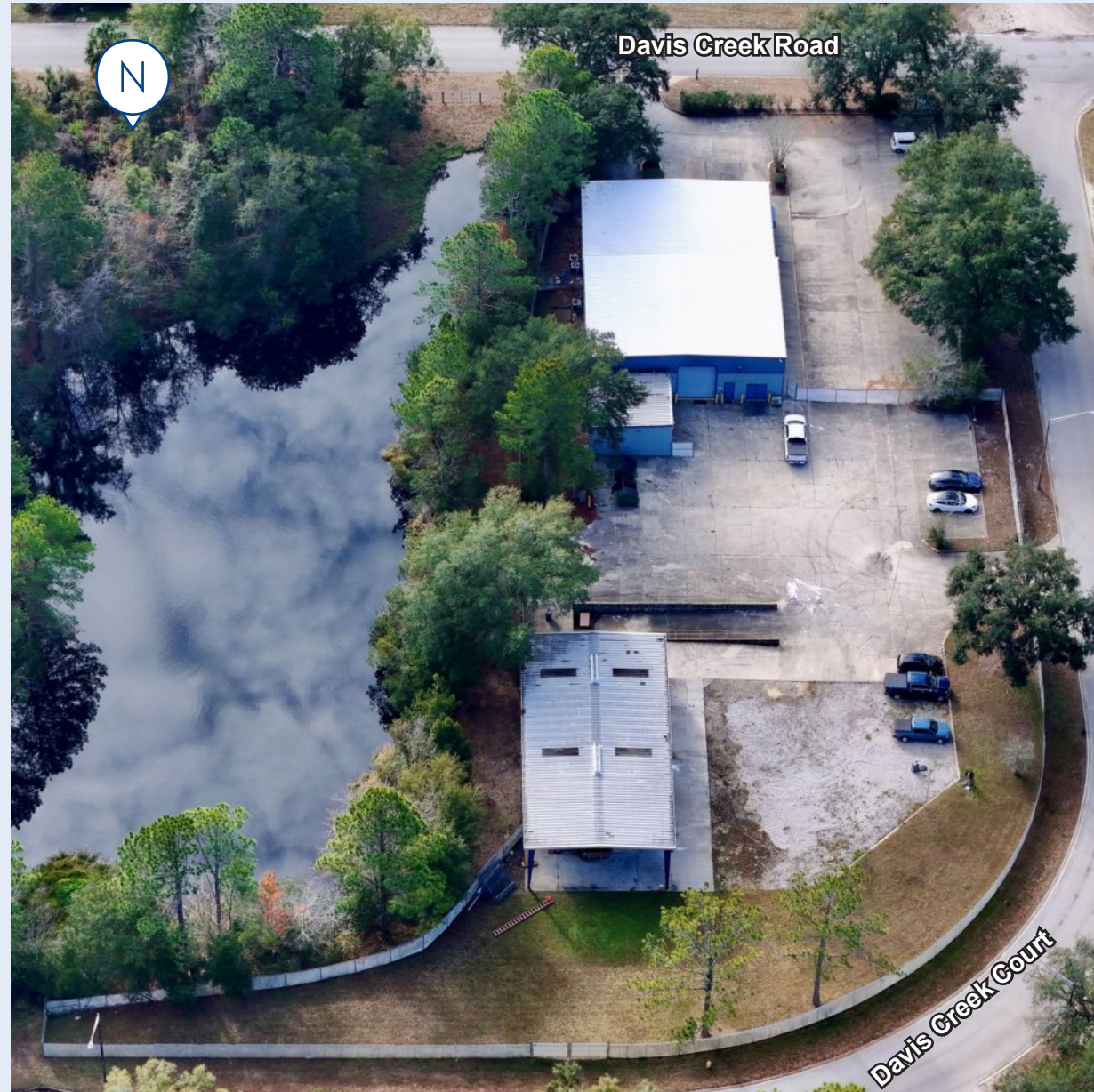
Electric, water, sewer (JEA)

