



PETER'S CREEK
INDUSTRIAL PARK

Chesser Road, Green Cove Springs, FL

PHASE 1
±825,000 SF Available



VanTrust®

Jones Lang LaSalle Americas, Inc.

Peter's Creek Industrial Park

Strategically positioned in Clay County's Green Cove Springs, Peter's Creek Industrial Park represents a premier industrial development opportunity designed to meet the growing demands of modern logistics and manufacturing companies. This expansive project is being developed in four carefully planned phases, ultimately delivering 11 state-of-the-art buildings across the site.

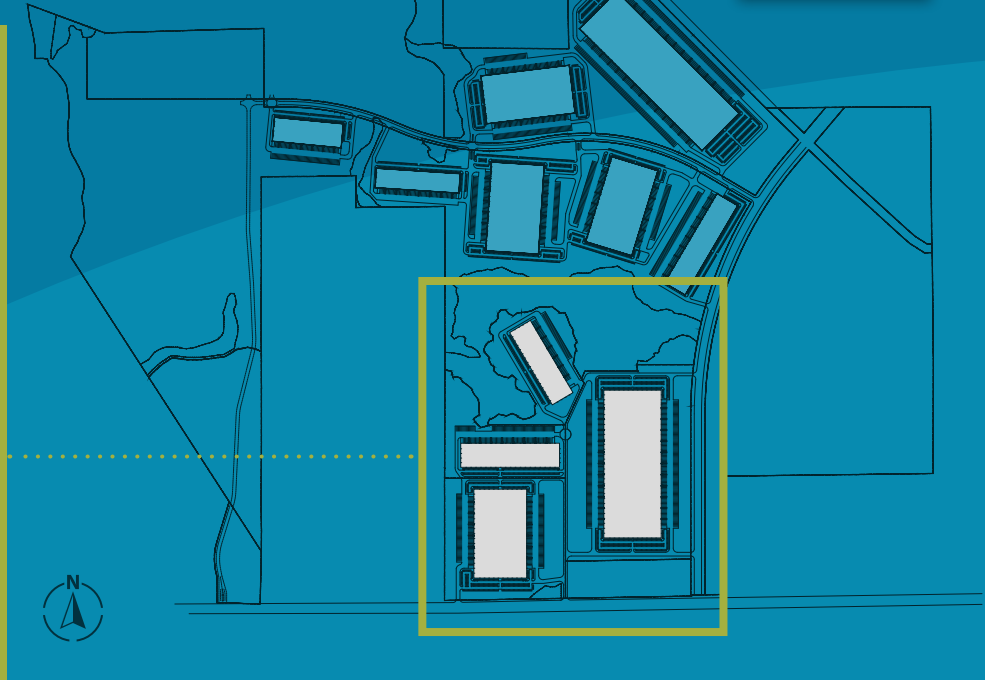
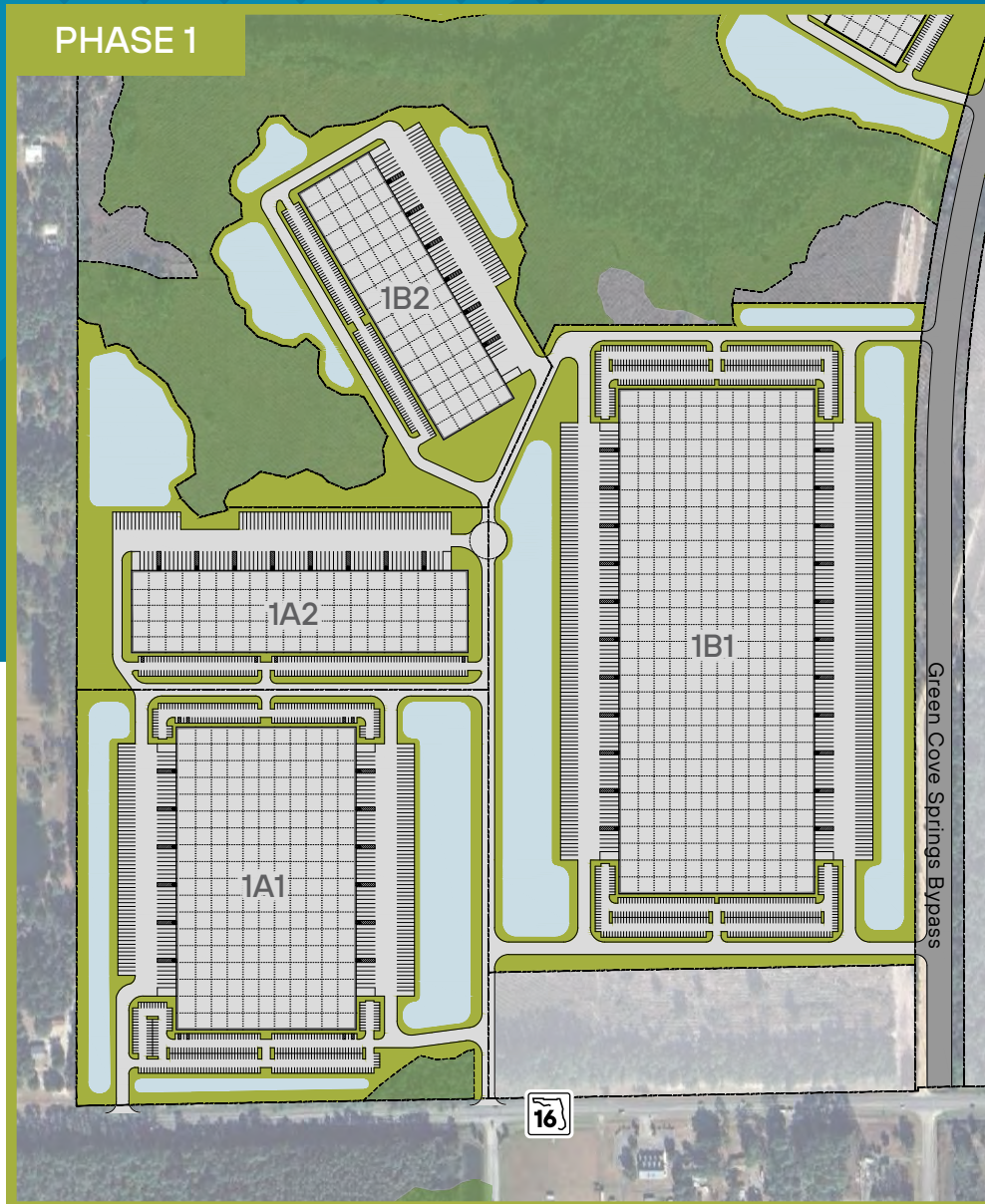
Phase 1 establishes a strong foundation with four buildings totaling approximately 2 million square feet across 144 acres. The development benefits from exceptional connectivity and visibility with direct frontage on State Road 16. Proximity to the newly constructed First Coast Expressway positions tenants for enhanced regional access and distribution capabilities.

