



Business Journal

JACKSONVILLE



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THE List

Ranked by commercial acres developed

BUSINESS PARKS

Research by Eleanor Snite

2007 Rank	Name Address Telephone & fax (Area code 904) Web site	Commercial acres developed	Commercial acres permitted	Largest available parcel	Square feet developed/ Tenants	Types of tenants	Sample of major tenants	Management company	Contact person	Amenities & services	Years in area	
1	Cecil Commerce Center Normandy Boulevard & New World Avenue, Jacksonville, 32215 630-1185, 620-2919, jaxdevelopment.org	2,300	3,400	1,350 acres	1.4 million WND	Office, manufacturing, warehouse	Florida Community College at Jacksonville, Northrop Grumman, FlightStar Aircraft Services	Jacksonville Economic Development Commission	Ed Randolph 630-1185	Recreation areas, development-ready sites, operational airport	9	
3	Imeson Industrial Park 9601 N. Main Street Drive, Jacksonville, 32218 757-8000, (407) 422-7048, webco.com	1,500	1,500	240 acres	7 million 26	Office, manufacturing, warehouse	Imeson Distribution, General Electric, Merita, Sears, Kaman, Sansonite	Webb International Inc.	Dan Webb 757-8000	Rail, natural gas	36	
2	Clay County Port/Reynolds Industrial Park 1065 Bullhead Road, P.O. Box 477, Green Cove Springs, 32043 284-3676, 284-5858	1,400	1,700	None	850,000 57	Manufacturing, warehouse	National Gypsum, Harts Manufacturing	Clay County Port	Ted McGowan John Brown 284-2676	Airport, rail, barge port, golf course, marina with capacity for mega yachts	43	
4	Westside Industrial Park Bulls Bay Highway & Pritchard Road, Jacksonville, 32220 695-2452, 695-2456, pattilloconstruction.com	750	1,200	100 acres	7 million 70	Manufacturing, warehouse, office	UPS, BMW, PSS World Medical, HI Heinz	Pattillo Construction Co.	Peter Anderson 695-2452	Adjacent to CSX Intermodal yard, near airport	17	
5	Deerwood Park North Northeast quadrant Southside Boulevard & J. Turner Butler Boulevard, Jacksonville, 32256 221-9290, 221-9253	460	WND	None	2.5 million WND	Office, retail, residential	Merrill Lynch, BOBS Florida, Flagler Development Group, Tinseltown	Gerald Dale & Associates Inc.	Gerald Dale 221-9290	Security, common area maintenance, covenants & restrictions	16	
6	Deerwood Center I-95 & Baymeadows Road, Jacksonville, 32256 242-0666, 242-0670	435	450	5 acres	10 million WND	Office, warehouse, retail	State Farm, Convergys	BCM Services Inc.	Richard Saylor 242-0666	Landscaping, on-site security, covenant enforcement	37	
7	Flagler Center 12850 Gran Bay Parkway W., Jacksonville, 32258 565-4100, 565-4144 flaglerdex.com	413	1,022	52.27 acres	2.1 million 40	Office, warehouse, retail	Website Pros, Nuwell, Kemper, Citicorp, GMAC, Baker Distributing	Flagler Development Group	Gary Cox 998-4522 Ross Carter 998-4533 Peter Anderson 695-2452	On-site manager & maintenance engineers, YMCA, hospital, restaurants, hotel	12	
8	NorthPoint Industrial Park Alfa Drive & State Road 9A, Jacksonville, 32226 695-2452, 695-2456, pattilloconstruction.com	350	350	150 acres	1.25 million 7	Office, manufacturing, warehouse	Atrium, Hillman Group, Nivel Parts	Pattillo Construction Co.	Peter Anderson 695-2452	Close to Jaxport Blount Island & Jacksonville International Airport	6	
9	World Commerce Center Southwest quadrant International Golf Parkway & I-95, St. Augustine, 32092 821-9600, 821-9609, wccctr.com	291	966	200 acres	380,000 WND	Office, retail	Ring Power, Rulon	Stehemann & Co.	Orin P. Courtney 821-9600	Adjacent to residential communities	6	
10	Jacksonville International Tradeport 13291 Vantage Way, Suite 105, Jacksonville, 32218 741-8710, 741-8711, jacksonlaw.com	286	425	13.36 acres	2.7 million 40	Office, manufacturing, warehouse, retail	Enlei Florida, Coach, BAE Systems Products Group, Sally Beauty, Household Finance	Jackson-Shaw	Thomas Jones 741-8710	Airport nearby, hotels, restaurants, convenient to I-95 & I-295	20	
11	Deerwood Park Southeast quadrant Southside Boulevard & J. Turner Butler Boulevard, Jacksonville, 32256 221-9290, 221-9253	252	WND	None	2.2 million WND	Office, manufacturing, warehouse	Vistakon, Nemours, Eola Capital, Flagler Development Group, Brooks Health & Fitness	Gerald Dale & Associates Inc.	Gerald Dale 221-9290	Security, common area maintenance, covenants & restrictions	19	
