

2155 Ellis Rd N

WESTSIDE DISTRIBUTION CENTER JACKSONVILLE, FL 32254



±60,620 SF WAREHOUSE SPACE AVAILABLE FOR LEASE



Zoning:
Industrial
Light



Easy access to
I-95 I-10
I-295 & US-1



UPS, FedEx,
CSX & Norfolk
Southern Nearby



Visibility:
Ellis Rd N
& W. 12th St

Available September 2025

For further information,
please contact our exclusive agents:

John Richardson, SIOR
President / Principal
jrichardson@phoenixrealty.net



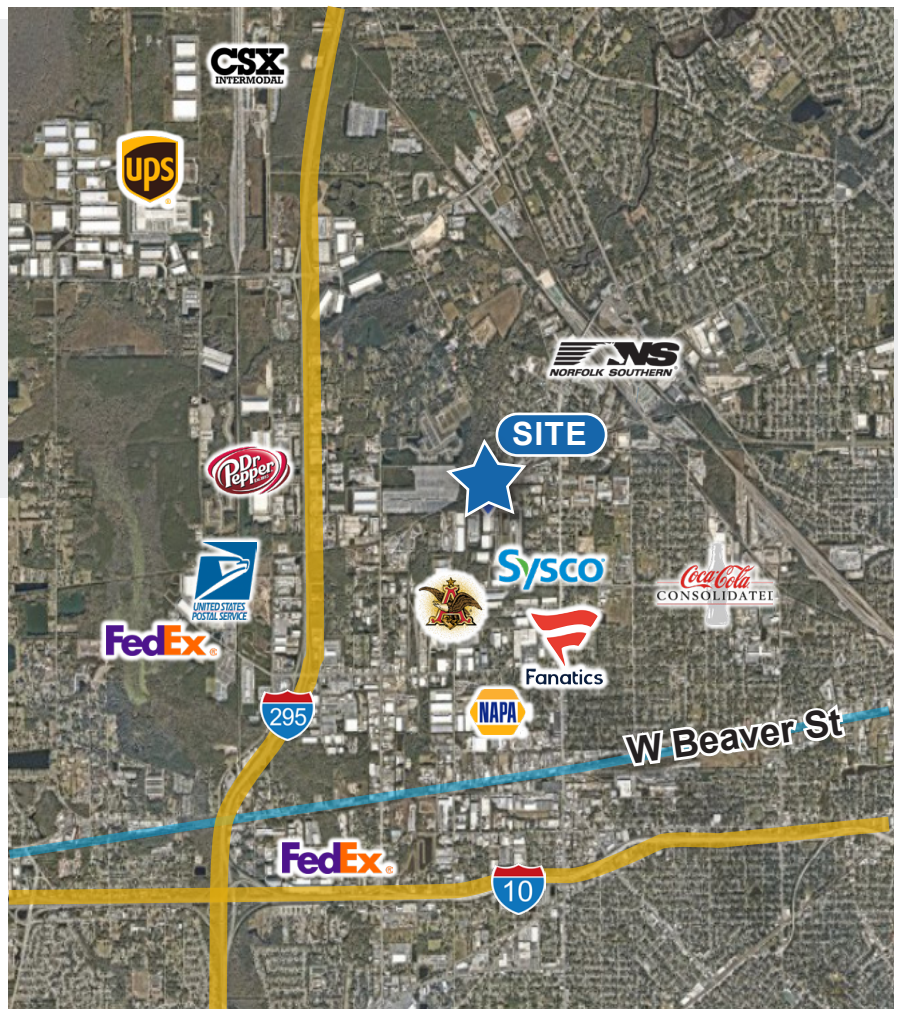
SIOR

Bryan Bartlett, SIOR
Senior VP / Principal
bbartlett@phoenixrealty.net



SIOR

Newmark Phoenix Realty Group, Inc.
904.399.5222
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256



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PROPERTIES

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FEATURES & PLANS

Size:

Total Building Size: ± 114,240 SF

Total Available: ± 60,620 SF

Available Office: ± 900 SF

Address:

2155 Ellis Rd N
Jacksonville, FL 32254

Landlord:

EastGroup Properties

Features:

Construction: Block - pre engineered

Clear Height: 30' - 40'

Site Size: ±4.6 acres

Zoning: IL (Industrial Light)

Parking:

Ample

Year Built:

1982

Fire Protection:

ESFR

Doors:

(9) 8'x10' Dock High Doors
8 edge of dock levelers
(2) 16'x10' Dock High Doors
(2) Ramps 9'x10' Doors

Utilities:

JEA water and sewer

Electrical:

200 amps/480 volts/3 phase

Column Spacing:

24'x70'

Truck Court Depth:

