



# For Lease

3660 Deerpark Boulevard | Elkton, FL

- The only high-quality, rail-served building available in the Jacksonville MSA
- 321,500± SF rail-served building, expandable by 200,000± SF
- Available
- Directly served by FEC Railway with capacity of up to 1,250 railcars annually

**Guy Preston, SIOR**

+1 904 591 0800  
guy.preston@colliers.com

**Seda Preston**

+1 904 616 8802  
seda.preston@colliers.com

**Jack Heed**

+1 425 412 0409  
jack.heed@colliers.com

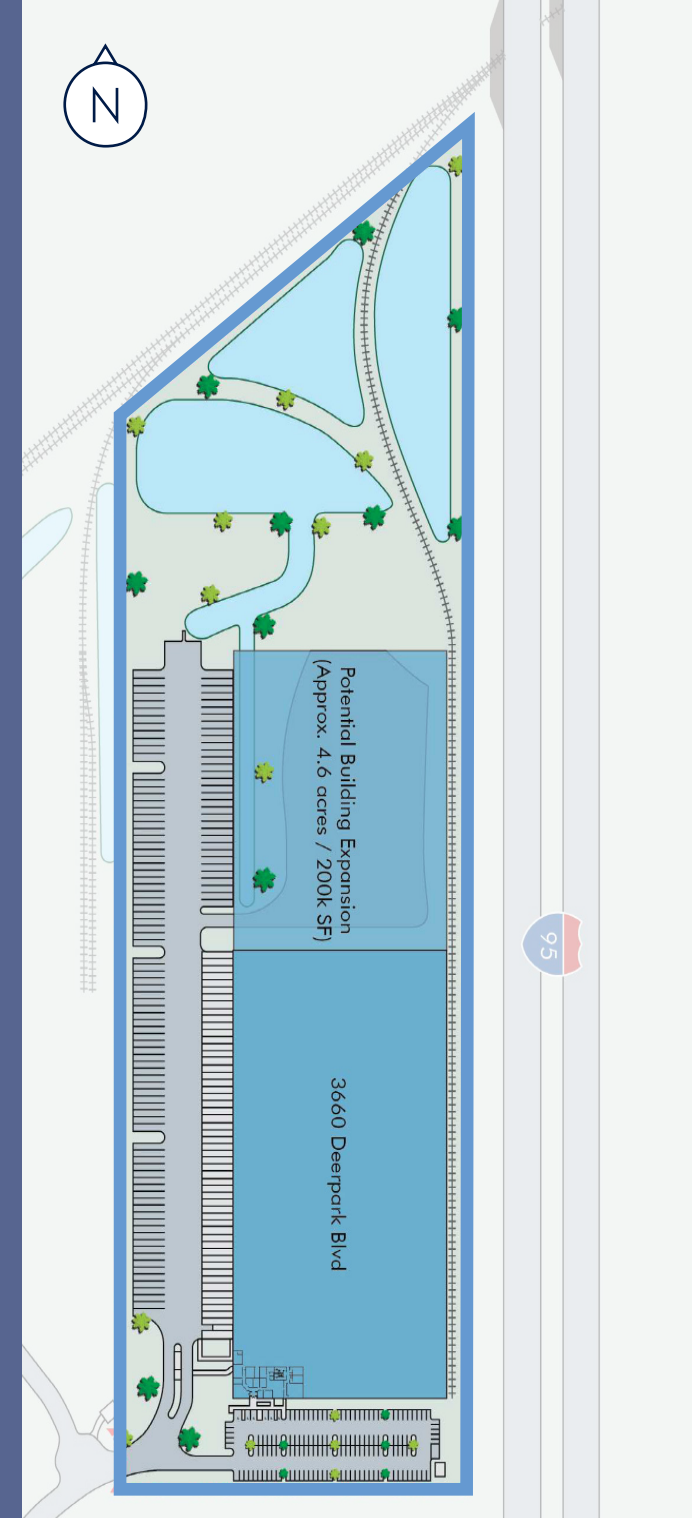


# Property Overview

3660 Deerpark Blvd | Elkton, FL 32033

<b>Site Area</b>	32.5± AC
<b>Building Area</b>	321,500± SF
<b>Available Expansion Area</b>	200,000± SF master planned
<b>Office</b>	8,702± SF
<b>Bldg. Dimensions</b>	411' x 782'
<b>Column Spacing</b>	50' x 50' typical   60' x 50' speed bay
<b>Clear Height</b>	30'
<b>Roof</b>	TPO - warranty through Oct. 2044
<b>Foundation</b>	8" thick non-reinforced concrete with a compressive strength of 4,000 PSI
<b>Loading Configuration</b>	Side
<b>Rail Doors</b>	5 (10' x 12')
