



FIRST COAST COMMERCE CENTER

Jersey Ave | Green Cove Springs, FL 32043

- First Coast Expressway Visibility
- Modern, efficient, and flexible building design
- Strategic location in Northeast Florida's emerging growth corridor
- Access to multimodal transportation via highway, port, and air
- Lower operating costs and business-friendly environment
- Clay County's pro-growth business environment with streamlined permitting process



First Coast Commerce Center is a master-planned 34-acre Class A industrial park located in the emerging Clay County industrial corridor — offering exceptional accessibility, new infrastructure, and cost-effective logistics advantages. The development will feature three state-of-the-art rear-loaded buildings designed to meet modern tenant demands in manufacturing, logistics, and distribution.

LOCAL MARKET EXPERTS

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PROPERTY OVERVIEW

First Coast Commerce Center



Easy Access
To SR-17 And
SR-16



First Class,
master planned
business park

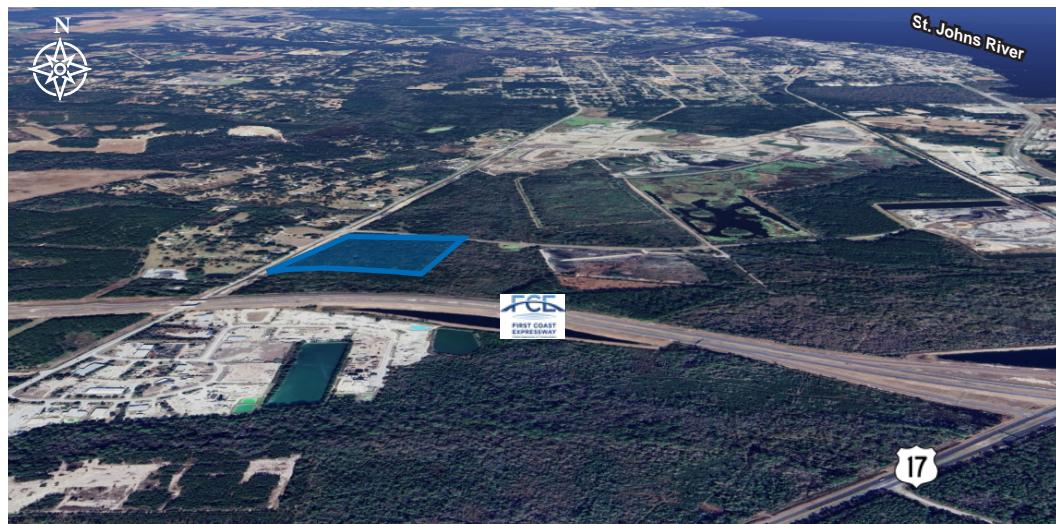


Zoned PUD - LI
(Light
Industrial)

First Coast Commerce Center

Introducing First Coast Commerce Center, Clay County's newest premier industrial park. Strategically located in Green Cove Springs, this 34-acre master-planned development will feature three state-of-the-art Class A industrial rear-loaded buildings designed to meet the demands of modern logistics, distribution, and light manufacturing users.

Combining functional design, superior access, and competitive operating costs, First Coast Commerce Center provides businesses with a rare opportunity to secure Class A space in one of Northeast Florida's emerging industrial sub-markets.



Development Highlights

- ±34-acre master-planned industrial park
- Three Class A rear-loaded buildings totaling ±428,220 SF (divisible)
- Building sizes: 238,140 sf, 112,320 sf and 77,760 sf
- 32' clear heights, ESFR sprinkler systems
- Concrete tilt-wall construction with modern architectural finishes
- 135' truck courts, abundant car parking
- Dock-high and drive-in loading
- Designed for flexibility, efficiency, and scalability

Strategic Location Advantages

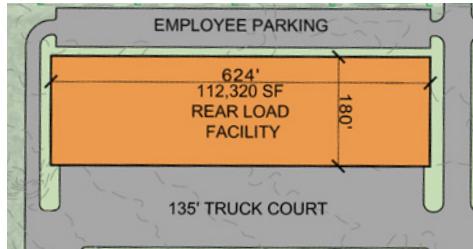
Located just minutes south of Jacksonville, Green Cove Springs offers businesses all the advantages of the First Coast region — strong infrastructure, access to major transportation routes, and a skilled regional workforce — in a more cost-effective, business-friendly setting.

