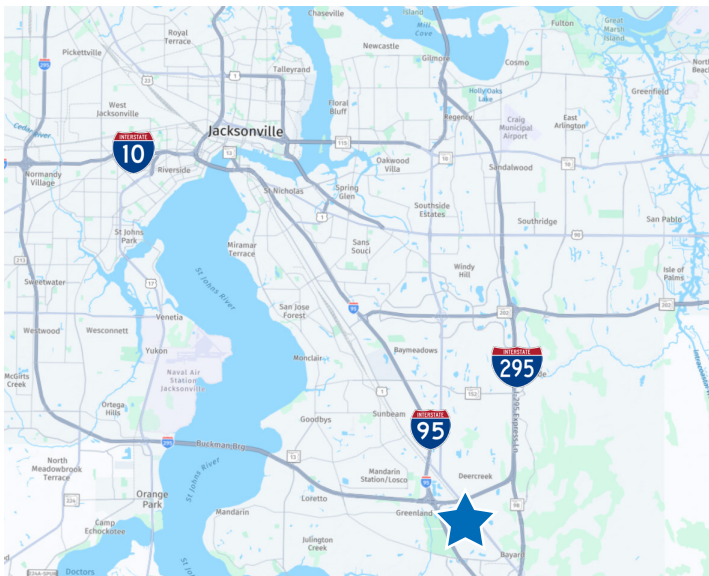


6695 COLRAY COURT: SUITE 301

JACKSONVILLE, FL 32258



±7,921 SF INDUSTRIAL/FLEX SPACE AVAILABLE FOR LEASE



- ◆ Total Size: ±7,921 SF
- ◆ Office space: ±1,412 SF
- ◆ Zoning: Industrial Light (IL)
- ◆ Clear Height: 20'
- ◆ Power: 200 - 208a/ 3phase
- ◆ Grade level loading
- ◆ Year Built: 1998
- ◆ Clear Span Warehouse
- ◆ Close proximity to US-1 and I-95
- ◆ Utilities: City Water and Sewer

For more information please contact our exclusive agent:

Bryan Bartlett, SIOR Senior VP/Principal
bbartlett@phoenixrealty.net

Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

NEWMARK
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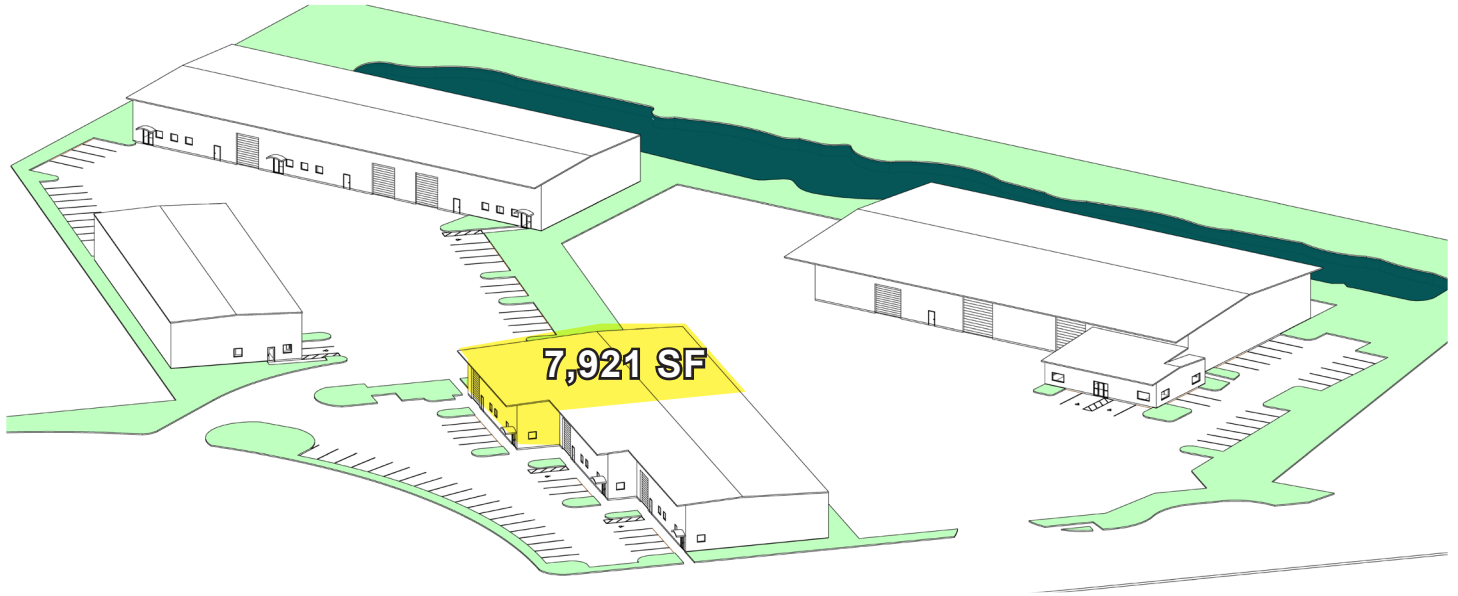
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Rate: \$9.95/PSF NNN
CAM: \$2.29/SF