<b>Rail Service</b>	FEC Rail with CSX and NS connectivity. Capacity up to 1,250 rail cars per year
<b>Dock High Doors</b>	40 (9' x 10')
<b>Drive In Doors</b>	1 (12' x 14')
<b>Dock Packages</b>	40 vertical storing pit levelers and dock shelters

<b>Truck Court</b>	186'
<b>Dock Apron</b>	65'
<b>Off Dock Trailer Stalls</b>	212 (122 paved plus 90 in the stabilized yard)
<b>Car Parking</b>	137 standard, 5 ADA
<b>Sprinklers</b>	ESFR, 1,500 gpm at 125 psi
<b>Electric Service</b>	2,000amps, 277/480v, 3ph, 4w
<b>WH Lighting</b>	LED with motion sensors
<b>Fork Lift Charging Stations</b>	26
<b>HVLS Fans</b>	8
<b>WH Windows</b>	Clerestory windows
<b>Security</b>	Fully fenced and secured with guard shack
<b>Year Built</b>	2002
<b>Construction</b>	Concrete tilt-up <ul style="list-style-type: none"> <li>• 2018: exterior paint</li> <li>• 2019: replaced interior and exterior lighting</li> <li>• 2024: replaced roof - warranty through Oct. 2044</li> <li>• 2024: sealed parking lot</li> </ul>
<b>Notable Maintenance</b>	