Peter's Creek Industrial Park offers unparalleled transportation advantages with quick access to major interstate corridors including I-10, I-295, and I-95, making it an ideal hub for companies seeking efficient supply chain solutions throughout Florida and the Southeast region. This strategic location in one of Florida's fastest-growing counties provides businesses with the infrastructure and accessibility needed to thrive in today's competitive marketplace.



PHASE 1

Specifications



Building	1A1	1A2	1B1	1B2
Building size	547,200 s.f.	277,333 s.f.	992,000 s.f.	235,733 s.f.
Loading type	Cross dock	Rear load	Cross dock	Rear load
Dimensions	960' x 570'	1,066' 8" x 260'	1,600' x 620'	906' 8" x 260'
Truck court	2 - 185'	185'	2 - 185'	185'
Auto spaces	494	218	616	188
Trailer parking	127	74	231	47
Clear height	40'	36'	40'	36'
Utilities	CCUA Tecco Gas AT&T Fiber	CCUA Tecco Gas AT&T Fiber	CCUA Tecco Gas AT&T Fiber	CCUA Tecco Gas AT&T Fiber

Location

Peter's Creek Industrial Park leverages its prime position in one of Florida's most rapidly expanding counties. Strategically positioned with direct access to major interstate corridors I-10, I-295, and I-95, this development provides exceptional logistical connectivity, enabling seamless distribution and supply chain efficiency across Florida and the broader Southeast region.



