

# EASTPORT EXCHANGE

INLIGHT  
REAL ESTATE PARTNERS



ARES  
INDUSTRIAL  
MANAGEMENT



CUSHMAN &  
WAKEFIELD

10145 EASTPORT ROAD, JACKSONVILLE, FL 32218





# 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

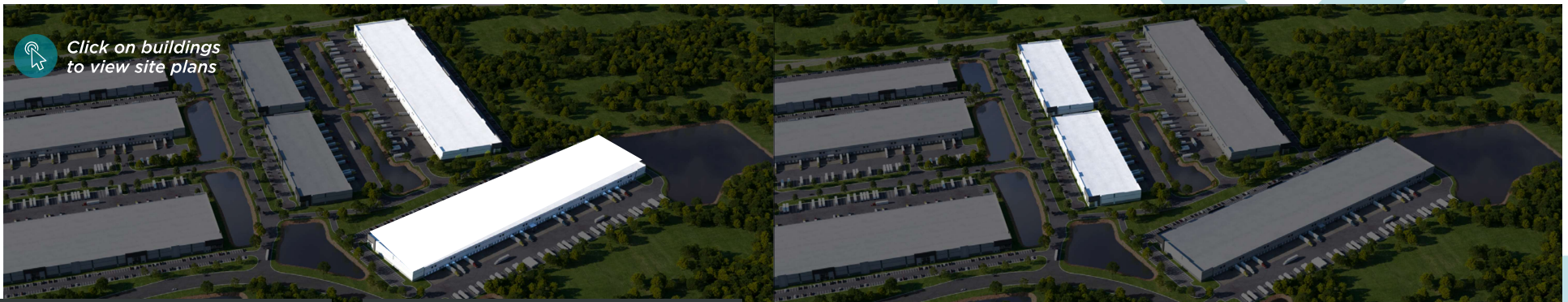
PHASE 1 DELIVERY

Q1 - 2026

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



# BUILDING SPECS



## 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

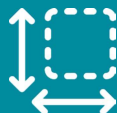
TOTAL AVAILABLE	132,265± SF
SPEC OFFICE	2,642 SF
BLDG. DIMENSIONS	210' x 624'
CAR PARKING	106
TRUCK COURT	135'
TYPICAL BAYS	50'x52'
SPEED BAYS	60'x52'
CLEAR HEIGHT	32'
ROOF MATERIAL	45 mil TPO
INSULATION	R-15
FLOOR SLAB	6" Reinforced Concrete Slab
DOCK HIGH DOORS	41 (9'x10')
DRIVE IN DOORS	2 (12'x14')
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



**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



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
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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





# 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.



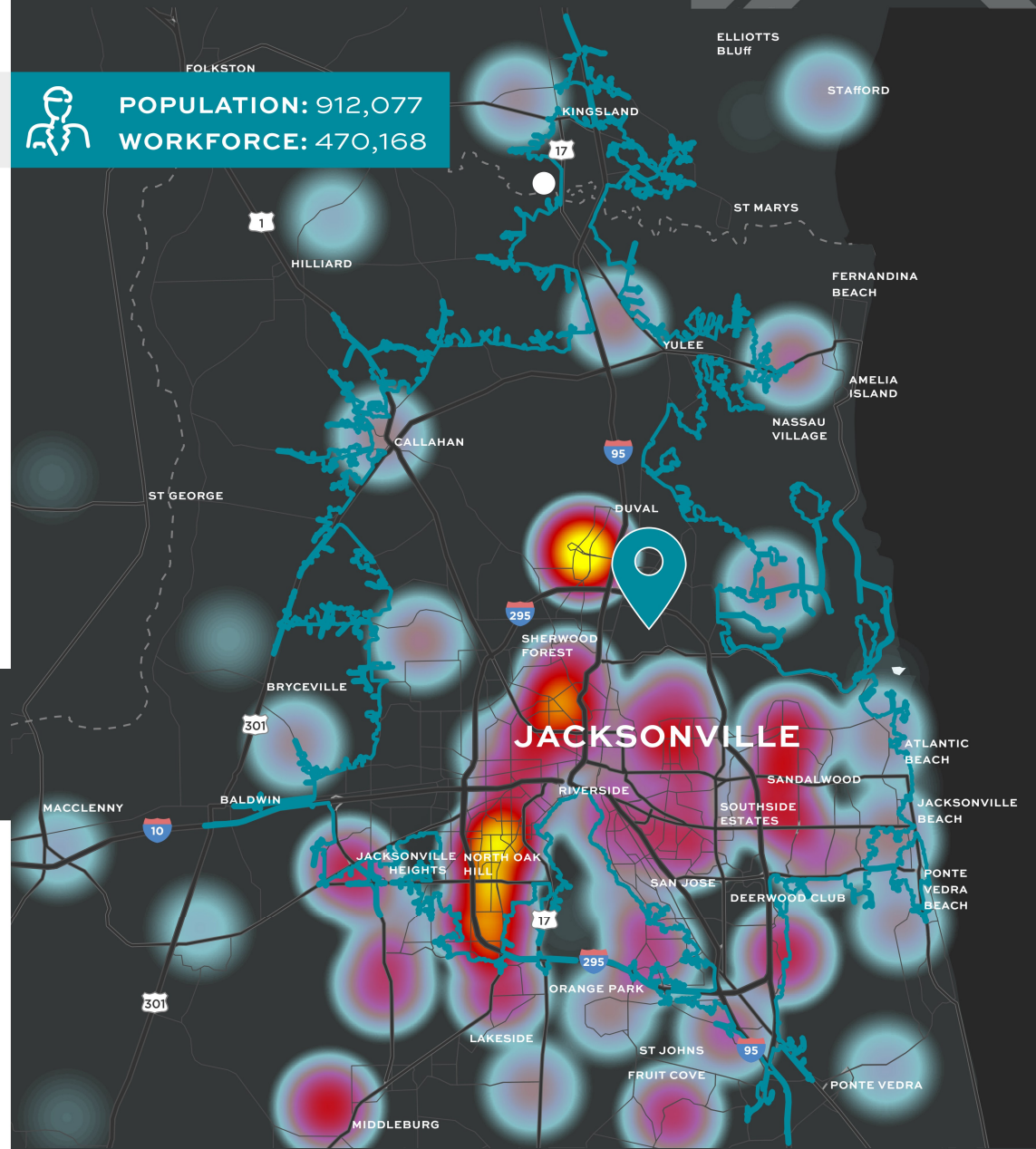
#9 OVERALL JOB GROWTH IN THE U.S.



#10 BEST CITY FOR VETERANS



POPULATION: 912,077  
WORKFORCE: 470,168



## TRANSPORTATION / WAREHOUSE WORKERS BY PLACE OF RESIDENCE



SPARSE

DENSE

30 MIN DRIVE TIME



## CORPORATE NEIGHBORS







# EASTPORT EXCHANGE

10145 EASTPORT ROAD  
JACKSONVILLE, FL 32218

FOR MORE INFORMATION, PLEASE CONTACT:

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