



FOR LEASE 130,146 SF

4627 JP HALL BOULEVARD

GREEN COVE SPRINGS, FL 32043



**CUSHMAN &
WAKEFIELD**



PARKWAY

4627 JP HALL BLVD

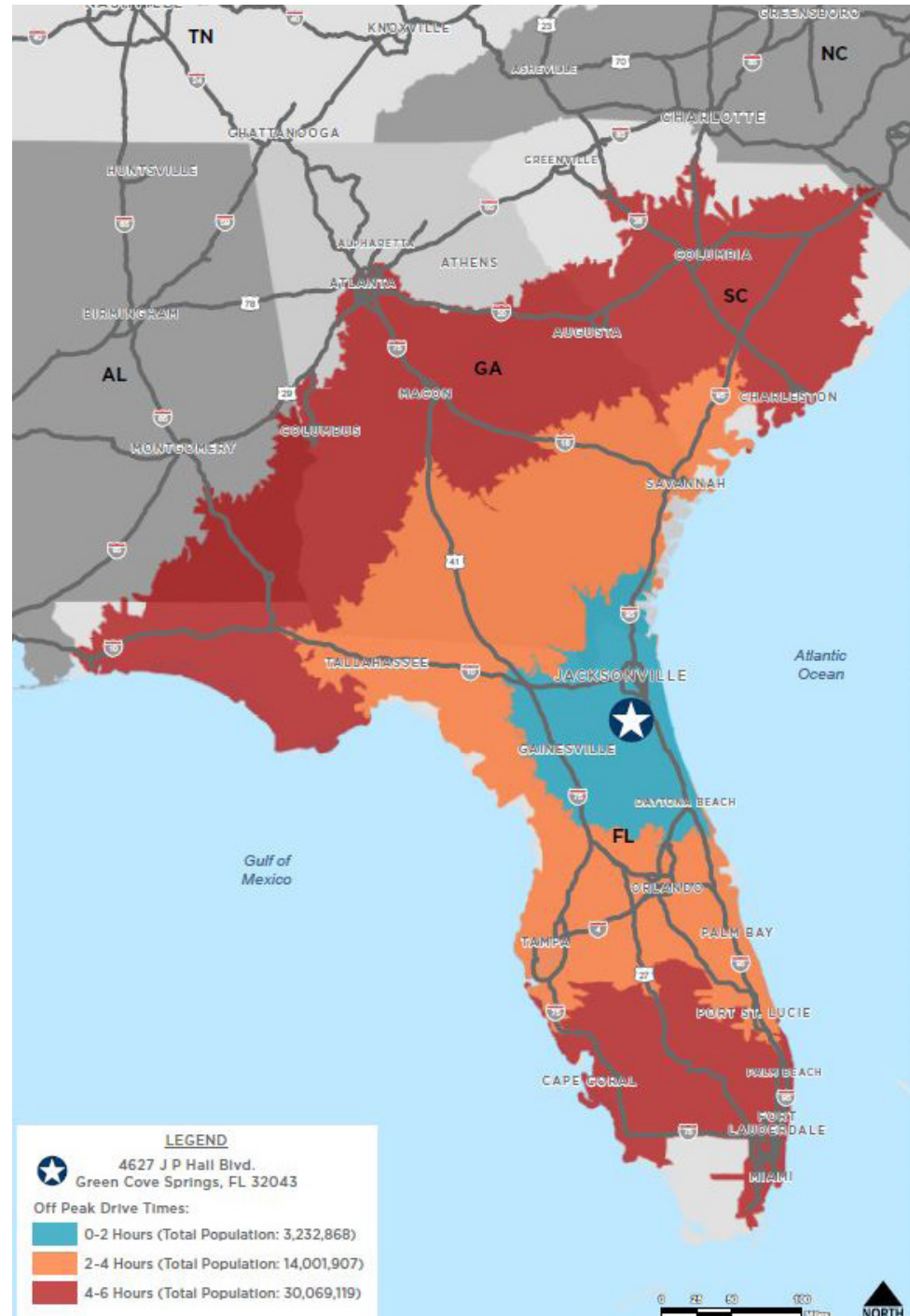
GREEN COVE SPRINGS, FL

Property Features

4627 JP Hall Boulevard is a premier regional multi-tenant distribution center, located along the east side of J.P. Hall Boulevard, just south of U.S. Highway 17. This premier regional distribution center provides access to a population of over 30 million residents within a 6-hour drive, reaching both Miami and Atlanta.