Located

Green Cove Springs, FL



Frontage

SR 16



1.3 miles

First Coast Expressway



3.9 miles

US-17



16.2 miles

I-295



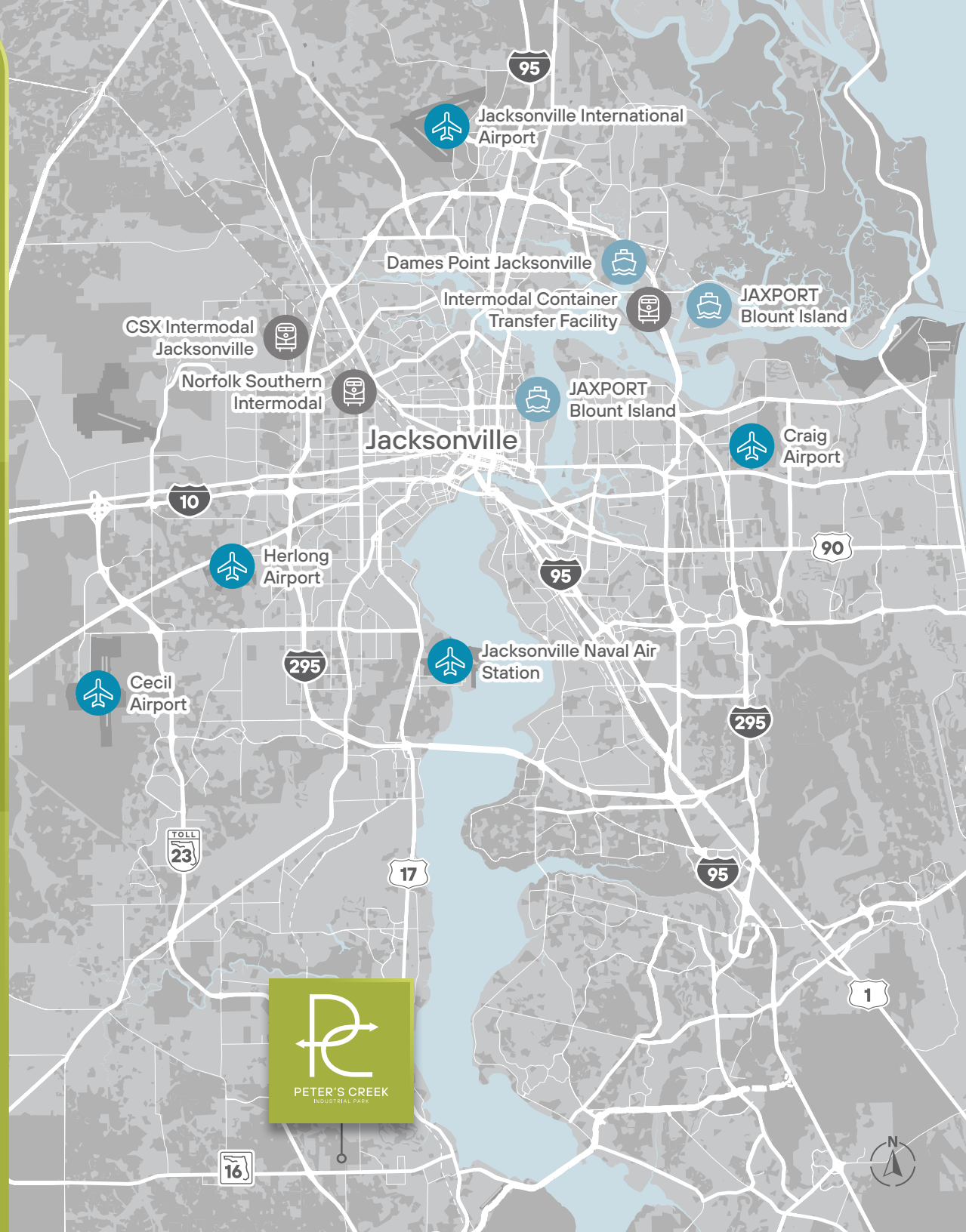
22.7 miles

I-95



27.8 miles

I-10



Clay County, FL

Clay County, Florida offers an exceptional combination of strategic location and quality of life that continues to attract new residents and businesses. Located in Northeast Florida, southwest of Jacksonville, the county boasts one of the state's top-rated school districts. Its convenient access to major employment centers throughout the greater Jacksonville MSA, coupled with the easy connectivity to regional highways and transportation networks, positions Clay County as an ideal place to live. This winning formula of superior schools, strategic location and accessibility has fueled the county's rapid growth, transforming it into one of Florida's most desirable communities for residential and commercial development.



