



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

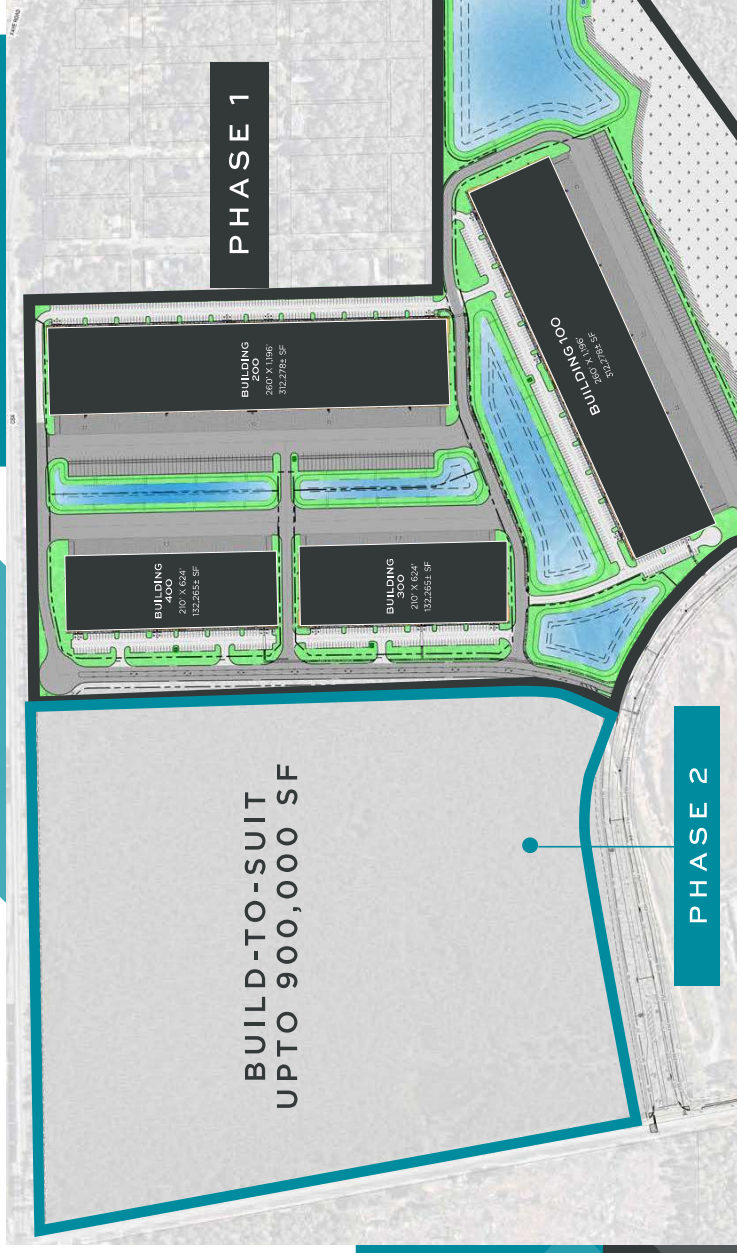
PHASE 2

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 Pentallift levelers*
ELECTRIC SERVICE	4000 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 Pentallift levelers*
ELECTRIC SERVICE	4000 Amp 480/277v*

BUILDING 300

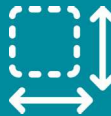
TOTAL AVAILABLE	132,265± SF
SPEC OFFICE	2,642 SF
BLDG. DIMENSIONS	210' x 624'
CAR PARKING	106
TRUCK COURT	135'
TYPICAL BAYS	50'x52'
SPEED BAYS	60'x52'
CLEAR HEIGHT	32'
ROOF MATERIAL	45 mil TPO
INSULATION	R-15
FLOOR SLAB	6" Reinforced Concrete Slab
DOCK HIGH DOORS	41 (9'x10')
DRIVE IN DOORS	2 (12'x14')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



