



EASTPORT EXCHANGE

INLIGHT
REAL ESTATE PARTNERS



ARES
INDUSTRIAL
MANAGEMENT



CUSHMAN &
WAKEFIELD

FOR LEASE



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
AVAILABLE NOW

 Click on buildings to view site plans



BUILDING SPECS



1450 PARTNERS DR 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*

10155 INLIGHT WAY BUILDING 200

TOTAL AVAILABLE	198,379± SF
SPEC OFFICE	2,592 SF
BLDG. DIMENSIONS	260' x 1,196'
CAR PARKING	147
TRAILER PARKING	52
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	48 (9'x10')
DRIVE IN DOORS	1 (12'x14')
MECHANICAL PIT LEVELERS	12 - 45,000 lb Pentalift levelers*
ELECTRIC SERVICE	4,000 Amp 480/277v*

10135 INLIGHT WAY 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	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*

10175 INLIGHT WAY 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	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*



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



JAXPORT

#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



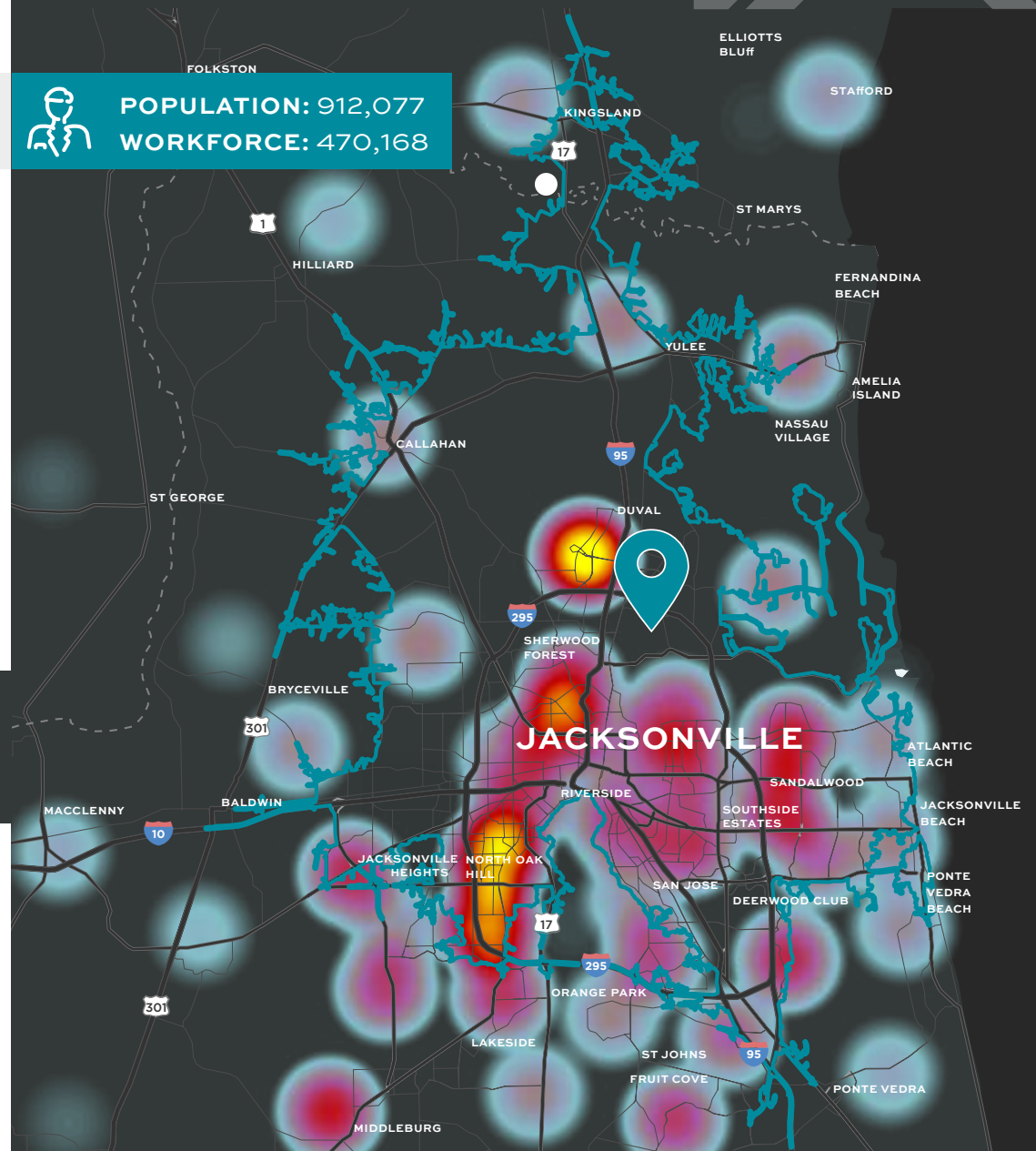
SPARSE

DENSE

— 30 MIN DRIVE TIME



POPULATION: 912,077
WORKFORCE: 470,168



CORPORATE NEIGHBORS





EASTPORT EXCHANGE

1450 PARTNERS DR
10155 INLIGHT WAY
10135 INLIGHT WAY
10175 INLIGHT WAY

FOR MORE INFORMATION, PLEASE CONTACT:

JACOB HORSLEY

Executive Managing Director
+1 904 380 8335
jacob.horsley@cushwake.com

TYLER NEWMAN, CCIM

Executive Managing Director
+1 904 380 8336
tyler.newman@cushwake.com

KENDALL WILSON

Industrial Real Estate Specialist
+1 904 380 8341
kendall.wilson@cushwake.com

DRAKE CHAMBERLIN

Senior Associate
+1 772 285 3429
drake.chamberlin@cushwake.com



ARES
INDUSTRIAL
MANAGEMENT



CUSHMAN &
WAKEFIELD