Building Size:	782,025 SF
Space Available:	130,146 SF
Office Area:	To-Suit
Site Area:	112.4 Acres
Clear Height:	30'
Loading:	13 Dock Doors / 1 Ramp
Rail:	CSX Rail onsite
Parking:	358 Employee and 205 Paved Trailer
Year Built:	1988 - 1992
Electric:	12,000 Amp, 277 Volt, 3 phase
Column Spacing:	41' x 42.5'
Floor:	7" Reinforced concrete floors with Kalmon topping
Sprinkler:	100% sprinklered with class III system; two 350,000 gallon water tanks on site
Zoning:	IB - Heavy Industrial
Construction:	Precast concrete to 12', insulated metal panel to eave
Truck Court:	Fenced court with 100' concrete apron

DRIVE TIME MAP





FOR MORE INFORMATION, CONTACT:

TYLER NEWMAN

Managing Director
+1 904 380 8336
tyler.newman@cushwake.com

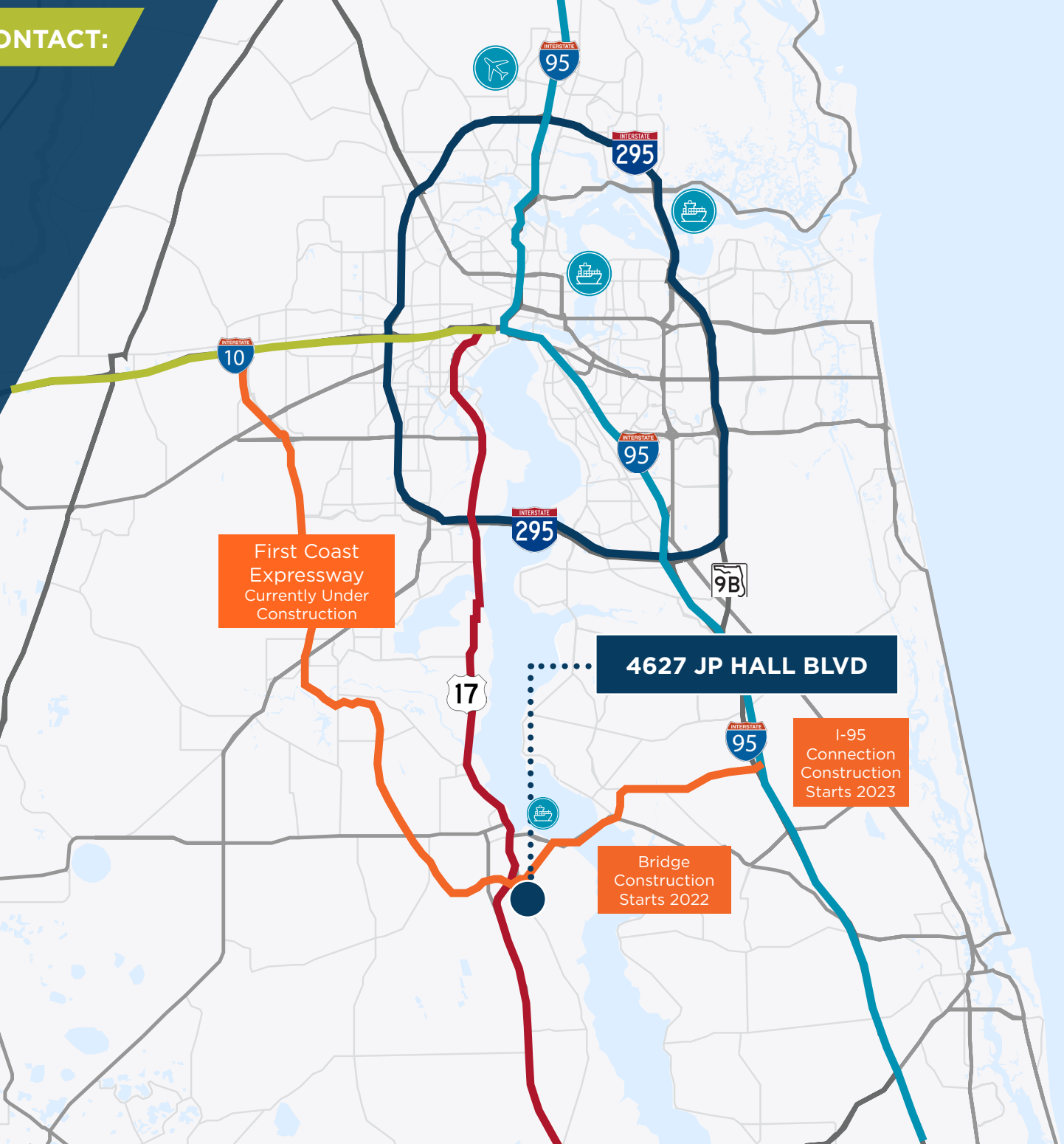
JACOB HORSLEY

Senior Director
+1 904 380 8335
jacob.horsley@cushwake.com

CUSHMAN & WAKEFIELD

121 W Forsyth Street, Suite 900
Jacksonville, FL 32202
+1 904 731 9500

cushmanwakefield.com



4627 JP HALL BLVD

First Coast
Expressway
Currently Under
Construction

Bridge
Construction
Starts 2022

I-95
Connection
Construction
Starts 2023