Key regional advantages include:

- Direct access to U.S. Highway 17, SR 16, and SR 23 (New First Coast Expressway) connecting to I-295, I-95, and I-10
- Approximately 30 miles from JAXPORT, one of the Southeast's fastest-growing deepwater ports
- Easy access to Jacksonville International Airport, NE Florida Regional Airport (St. Augustine) and Cecil Commerce Center
- Expanding labor pool from Clay, Duval, and St. Johns counties

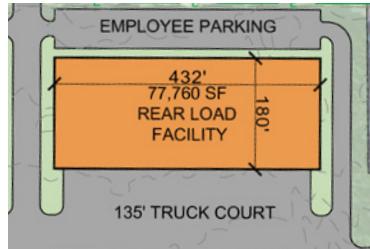
BUILDING SPECIFICATIONS

First Coast Commerce Center



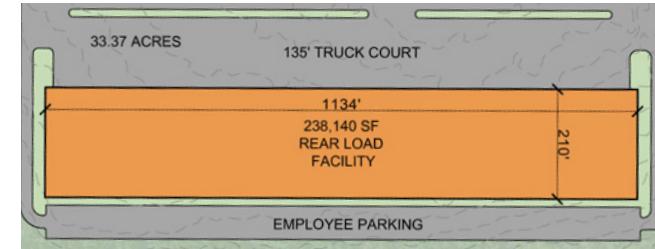
BUILDING 100

Available SF:	112,320 SF
Building Demensions:	180' x 624'
Divisibility:	Yes
Office:	2,500 SF
Clear Height:	32'
Fire Protection	ESFR
Dock Doors:	TBD
Drive-In Doors:	2 - 12' x 14'
Dock Packages:	Available
Column Spacing:	TBD
Electrical:	TBD
Auto Parking:	70±
Truck Court:	135'
Slab Thickness:	6"
Exterior Structure:	Site cast tilt-up concrete panels



BUILDING 200

Available SF:	77,760 SF
Building Demensions:	180' x 432'
Divisibility:	Yes
Office:	2,500 SF
Clear Height:	32'
Fire Protection	ESFR
Dock Doors:	TBD
Drive-In Doors:	2 - 12' x 14'
Dock Packages:	Available
Column Spacing:	TBD
Electrical:	TBD
Auto Parking:	45±
Truck Court:	135'
Slab Thickness:	6"
Exterior Structure:	Site cast tilt-up concrete panels

