



10145 EASTPORT ROAD, JACKSONVILLE, FL 32218



EASTPORT EXCHANGE

INLIGHT
REAL ESTATE PARTNERS



ARES
INDUSTRIAL
MANAGEMENT



CUSHMAN &
WAKEFIELD



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

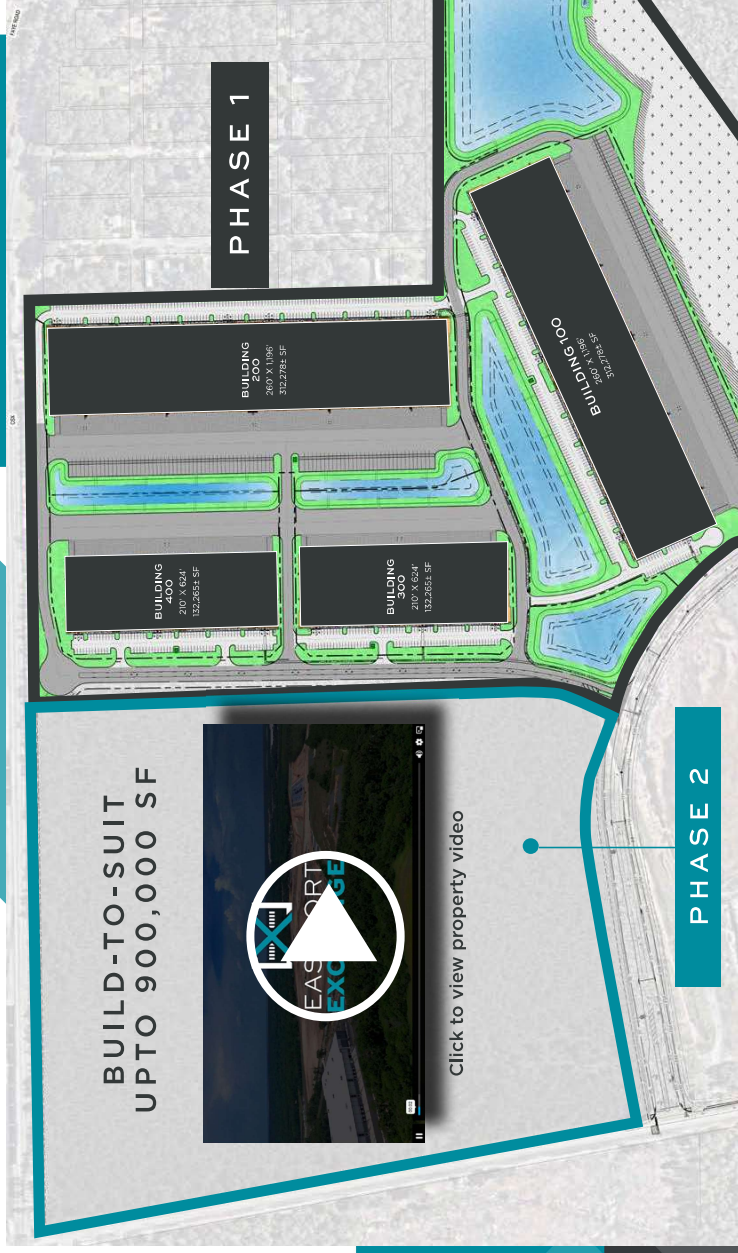
CSX SILVER LEVEL SELECT SITE

PHASE 2

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

PHASE 1 DELIVERY
Q1 - 2026

[Click on buildings to view site plans](#)



BUILDING SPECS


 Click on buildings
to view site plans


BUILDING 100

TOTAL AVAILABLE	312,278± SF
SPEC OFFICE	2,507 SF
BLDG. DIMENSIONS	260' x 1,196'
CAR PARKING	237
TRAILER PARKING	99
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')
MECHANICAL PIT LEVELERS	20 - 45,000 lb Pentalift levelers*
ELECTRIC SERVICE	4,000 Amp 480/277v*

BUILDING 200

TOTAL AVAILABLE	312,278± SF
SPEC OFFICE	2,592 SF
BLDG. DIMENSIONS	260' x 1,196'
CAR PARKING	233
TRAILER PARKING	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')
MECHANICAL PIT LEVELERS	20 - 45,000 lb Pentalift levelers*
ELECTRIC SERVICE	4,000 Amp 480/277v*

BUILDING 300

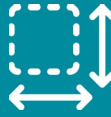
TOTAL AVAILABLE	132,265± SF
SPEC OFFICE	2,642 SF
BLDG. DIMENSIONS	210' x 624'
CAR PARKING	106
TRUCK COURT	135'
TYPICAL BAYS	50'x52'
SPEED BAYS	60'x52'
CLEAR HEIGHT	32'
ROOF MATERIAL	45 mil TPO
INSULATION	R-15
FLOOR SLAB	6" Reinforced Concrete Slab
DOCK HIGH DOORS	41 (9'x10')
DRIVE IN DOORS	2 (12'x14')
MECHANICAL PIT LEVELERS	10 - 45,000 lb Pentalift levelers*
ELECTRIC SERVICE	2,000 Amp 480/277v*

BUILDING 400

TOTAL AVAILABLE	132,265± SF
SPEC OFFICE	2,642 SF
BLDG. DIMENSIONS	210' x 624'
CAR PARKING	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	39 (9'x10')
DRIVE IN DOORS	2 (12'x14')
MECHANICAL PIT LEVELERS	10 - 45,000 lb Pentalift levelers*
ELECTRIC SERVICE	2,000 Amp 480/277v*