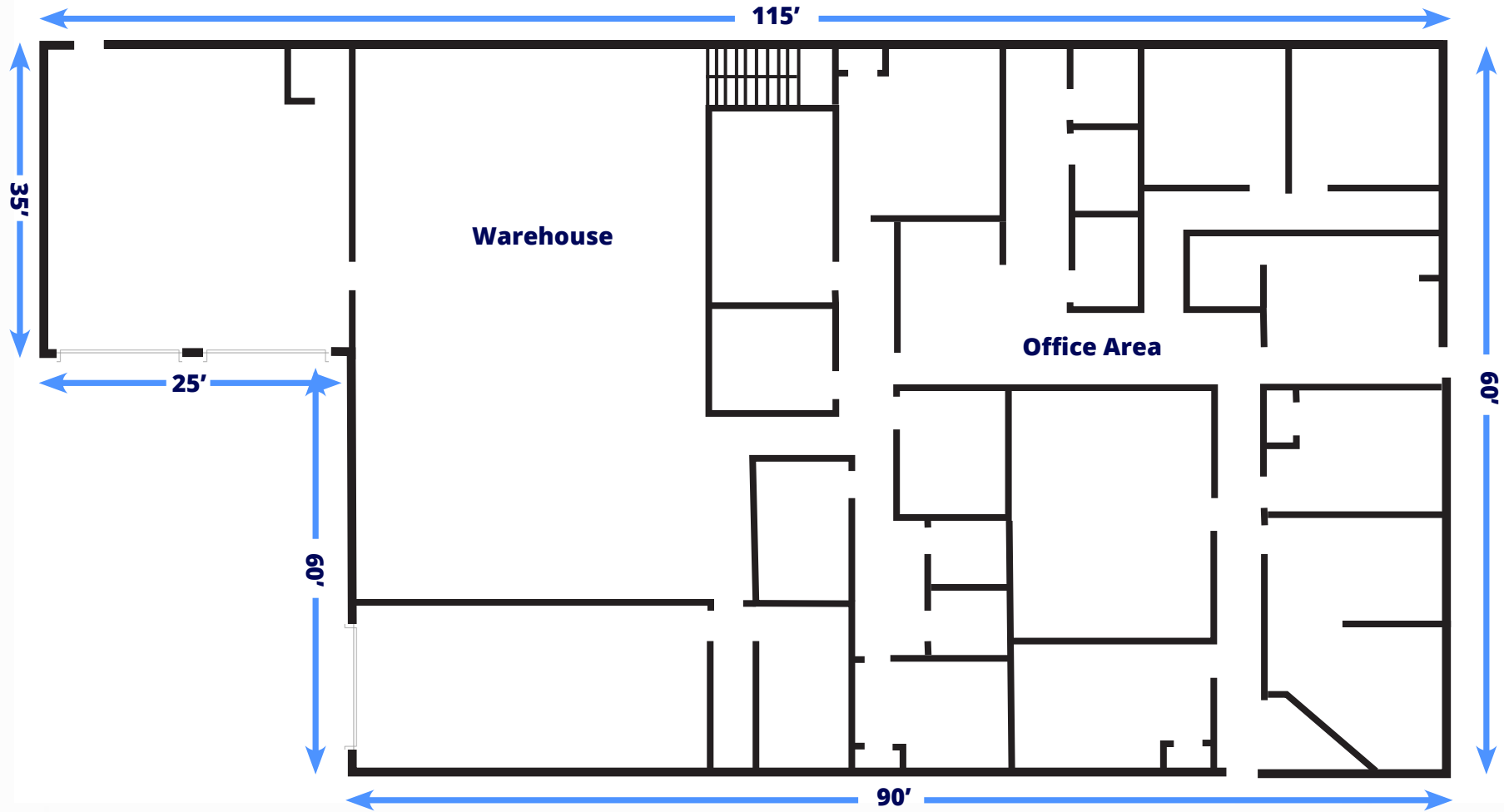
Parking:

20 parking spaces

Parcel:

168080-8100 (Duval County)