ESFR
Fire Suppression



136 Acres
Total Site Area



30'
Candles In Warehouse



IBP
Industrial Zoning

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

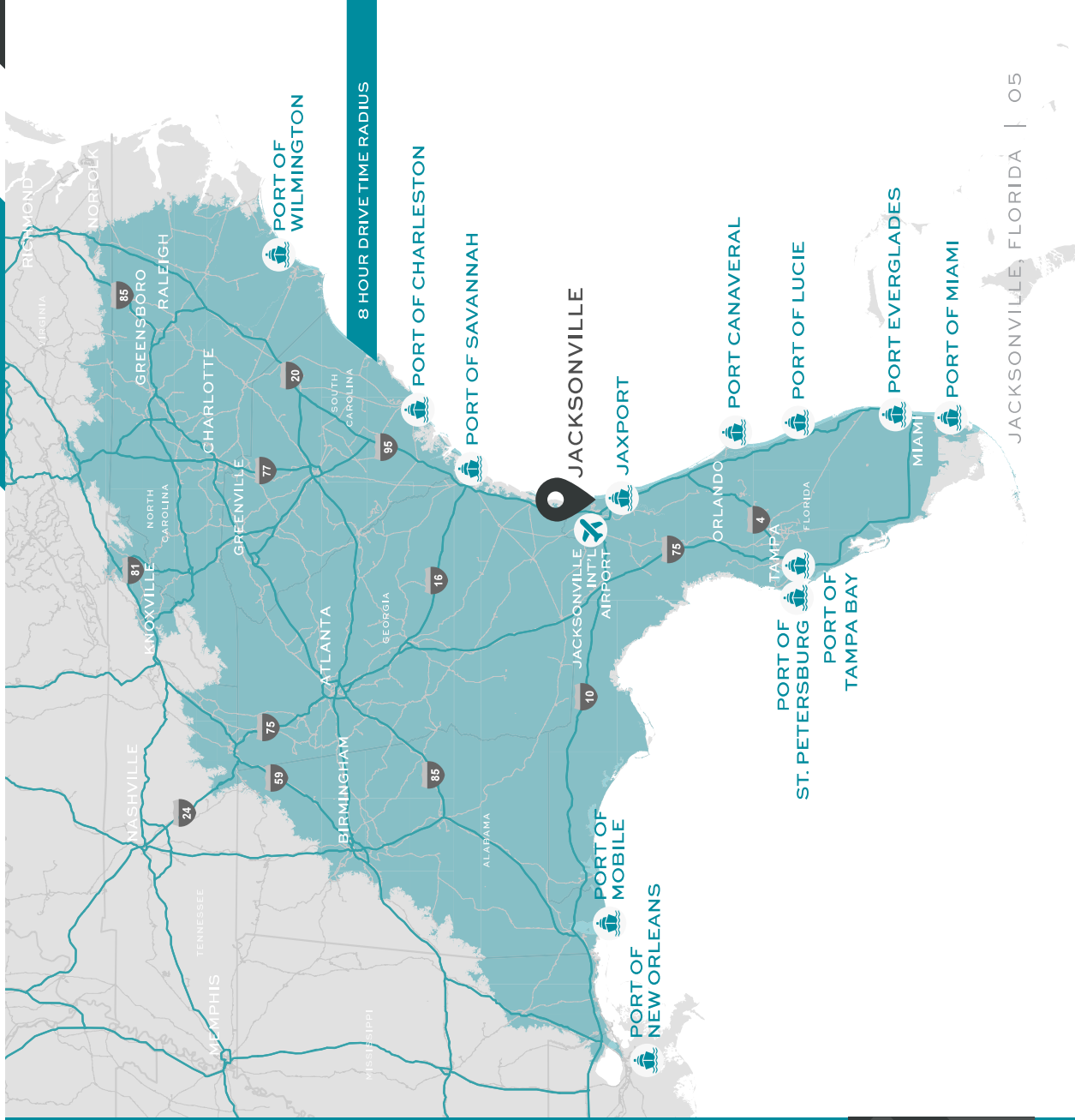
JUSTIN.RYAN@JAXPORT.COM

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



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

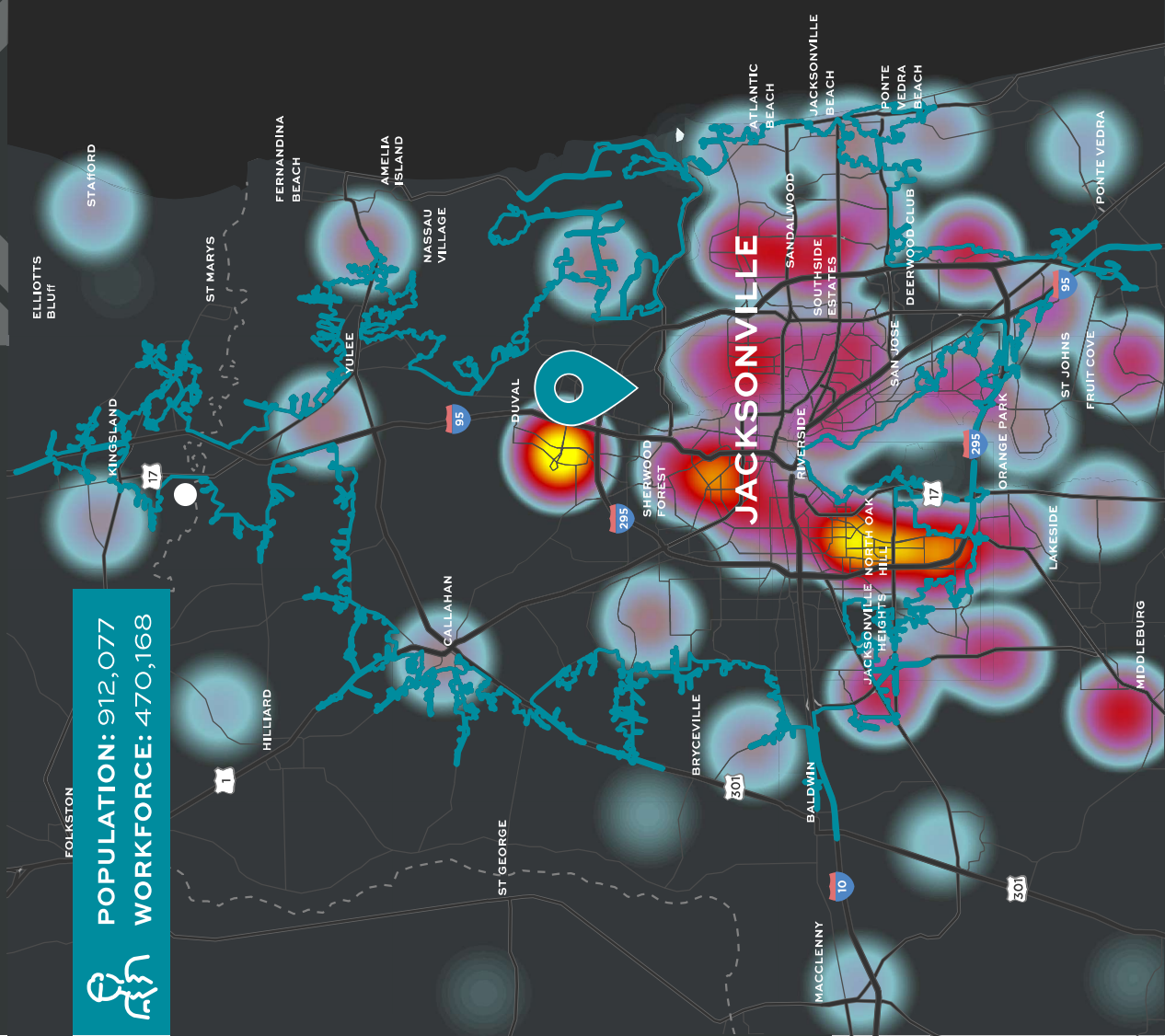
TRANSPORTATION / WAREHOUSE
WORKERS BY PLACE OF RESIDENCE



SPARSE

DENSE

30 MIN DRIVE TIME



CORPORATE NEIGHBORS



EASTPORT
EXCHANGE

INTERSTATE

95

6 MINUTES

17

295

INTERSTATE

2 MINUTES

GILDAN

BACARDÍ

CROWLEY

CHEP

GE APPLIANCES
a Haier company

SHORESIDE
LOGISTICS

IRON MOUNTAIN®

amazon

AIR VAN

WestRock

JACKSONVILLE PORT
7 MINUTES



105

MILLENNIUM
METALS

DHL

MASSY

IRON MOUNTAIN®

amazon

AG
ACQUA GULF
SINCE 1966

SUB-ZERO
Sams Club
PRIMARK

DOLLAR GENERAL

Crabtree

SALA
LTL Freight

Collins
Aerospace

MASSY

IRON MOUNTAIN®

amazon

AG
ACQUA GULF
SINCE 1966

SUB-ZERO
Sams Club
PRIMARK

RoadOne
Intermodal Logistics

Saddle Creek
LOGISTICS SERVICES

Kroger

UNITED STATES
POSTAL SERVICE

Suddath

RNDP

105



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