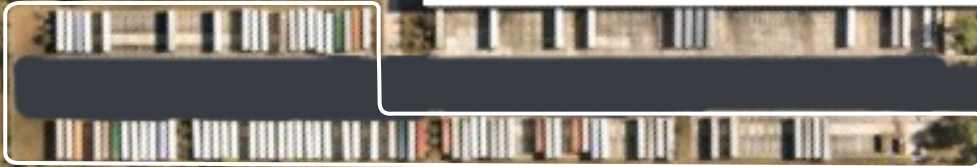
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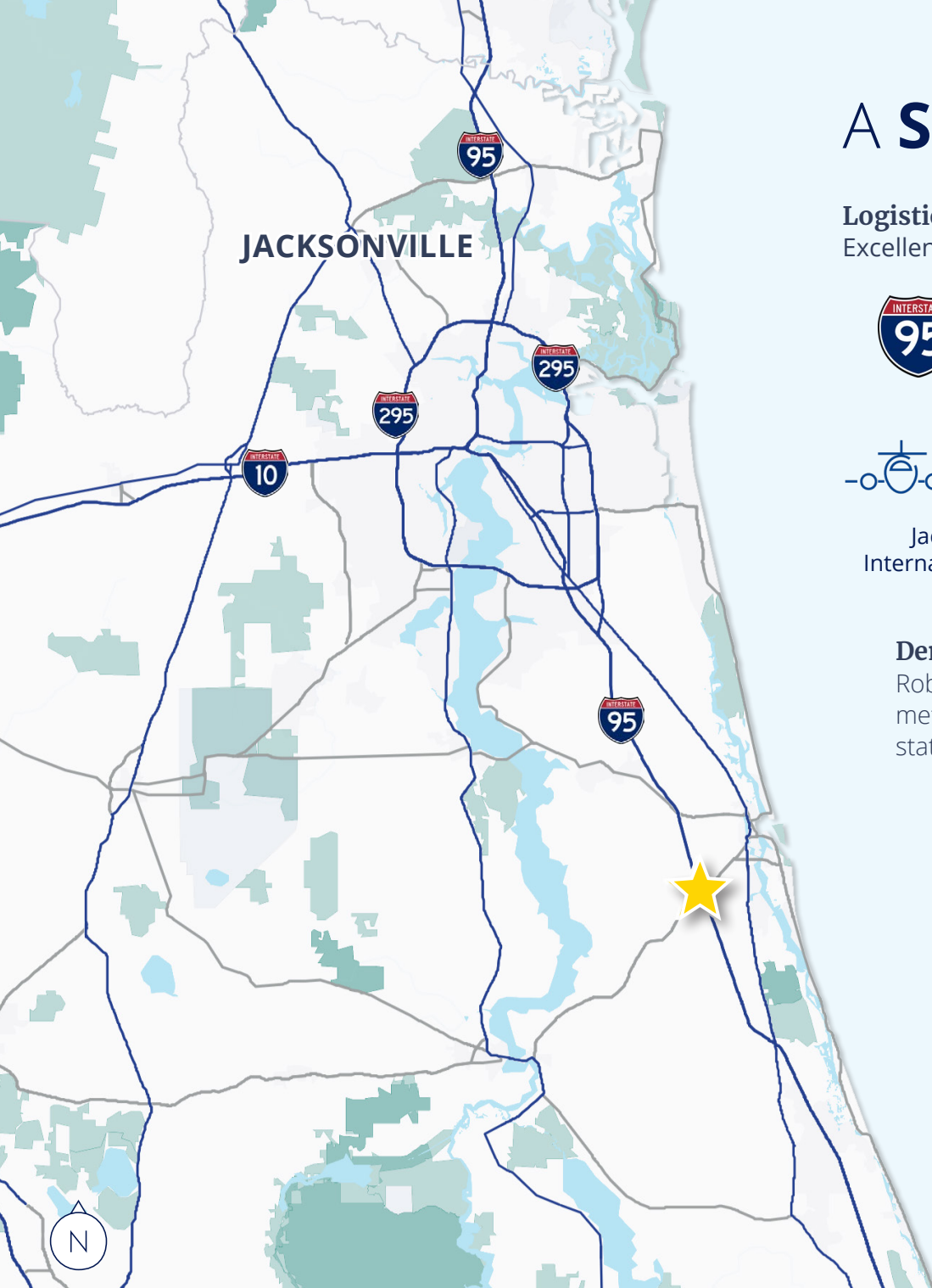
7 RAILCARS

6 RAILCARS

90 TRAILER STALLS



122 TRAILER STALLS



# A Strategic Location

## Logistics

Excellent connectivity to the region's major transportation infrastructure.



1.5  
Miles



54.6  
Miles



75  
Miles



56.5  
Miles



35.6  
Miles



47.3  
Miles

Jacksonville  
International Airport

Florida East Coast Railway  
Bowden Yard

JAXPORT Marine  
Terminals

## Demographics

Robust demographics offer an affordable labor alternative to other Florida metros. A growing workforce and high quality of life make Florida a top state for attracting and developing a talented workforce.

1,696,786  
2023 Total Population  
Jacksonville MSA

ESRI

#4  
Fastest growing  
county in the U.S.

4.04%  
Annual population  
growth in St. Johns  
County

## Incentives

Potential eligibility for economic development incentives, including state, county, and utility inducements.

# Aerial View



**3660 Deerpark Blvd**  
321,500 SF

**1.6 miles**  
to full interchange at I-95





corebridge  
financial

east  
capital partners

## Contact Us

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### Seda Preston

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seda.preston@colliers.com

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