



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



Click on buildings
to view site plans

BUILDINGS 100 & 200

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"
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



BUILDINGS 300 & 400

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"
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 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
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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.

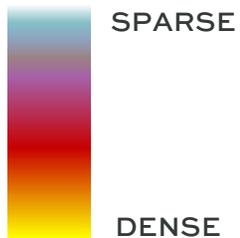


#10 BEST CITY FOR VETERANS

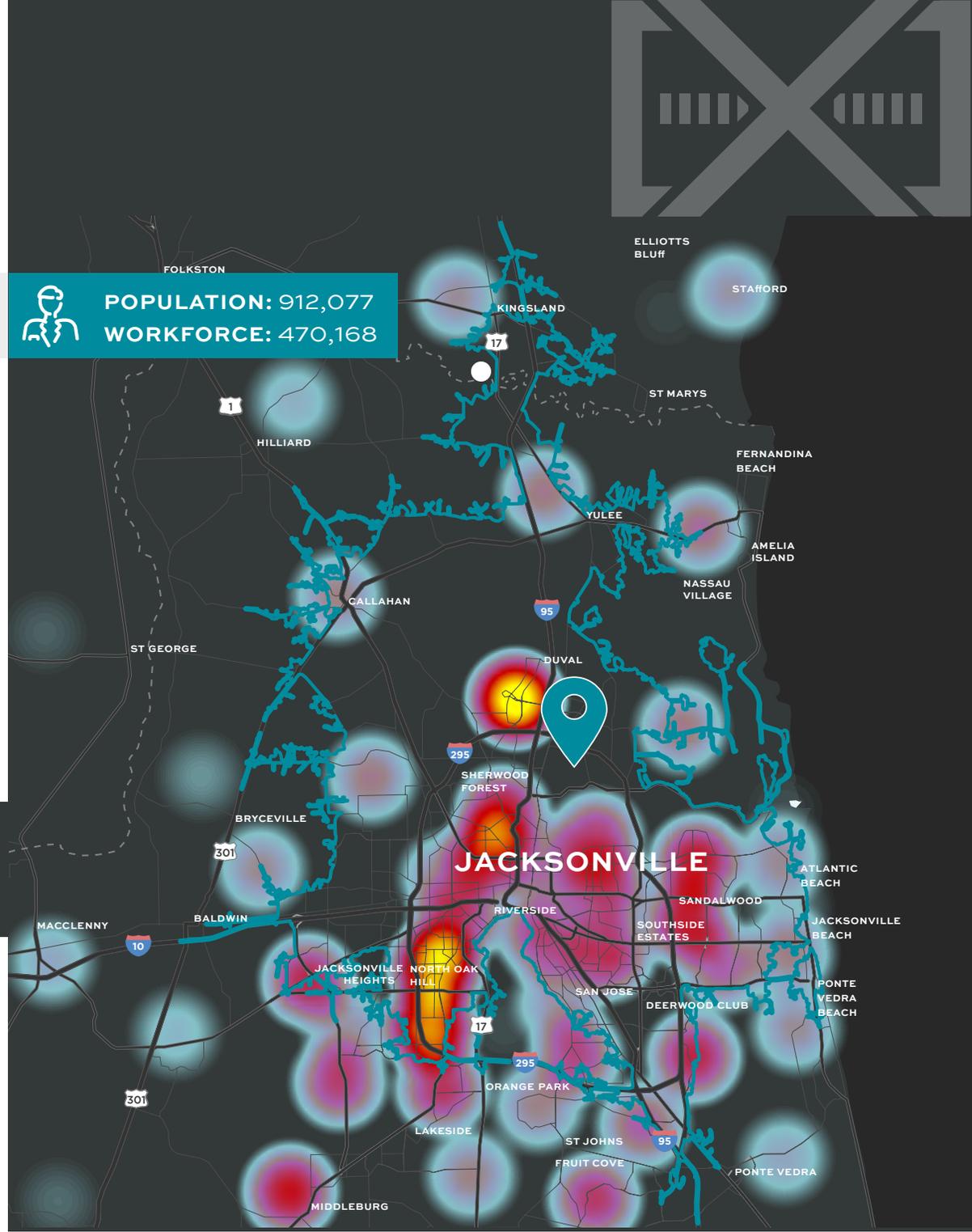


POPULATION: 912,077
WORKFORCE: 470,168

TRANSPORTATION / WAREHOUSE WORKERS BY PLACE OF RESIDENCE



30 MIN DRIVE TIME



CORPORATE NEIGHBORS



6 MINUTES

2 MINUTES

JACKSONVILLE PORT
7 MINUTES





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FOR MORE INFORMATION, PLEASE CONTACT:

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