ESFR
Fire Suppression

30'
Candles In Warehouse

IBP
Industrial Zoning

136 Acres
Total Site Area

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

TOP 5 BENEFITS

1 RAPID FTZ ACTIVATION

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

2 PURPOSE-BUILT COMPLIANCE

FTZ-compliant layouts with secure perimeters and dedicated CBP spaces

3 CO-LOCATION ADVANTAGES

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

4 ACCELERATED ACCESS

Proximity to major ports within Jacksonville, Savannah and Charleston

5 FINANCIAL ADVANTAGES

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

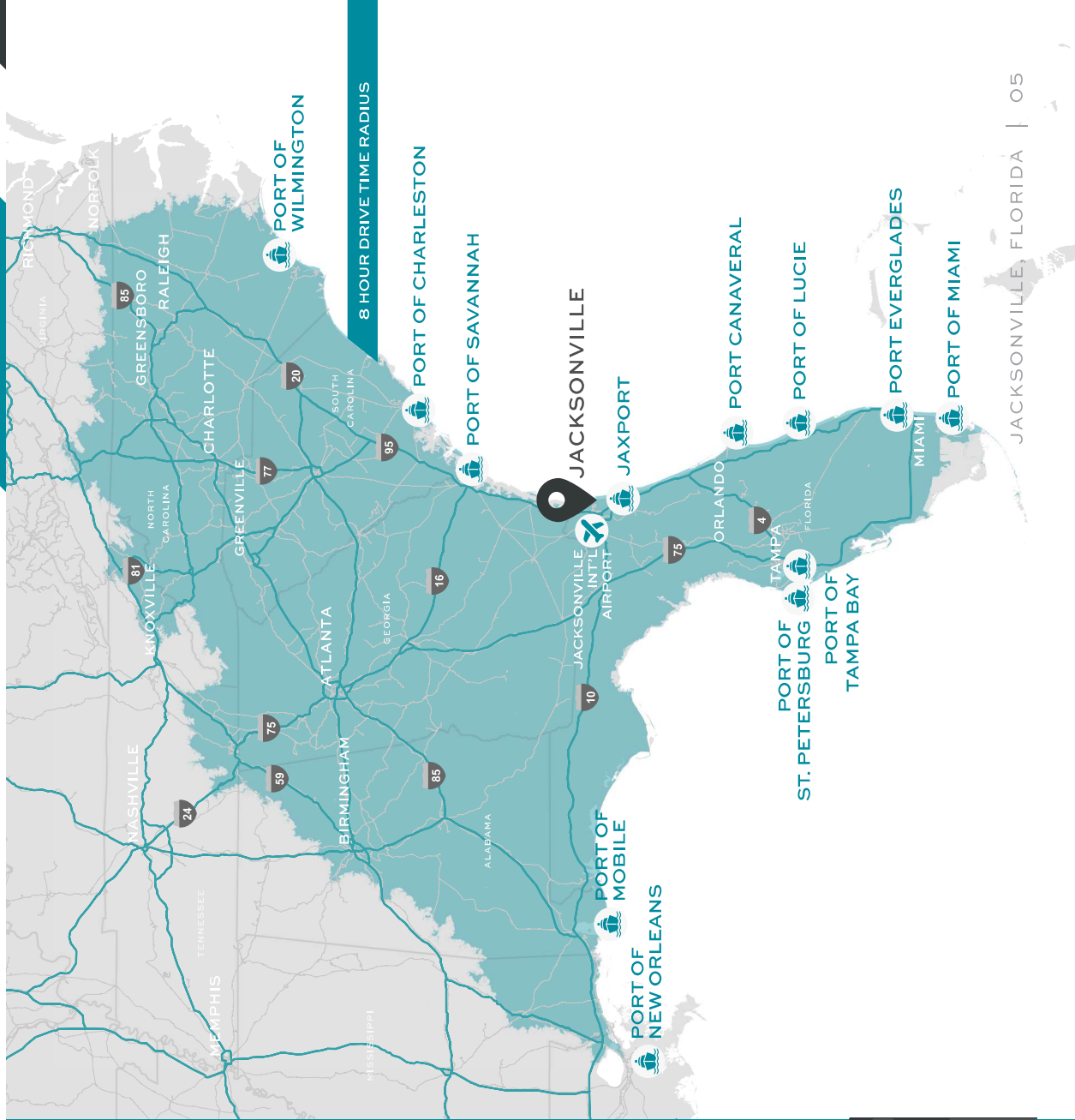
JUSTIN.RYAN@JAXPORT.COM

ACCESS ACCELERATED

INTERSTATE 295	1.1 miles
INTERSTATE 95	4.8 miles
INTERSTATE 10	11.6 miles
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

J A X P O R T

#1 CONTAINER TERMINAL
IN FLORIDA





POPULATION: 912,077
WORKFORCE: 470,168

TRANSPORTATION / WAREHOUSE
WORKERS BY PLACE OF RESIDENCE

100

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CORPORATE NEIGHBORS



GILDAN

BACARDÍ

CROWLEY

CHEP

GE APPLIANCES
a Haier company

SHORESIDE
LOGISTICS

IRON MOUNTAIN

295 2 MINUTES

amazon

AIR VAN

WestRock

JACKSONVILLE PORT
7 MINUTES

17

95

6 MINUTES

Anheuser-Busch

Collins
Aerospace

DOLLAR GENERAL

DHL

Craft Art

SALA
LTL Freight

MASSY

IRON MOUNTAIN

amazon

AQUA GULF
SINCE 1966

Saddle Creek
LOGISTICS SERVICES

Kroger

UNITED STATES
POSTAL SERVICE

Suddath

RoadOne
Intermodal Logistics

SUB#ZERO
Sam's Club
PRIMARK

RNDC

105

105



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