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Park Summary & Site Plan

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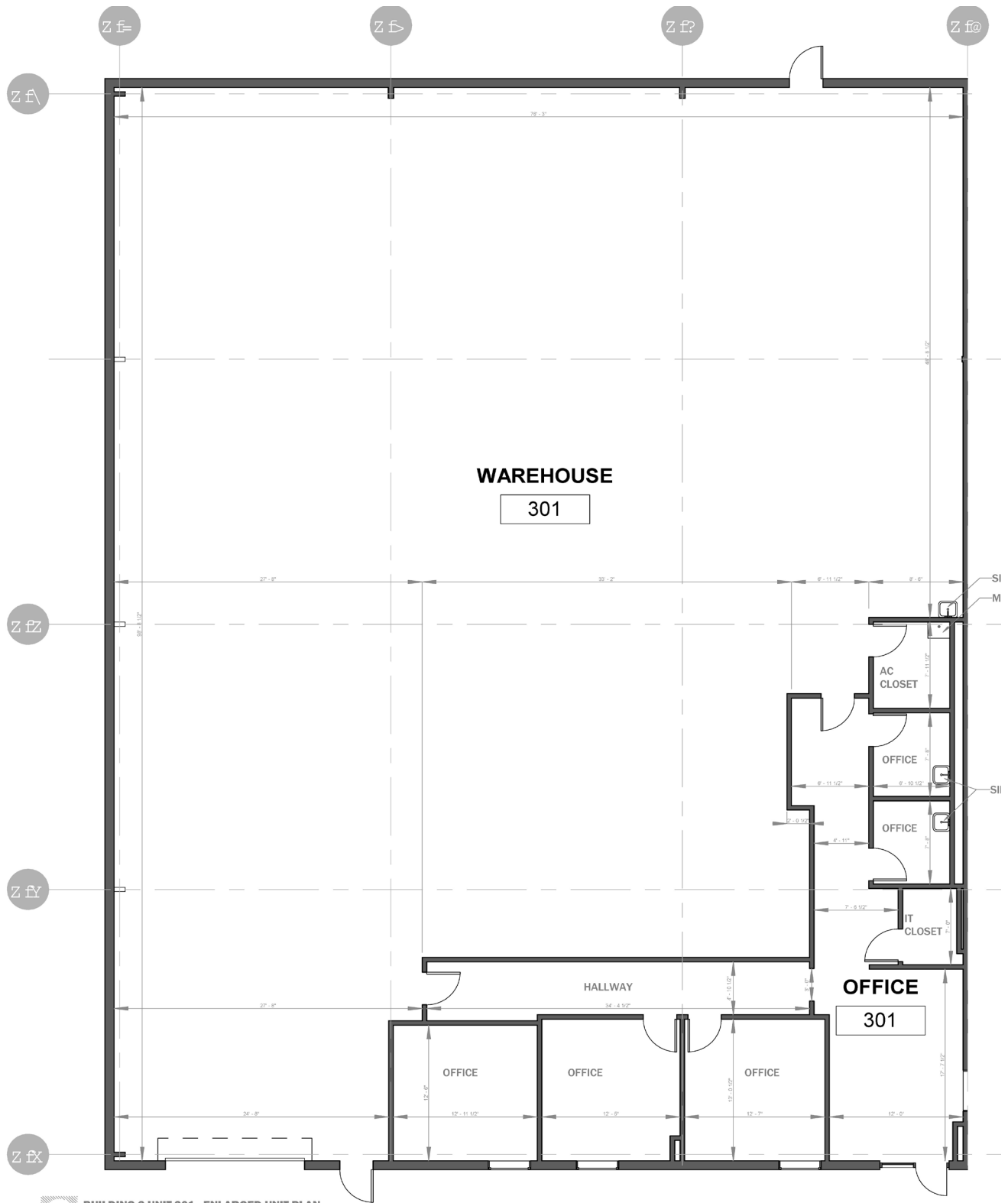


