


FOR SALE

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# 6595

Columbia Park Court  
JACKSONVILLE, FLORIDA 32258

## Greenland Industrial Park

Approximately 12 acres of land with light-industrial land use, located in the Greenland Industrial Park. The property is strategically located in one of Jacksonville's most highly sought after locations.

# \$2,100,000

ASKING PRICE



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## Greenland Industrial Park

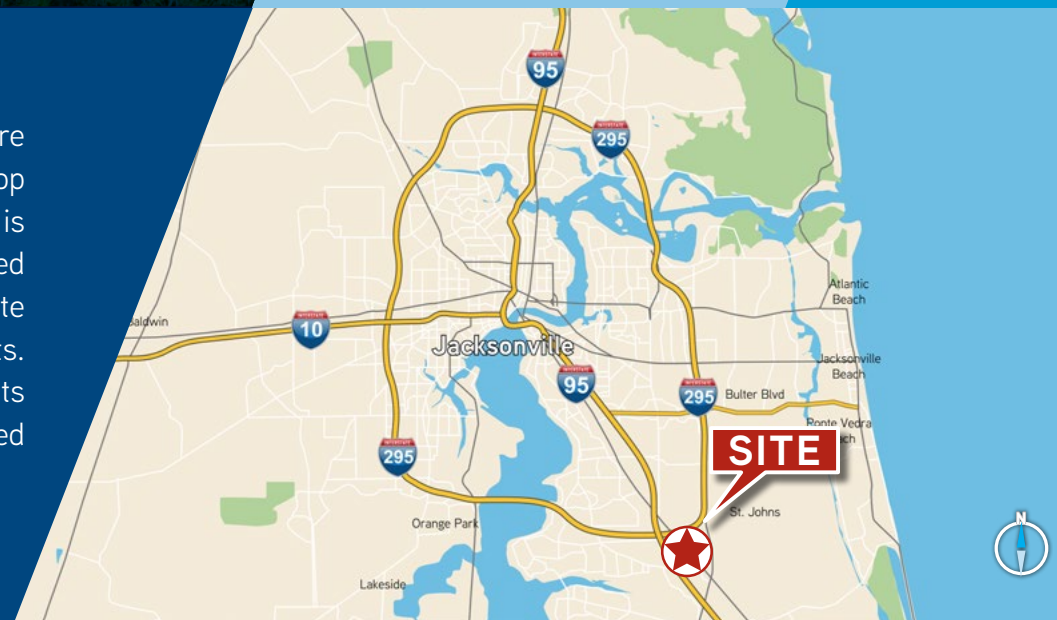
The property benefits from being located at the crossroads of I-295, I-95, and US Hwy-1 in the SE quadrant of Jacksonville, FL.

12± AC  
AVAILABLE

### EXECUTIVE SUMMARY

Colliers International is pleased to present this rare opportunity to acquire a 12± acre industrial site ready for development in Jacksonville's top industrial corridor, the Greenland Industrial Park. The offered parcel is an excess portion of land of a 39.05-acre parcel, which will be re-platted prior to closing. This is a prime site for a master developer to complete all of the horizontal development and to create 1-2 acre industrial lots. With industrial vacancy rates at historical lows, this opportunity presents a developer to offer needed industrial lots for small to medium sized businesses to build their own facility.

**Asking Price: \$2,100,000**



AREA DEMOGRAPHICS

Source: ESRI Business Analyst



Current Population  
(2098)

1 mile: 2,681  
3 mile: 35,199  
5 mile: 120,994



Projected Population  
(2024)

1 mile: 3,197  
3 mile: 39,273  
5 mile: 134,128



Average Household  
Income (2019)

1 mile: \$120,911  
3 mile: \$105,562  
5 mile: \$97,402



Projected Average  
Household Income (2024)

1 mile: \$159,650  
3 mile: \$121,430  
5 mile: \$113,445



Drive Times

I-95: 2.75 miles  
I-295: 1 mile  
US Hwy-1: 1 mile

LOCATION INFORMATION

Street Address	6595 Columbia Park Ct.
City, State, Zip	Jacksonville, FL 32258
County	Duval
Submarket	Butler/Baymeadows
Nearest Highway	I-95 and US Hwy. 1

PROPERTY INFORMATION

Lot Size	12± AC
Sale Price	\$2,100,000
Parcel ID#	157145-0000
Sewer	City sewer to site
Utilities	Water, sewer & electric to site
Property Use	Industrial
Land Use	Light Industrial
Zoning	PUD
Development Rights	100,000± SF
Retention	On-site
Site Condition	Lightly wooded

LOT 1 | 5± AC

Approximately a 5-acre portion of a 39-acre parcel, which a new parcel will be created at closing. The property includes access to off-site master retention and provides access through a dedicated curb cut off of Columbia Park Ct.

LOT 2 | 12± AC

Approximately a 12-acre portion of a 39-acre parcel, which a new parcel will be created at closing. The property includes access to off-site master retention and provides access through a dedicated curb cut off of Columbia Park Ct.

INTERACTIVE MAP

[VIEW ONLINE](#)

PROPERTY HIGHLIGHTS

- Prime industrial development opportunity
- Light industrial land use
- Strategically located in between I-295, I-95 and US Hwy-1
- Located in Greenland Industrial Park
- Great site for warehouse/office development or storage yard

ASKING PRICE:

\$2,100,000





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