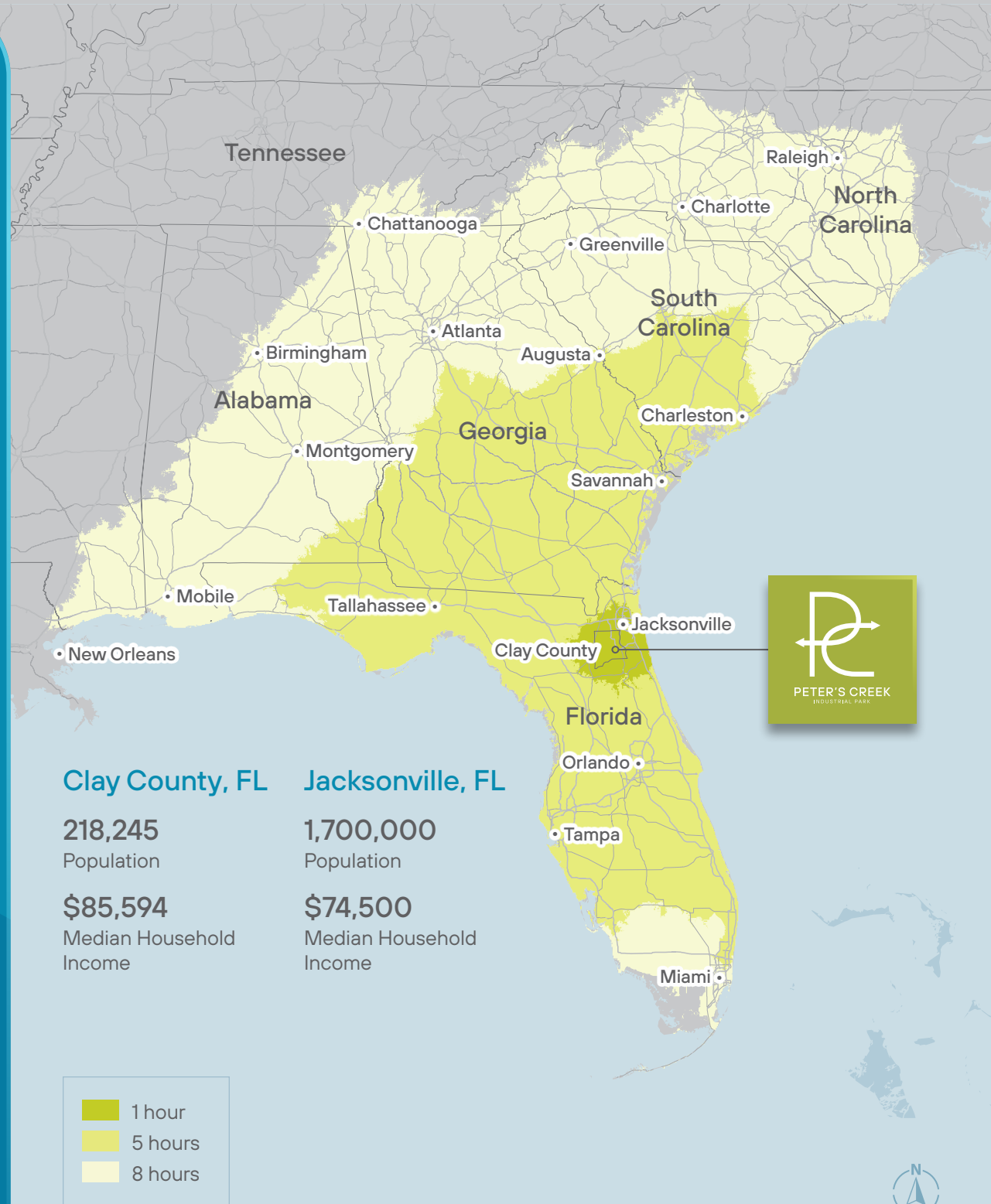
Clay county is one of the fastest growing counties in Florida



2nd median household income in the region



\$1.9B First Coast Expressway project under construction, connecting I-10 and I-95





PetersCreekIndustrial.com



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