



Plans for warehouse expansion move forward

By Colleen Jones

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More details are being released about plans for an expansion at the First Coast Distribution Center. The original developer who owns 35 more acres within the industrial park has filed a permit to build a new warehouse space at the site, which is located at the intersection of Interstate 95 and State Road 207.

"We're preparing the site for the potential construction of the building within the park," said Bryan Bartlett, senior vice president and a principal of Jacksonville-based Newmark Phoenix Realty Group which is the listing agent for the property.

The industrial park was built by Graham & Co. in 2007 and houses a number of companies, including national outfit 84 Lumber and Easterday Farms, a produce distributor, at 4030 Deerpark Blvd.

In a Feb. 2 interview with The Record, Melissa Glasgow, the county's director of economic development, said the site is ideal because of its close proximity to I-95. However, warehouse space in St. Augustine is at a premium with Graham & Co's first building filled to 100 percent occupancy.

Bartlett said the developer plans to open up another 500,000 square feet, housed either under one or two roofs.

"We are evaluating the project," Bartlett said.

Graham & Co. will not build on spec as they did in opening up the center and are looking for large anchor tenants. Bartlett said once they have a firm commitment from a first tenant, construction would not be far behind.