Property Photo Gallery

Building 1



PROPERTY
Photo Gallery

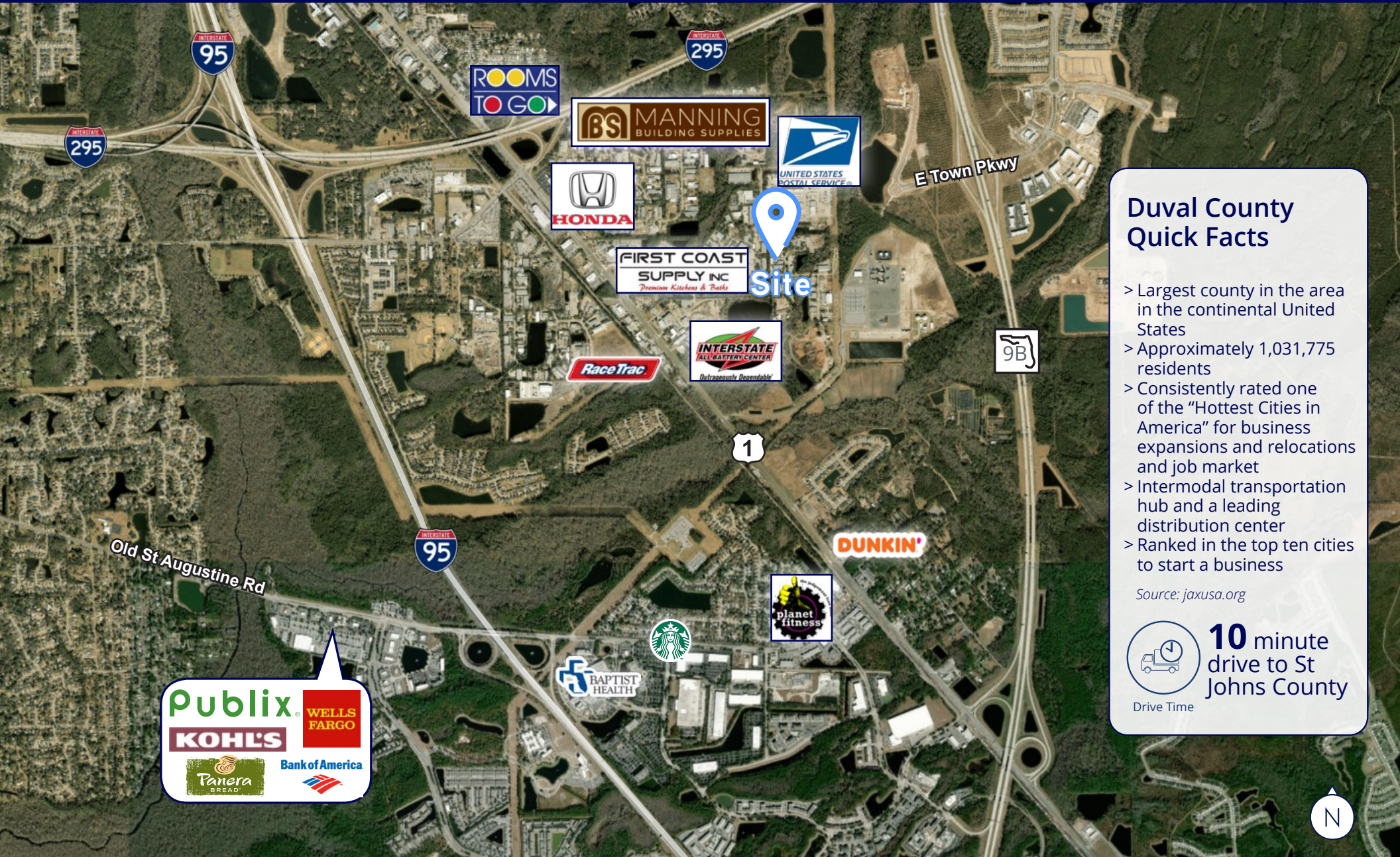
Building 2



PROPERTY Location



Click to view location



Duval County Quick Facts

- > Largest county in the area in the continental United States
- > Approximately 1,031,775 residents
- > Consistently rated one of the "Hottest Cities in America" for business expansions and relocations and job market
- > Intermodal transportation hub and a leading distribution center
- > Ranked in the top ten cities to start a business

