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# SPEED, SCALE, AND A STRATEGIC EDGE

Strategically positioned in the heart of Jacksonville's logistics corridor, Eastport Exchange is set to become the region's most advanced Class A industrial hub. With the benefit of operating within a Foreign Trade Zone (FTZ) and offering immediate access to JAXPORT, Jacksonville International Airport and major regional interstates, Eastport Exchange gives companies the competitive edge to move faster and scale smarter.

CLASS A MASTER PLANNED INDUSTRIAL PARK

FLEXIBLE SUITE SIZES STARTING AT 25,000 SF WITH BUILD-TO-SUIT OPTIONS UP TO 900,000 SF

**EXCEPTIONAL MULTIMODAL ACCESS IN** JACKSONVILLE'S NORTHSIDE SUBMARKET

CSX SILVER LEVEL SELECT SITE

**PHASE** 

UPTO 900,000± SF **BUILD-TO-SUIT OPPORTUNITY** WITH CSX SELECT SITE **DESIGNATION** 

PHASE 1 DELIVERY Q1 - 2026



# BUILDING SPECS



SITE AREA	20 acres / 17 acres
ZONING	IBP
TOTAL FOOTPRINT	312,278± SF
SPEC OFFICE	Building 100 - 2,507 SF Building 200 - 2,592 SF
BLDG. DIMENSIONS	260' x 1,196'
CAR PARKING	Building 100 - 237 Building 200 - 233
TRAILER PARKING	Building 100 - 99 Building 200 - 84
TRUCK COURT	185′
TYPICAL BAYS	50'x54'
SPEED BAYS	60'x54'
CLEAR HEIGHT	36'
ROOF MATERIAL	45 mil TPO
INSULATION	R-15
FLOOR SLAB	7" Reinforced Concrete Slab
DOCK HIGH DOORS	76 (9'x10')
DRIVE IN DOORS	2 (12'x14')
DOCK PIT LEVELERS	20 - 45,000 lb Pentalift mechanical levelers*
ELECTRIC SERVICE	4000 Amp 480/277v*
WH LIGHTING	30' candles throughout speed bay, stumble lighting in warehouse
EXTERIOR LIGHTING	LED building & parking lot lighting
FIRE PROTECTION	ESFR
	*in each building

SITE AREA	8 acres / 8 acres
ZONING	IBP
TOTAL FOOTPRINT	132,265± SF
SPEC OFFICE	Building 300 & 400 - 2,642 SF
BLDG. DIMENSIONS	210' x 624'
CAR PARKING	Building 300 - 106 Building 400 - 102
TRUCK COURT	135'
TYPICAL BAYS	50'x52'
SPEED BAYS	60'x52'
CLEAR HEIGHT	32'
ROOF MATERIAL	45 mil TPO
INSULATION	R-15
FLOOR SLAB	6" Reinforced Concrete Slab
DOCK HIGH DOORS	Building 300 - 39 Docks Building 400 - 41 Docks
DRIVE IN DOORS	2 (12'x14')
DOCK PIT LEVELERS	10 - 45,000 lb Pentalift mechanical levelers*
ELECTRIC SERVICE	2,000 Amp 480/277V*
WH LIGHTING	30' candles throughout speed bay, stumble lighting in warehouse
EXTERIOR LIGHTING	LED building & parking lot lighting
FIRE PROTECTION	ESFR

\*in each building

\*in each building

In today's global market, Eastport Exchange offers businesses a smarter way forward with built-in Foreign Trade Zone (FTZ) capabilities. Importers and 3PL providers can defer, reduce, or eliminate tariffs, while accelerating customs clearance and inventory precision.

# FOREIGN TRADE ZONE (FTZ) ADVANTAGE



Ready-to-activate FTZ spaces with multi-tenant flexibility

FTZ-compliant layouts with secure perimeters and dedicated CBP spaces

Experienced development team with direct access to customs brokers, drayage providers and value-added services vendors

Proximity to major ports within Jacksonville, Savannah and Charleston

**Defer** duty payments until merchandise ships into U.S. commerce Reduce tariffs through inverted tariff benefits for manufacturing or assembly Eliminate tariffs entirely on goods re-exported or scrapped Save on administrative fees via consolidated weekly entries



### FTZ AND BONDED WAREHOUSE CONTACT:

**JUSTIN RYAN** 

MANAGER, FTZ & GRANT ADMINISTRATION 904 357 3072 JUSTIN.RYAN@JAXPORT.COM

# ACCESS ACCELERATED

	INTERSTATE 295	1.1 miles
	INTERSTATE 95	4.8 miles
	INTERSTATE 10	11.6 miles
7/	JACKSONVILLE INT'L AIRPORT	6.7 miles
	NORFOLK SOUTHERN INTERMODAL FACILITY	11 miles
	CSX INTERMODAL FACILITY	14 miles
	FEC INTERMODAL FACILITY	18.2 miles
	JAXPORT   DAMES POINT	4 miles
	JAXPORT   BLOUNT ISLAND	5 miles
	JAXPORT   TALLEYRAND	9 miles
	PORT OF SAVANNAH	123 miles
	PORT OF CHARLESTON	221 miles
	PORT OF MIAMI	360 miles

JAXPORT

CONTAINER TERMINAL
IN FLORIDA



# SKILLED WORKFORCE



GDP: **\$1.7T** 



#2 LARGEST FOREIGN TRADEZONE NETWORK IN THE U.S.



#1 BEST ECONOMY IN 2024 BY GDP GROWTH



#3 LARGEST WORKFORCE IN THE U.S.

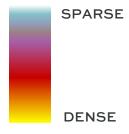


#9 OVERALL JOB GROWTH IN THE U.S.



**#10** BEST CITY FOR VETERANS

## TRANSPORTATION / WAREHOUSE **WORKERS BY PLACE OF RESIDENCE**



30 MIN DRIVE TIME







### FOR MORE INFORMATION, PLEASE CONTACT:

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