12	Phillips Highway South Business Park Phillips Highway & Business Park Boulevard, Jacksonville, 32256 396-1600, 399-0311, hturner.com	210	210	None	1 million 100	Office, manufacturing, warehouse	Hertz, Hughes Supply, Home Depot Supply	H.S. Turner Inc., Jacksonville	Henry Turner 396-1600	Water, sewer	27	
13	Southpoint Business Park 6700 Southpoint Parkway, Jacksonville, 32256	185	200	4 acres	WND WND	Office, warehouse, manufacturing		WND	Alex Coley 363-9002	Easy access to Interstate 95	33	
14	St. Augustine Industrial Park Northwest quadrant of I-95 & State Road 207, St. Augustine, 32093 998-7352	170	170	None	675,000 7	Warehouse, manufacturing		WND	WND	City water & sewer, 3,200 feet frontage on Interstate 95	14	
15	Gran Park at The Avenues 10199 Southside Blvd., Jacksonville, 32256 565-4100, 565-4144, flaglerdex.com	138	138	None	713,000 40	Office, warehouse	Harte Hanks, Florida East Coast Railway, Value Options	Flagler Development Group	Gary Cox Ross Carter 565-4100	On-site manager & maintenance engineers, banking, restaurant	18	
31	Port Jacksonville Industrial Park at NorthPoint Faye Road at Alfa Drive & I-295, Jacksonville, 32219 695-2452, 695-2456, pattilloconstruction.com	130	130	40 acres	800,000 2	WND	Sears Logistic Services	Pattillo Construction Co.	Peter Anderson 695-2452	Heavy industrial zoning, close to Jaxport & Jacksonville International Airport	7	
16	Interstate Commerce Center Southwest quadrant I-95 & State Road 16, St. Augustine, 32092 823-3300, 823-3390, mcguinness-commercial.com	120	240	20 acres	750,000 20	Light manufacturing, warehouse, office		WND	A.J. McGuinness 823-3300	Interstate frontage, county utilities & gas available	21	
16	St. Augustine Centre Northeast quadrant of I-95 & State Road 16, St. Augustine, 32092 (407) 804-8949, (407) 804-8963, trycon.com	120	165	16 acres	400,000 WND	Retail, service		WND	Trycon Inc. Lake Mary	City water & sewer	WND	
19	Perimeter West 4301 Perimeter Industrial Parkway W., Jacksonville, 32219	100	100	24 acres	135,360 WND	WND		WND	Not available	Not available	Large truck court, 24' clear height, excellent interstate accessibility	7
20	Busch Drive Business Park 700 block of Busch Drive, Jacksonville, 32218 732-9400, 731-5272, skinnerrealty.com	80	100	10 acres	WND WND	Office, warehouse, retail	U.S. Postal Service, Sam's Wholesale Club, U.S. Border Patrol, Brooks Rehab	None	Chip Skinner 732-9400	Mixed-use park, off-site retention, restaurants, bank & hotel in park or nearby	23	
20	Westland Business Park Blanding Boulevard & I-295, Jacksonville, 32244	80	100	3.5 acres	WND WND	Office, warehouse, retail		WND	Not available	Not available	Near shopping & restaurants	24
22	Belfort Park Belfort Road & Belfort Parkway, Jacksonville, 32256 356-1978, 359-5479, eolacapital.com	65	65	WND	298,257 29	Office, warehouse	Cox Radio, Mattamy Homes and Armor Holdings	Eola Capital	Michael Loftin 665-1703	Close to restaurants, hotels & YMCA, access to newly opened Skinner Parkway	19	
26	Somers Road Industrial Park 8728 Somers Road, Jacksonville, 32218 634-8800, 737-6971, itc.com	65	65	WND	WND 6	Manufacturing, warehouse	Global Intermodal, First Coast Trucking, Atlantic Asphalt, Realco, U.S. Navy	Insight Realty Group	Emory Tedders 634-8800	Close to port, river access	14	
22	St. Johns Bluff Park 11330 St. Johns Industrial Parkway, Jacksonville, 32246 398-6877, 398-6879	65	71.49	5.5 acres	500,000 48	Office, warehouse, light manufacturing		WND	St. Johns Bluff Park Owners' Association	Bob Massey 998-9239	Curbside parking, mail drop box, FedEx drop box	24
24	Greenland Business Park Columbia Park Drive, Jacksonville, 32256	60	60	None	400,000 WND	Office, manufacturing, warehouse	Mandarin Tool & Die Co., James D. Hinson Electrical	Not available	Not available	Water, sewer, curbs, gutters, 20 all utilities		
25	Center Point Business Park, 4801-6631 Executive Park Court, Jacksonville, 32216 296-1776, 296-6998, libertyproperty.com	57	57	None	WND 40	Office, warehouse	Corporate Express, Monarch Health Sciences, XLO Jacksonville	Liberty Property Trust	Dan Santinga 296-1776	Close to retail, restaurants, banking, hotels & Interstate 95	16	
26	Liberty Business Park 4901 to 4905 Belfort Road, 7014 to 7022 A.C. Skinner Parkway, Jacksonville, 32256 296-1776, 296-6998, libertyproperty.com	55	55	None	WND 26	Office, warehouse	Microtek Medical, Unisource Worldwide, Peak 10	Liberty Property Trust	Dan Santinga 296-1776	Near retail, restaurants, banking, hotels & Interstate 95	12	