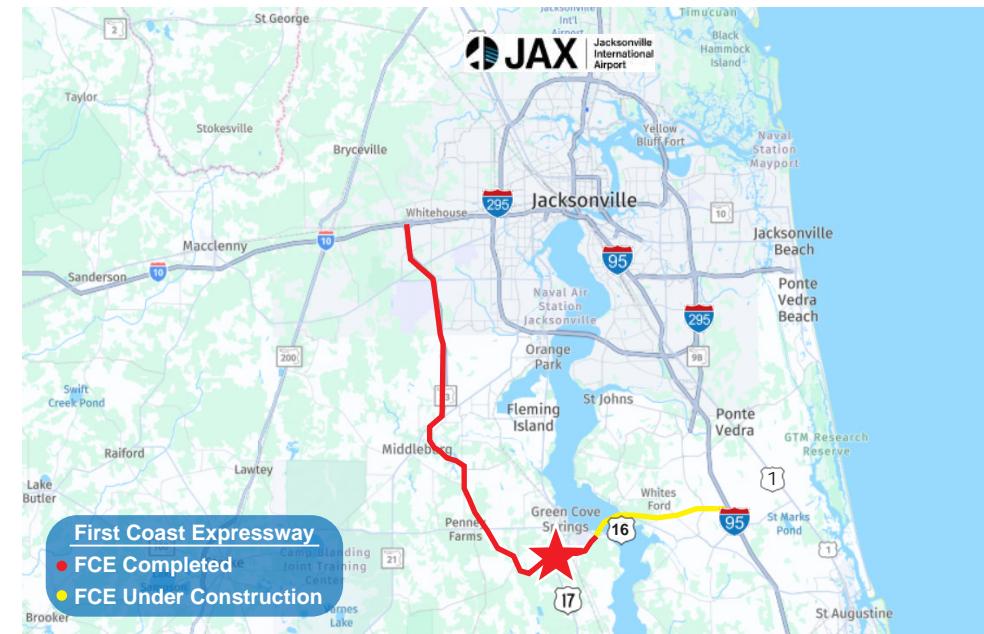
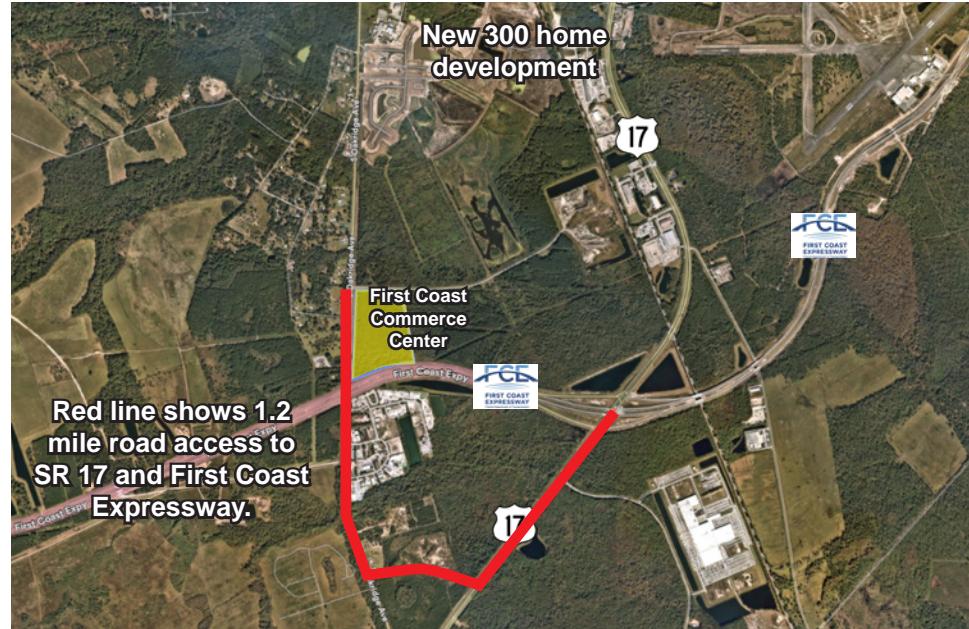


BUILDING 300

Available SF:	238,140 SF
Building Demensions:	210' x 1134'
Divisibility:	Yes
Office:	2,500 SF
Clear Height:	32'
Fire Protection	ESFR
Dock Doors:	TBD
Drive-In Doors:	2 - 12' x 14'
Dock Packages:	Available
Column Spacing:	TBD
Electrical:	TBD
Auto Parking:	125±
Truck Court:	135'
Slab Thickness:	6"
Exterior Structure:	Site cast tilt-up concrete panels

