



IPCapital
PARTNERS, LLC

ELKTON 95 COMMERCE CENTER

4055 DEERPARK BLVD | ELKTON, FL 32033

LESS THAN 1 MILE TO I-95
MIDWAY BETWEEN
DAYTONA AND JAX

SPACES AVAILABLE FROM
**75,000-
246,818 SF**

AVAILABLE NOW

TYLER NEWMAN

Executive Managing Director
904 710 9927
tyler.newman@cushwake.com

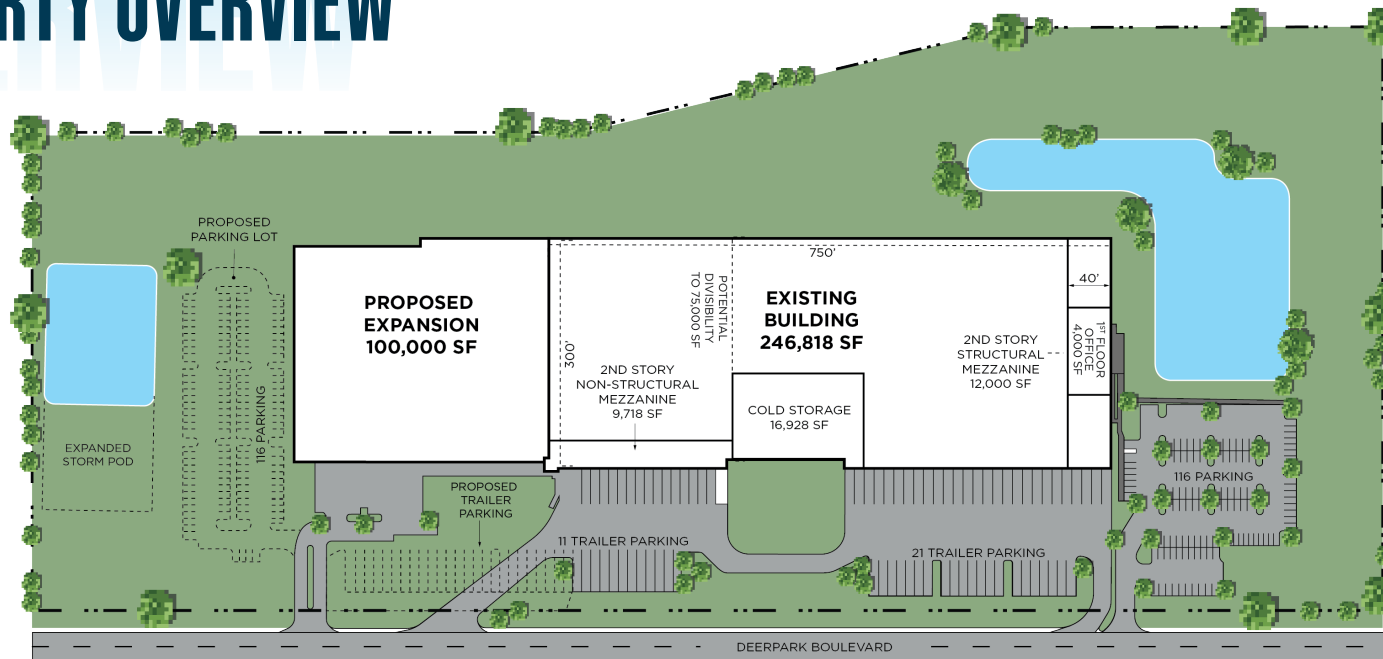
JACOB HORSLEY

Executive Managing Director
904 466 0171
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**CLICK HERE
FOR A VIRTUAL
PROPERTY TOUR**

PROPERTY OVERVIEW



AVAILABLE NOW



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PROPERTY TOUR



PROPERTY WEBSITE

AVAILABLE SF: 75,000- 246,818 SF
WAREHOUSE: 225,100 SF
MEZZANINE: 12,000 SF

OFFICE SF: 13,718 SF
1ST FLOOR SF: 4,000 SF
2ND FLOOR SF: 9,718 SF

COOLER SF: 16,928 SF

EXPANSION SF: 100,000 SF

COLUMN SPACING: 35' x 38'
(53' x 38' Speed Bay)

CLEAR HEIGHT: 31'

BUILDING DEPTH: 300'

YEAR BUILT: 1994 / 1999

ACRES: 28.54

DOCKS: 40
DRIVE-INS: 1

PARKING: 232 (0.9/1,000 SF)
AUTO: 32 (Fenced Lot)
TRAILER:

LOADING: Front

POWER: 3 Phase 277/480 V, 4,000 Amp

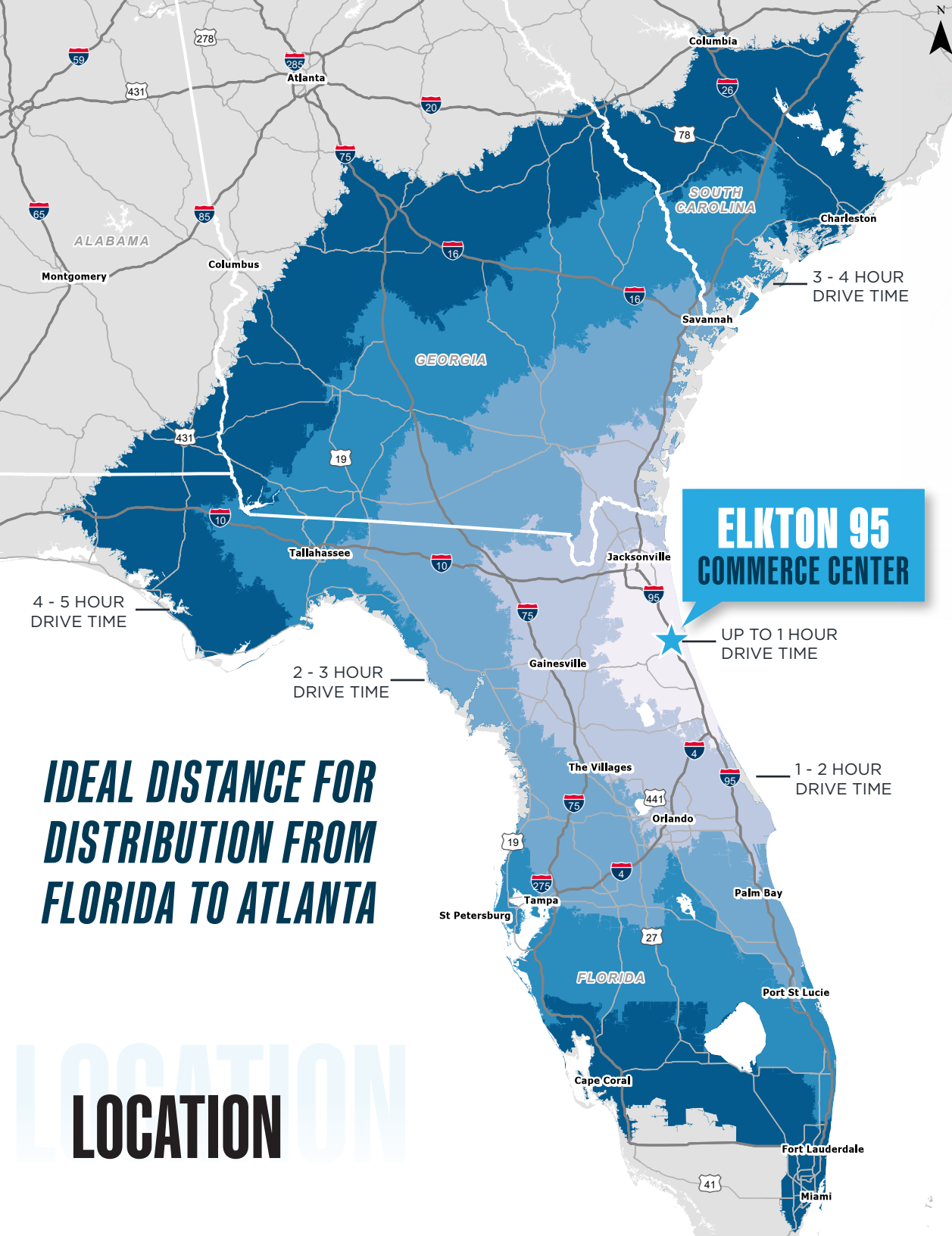
GENERATOR: Diesel-power 500 kW

HVAC: 100%

FIRE SUPPRESSION: ESFR Sprinklers

ROOF: 60 Mil TPO
Installed in 2022 (15 Yr Warranty)

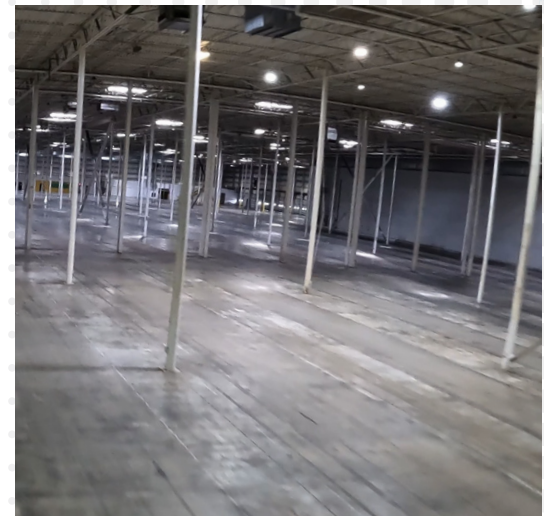
ZONING: PUD



- LOCATION STATS:**
- 0.3 Miles to SR 207
 - 0.8 Miles to I-95
 - 6.7 Miles to St Augustine
 - 45 Miles to JAX Port
 - 52 Miles to DAYTONA / I-4
 - 55 Miles to JAX INTL Airport

PROPERTY PHOTOS

Columbus



ELKTON 95

COMMERCE CENTER

READY FOR OCCUPANCY!



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FOR MORE INFORMATION, PLEASE CONTACT:

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WWW.ELKTON95.COM

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