SITE PLAN
2/21/13, 11:28 AM

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Floor Plan

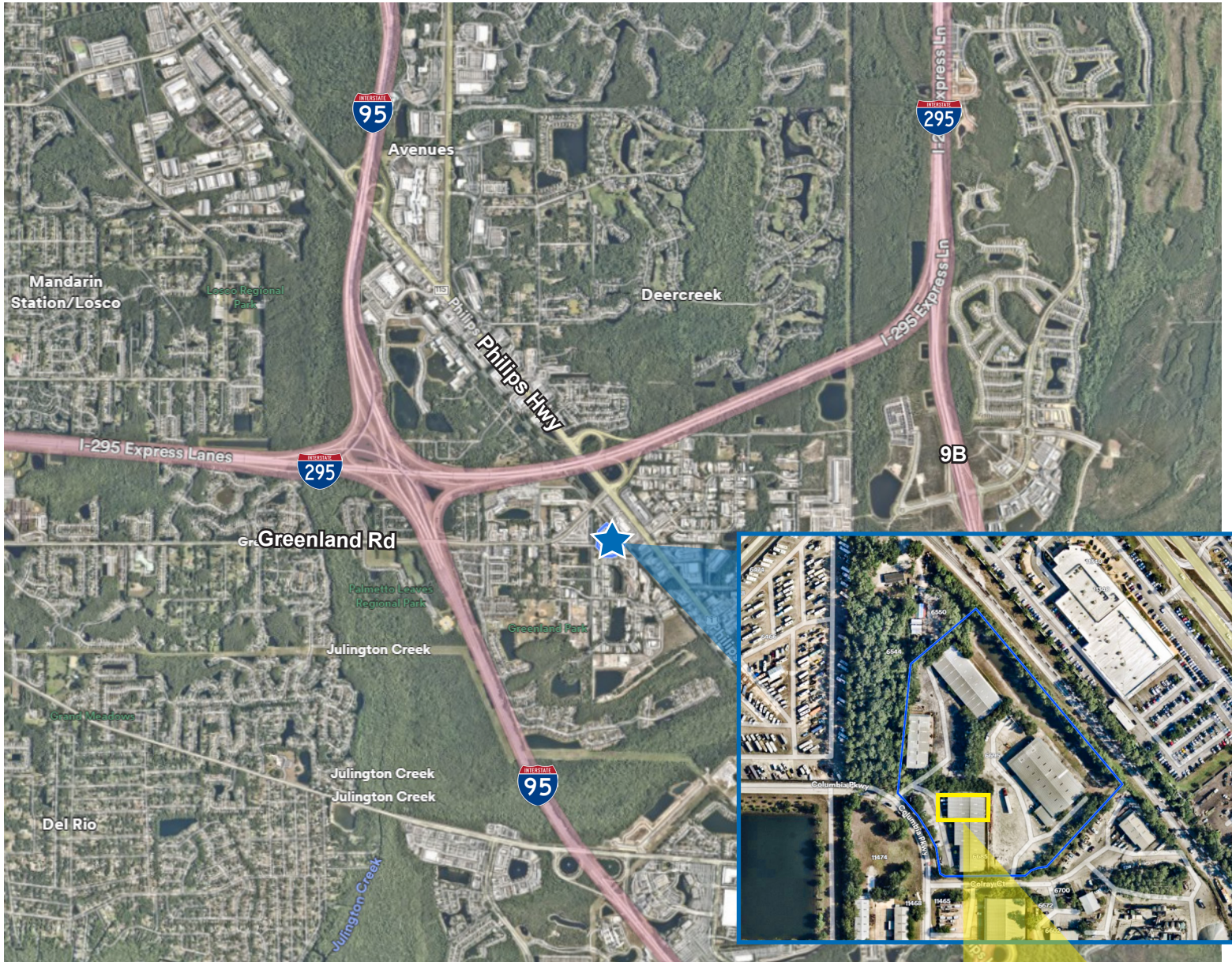
6695 Colray Ct. Suite 301 | Jacksonville, FL



1 BUILDING 3 UNIT 301 - ENLARGED UNIT PLAN
Z | Z Y w | K-V 01 w

Local Area

6695 Colray Ct. Suite 301 | Jacksonville, FL



Point of Interest

	Time	Miles
I-95	3 min	0.9
I-295	7 min	2.4
I-10	27 min	16.4
Jax International Airport	43 min	29.8
JaxPort	28 min	18.9



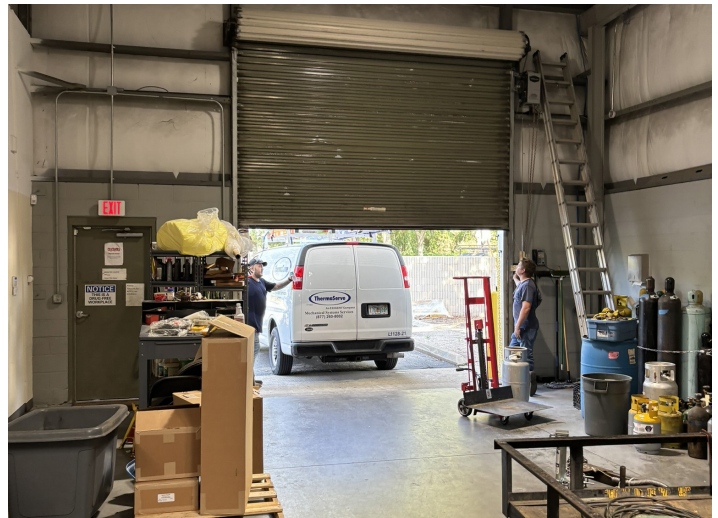
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Property Photos

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