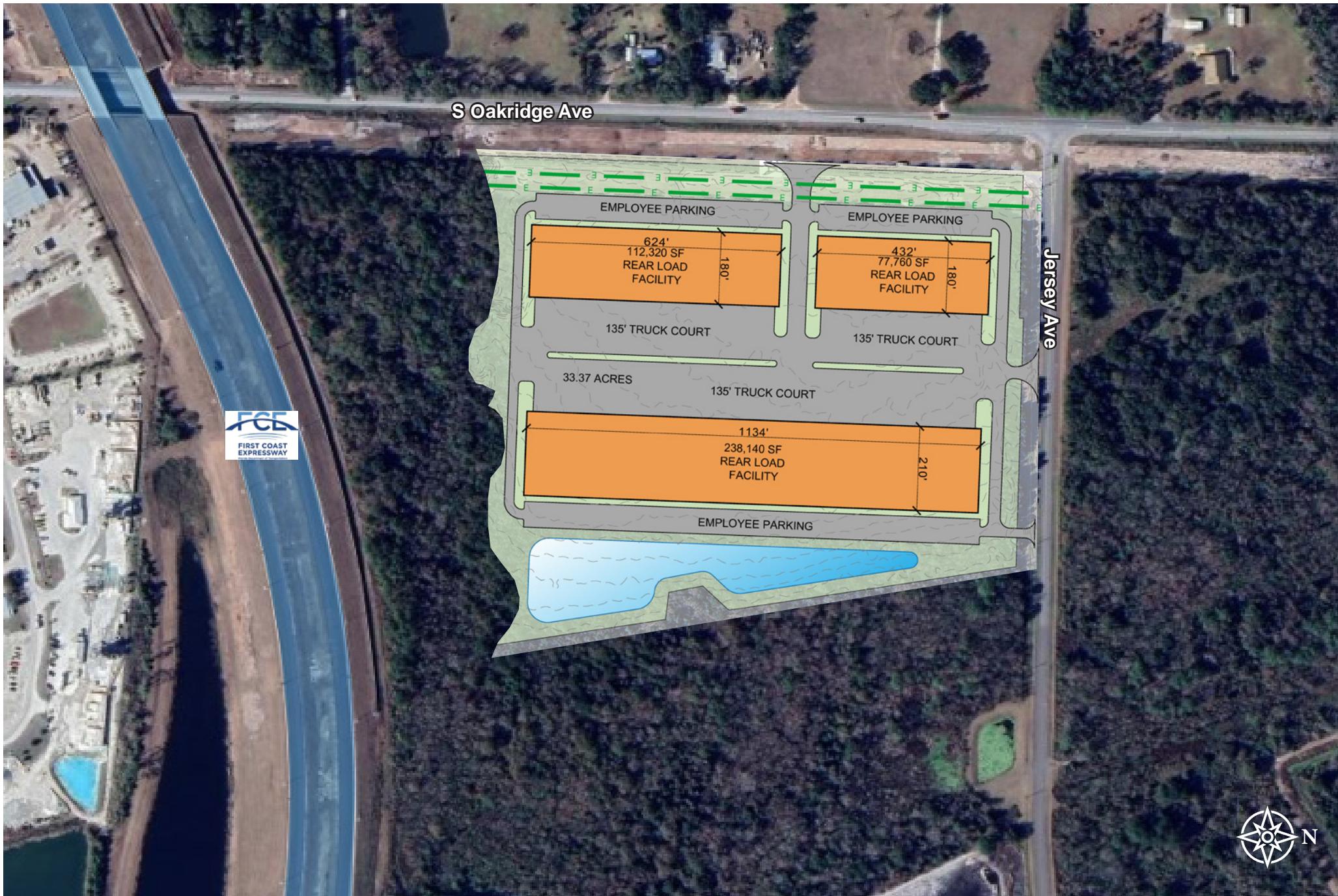
PHOTOS/AERIALS

First Coast Commerce Center



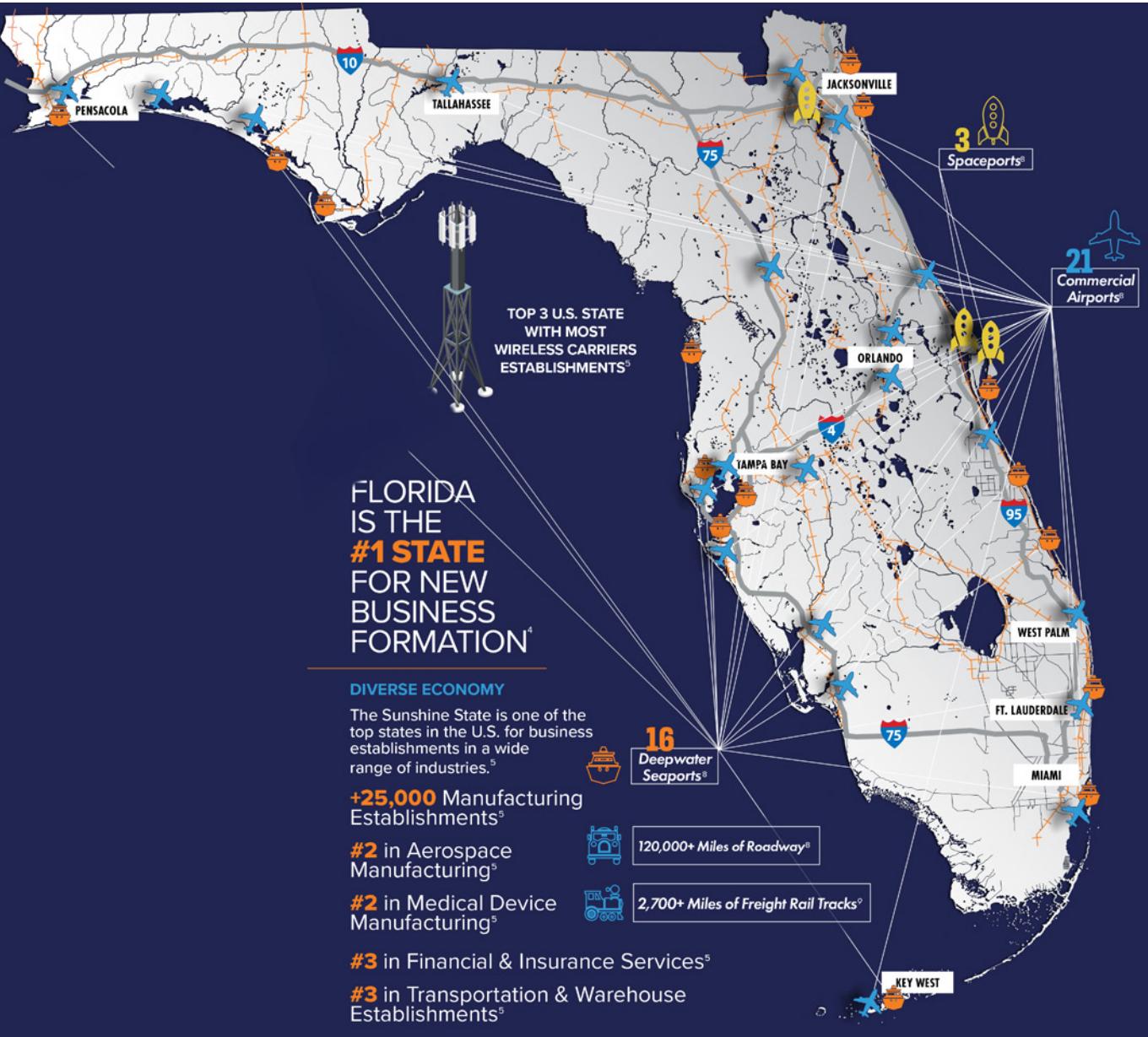
PROPERTY SITE PLAN

First Coast Commerce Center



WHY CLAY COUNTY

First Coast Commerce Center



Robust Labor Pool

Clay County's civilian labor force totals approximately 116,720 workers (2025), providing a strong foundation of available talent for new and expanding employers.

U.S. Bureau of Labor Statistics, FRED Economic Data

Growing Employment Market

Clay County's 2025 employment market shows strong growth driven by aerospace/advanced manufacturing, healthcare, professional/business services, and logistics, leveraging infrastructure like the First Coast Expressway.

FloridaCommerce, JAXUSA

Low Unemployment

The county maintains a competitive unemployment rate of 4.4% (2025), reflecting a stable and engaged local workforce.

U.S. Bureau of Labor Statistics, FRED Economic Data