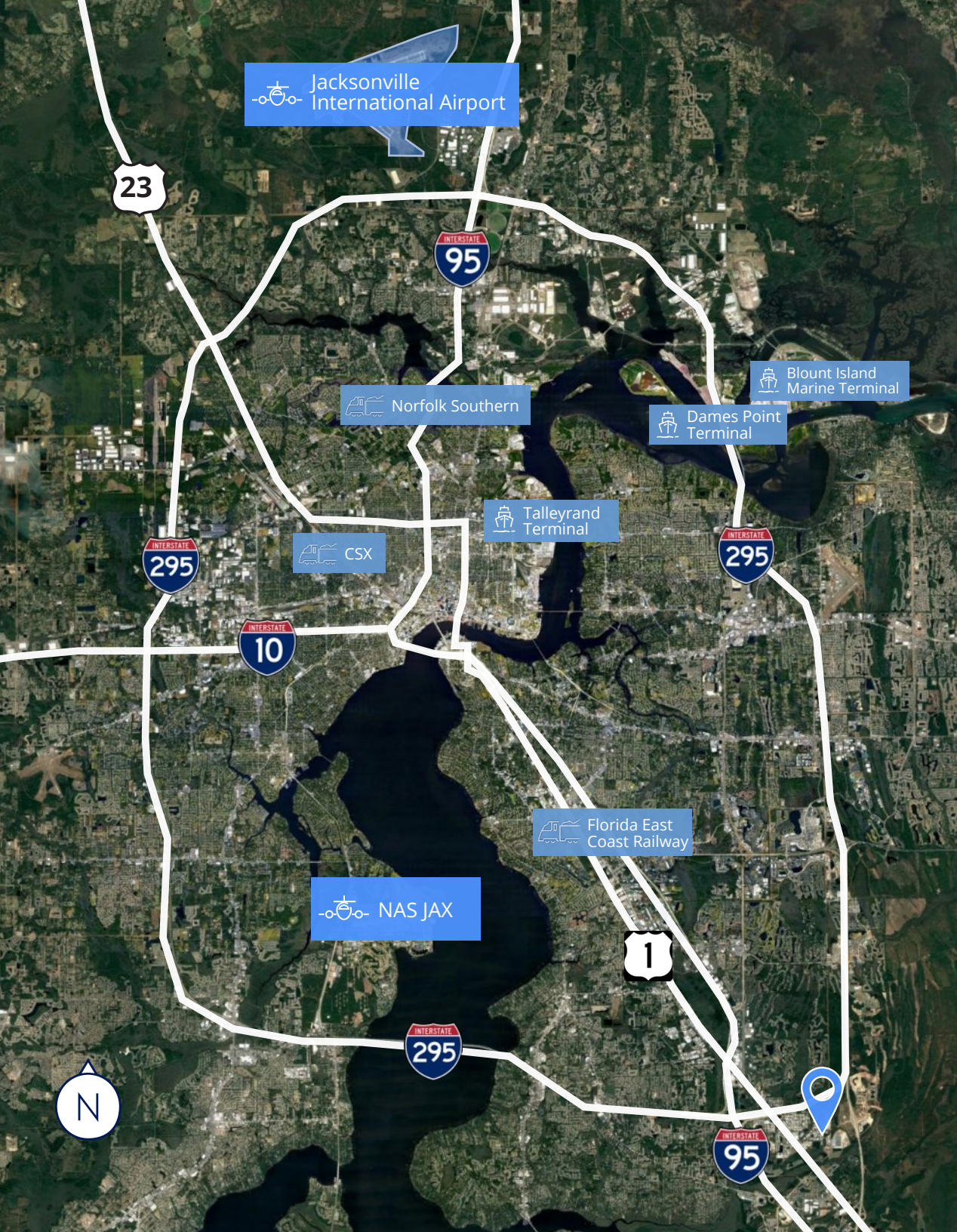
Source: jaxusa.org



Drive Time

10 minute
drive to St
Johns County





| | | |
|----|-----------------------------|------------|
| | Interstate 295 | 1 mile |
| | US 1 | 1 mile |
| 🛡️ | Interstate 95 | 3 miles |
| | Interstate 10 | 17.9 miles |
| | US 23 | 21 miles |
| | Florida East Coast Railway | 10.5 miles |
| 🚂 | CSX - Moncrief Yard | 19.8 miles |
| | Norfolk Southern Intermodal | 24.8 miles |
| 🛩️ | NAS JAX | 14.8 miles |
| | Jacksonville Int'l Airport | 31.3 miles |
| 🚢 | JAXPORT Talleyrand | 19.3 miles |
| | JAXPORT Dames Point | 21.7 miles |
| | JAXPORT Blount Island | 22.2 miles |



↑
15 miles to
downtown



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

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