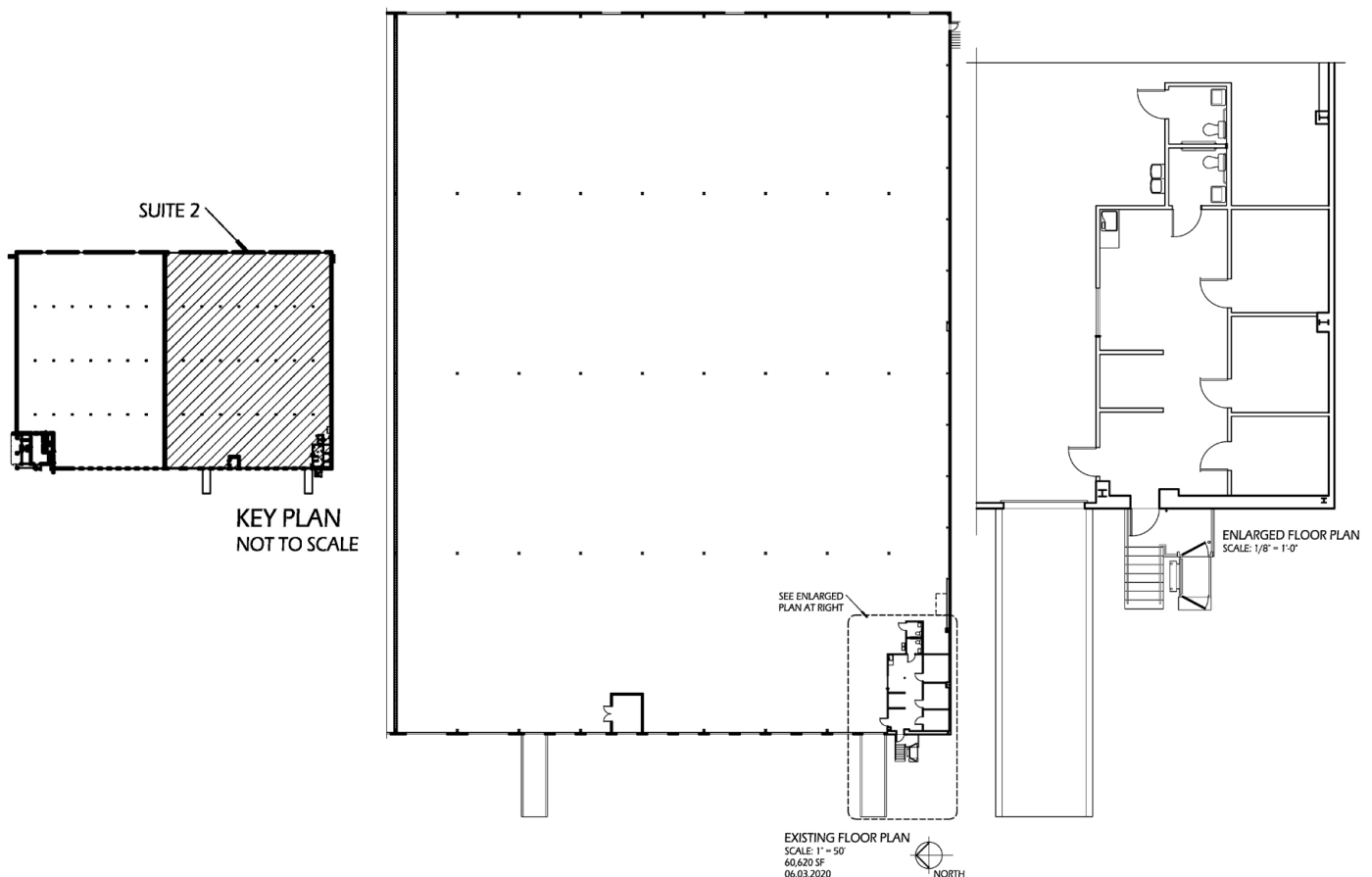
110'

Lighting:

T/5

Security:

Fenced Site



JAX INDUSTRIAL MARKET



DISTANCE TO JIA AIRPORT
18 miles



**DISTANCE TO CSX INTERMODAL FACILITY
NORFOLK SOUTHERN FACILITY**
5 & 2 Miles



DISTANCE TO FLORIDA EAST COAST RAIL
18 Miles



DISTANCE TO JAXPORT
20 miles to Blount Island / Dames Point
10 miles to Talleyrand

An Ideal Location

- ◆ Superb regional distribution and warehousing location with excellent market fundamentals recognized in best of class locations
- ◆ Direct access to major transportation demand drivers including road, air and marine
- ◆ Jacksonville provides an excellent source of labor that compliments a pro-business environment
- ◆ Excellent interstate network that connects the southeast to Jacksonville via I-295, I-95, I-10

Jacksonville Port Authority (JAXPORT)

- ◆ JAXPORT is Florida's largest container port and one of the nation's largest vehicle-handling ports.
- ◆ Offering competitive transit times to 140 ports in more than 70 countries.
- ◆ Port deepening: The federal project to deepen the Jacksonville shipping channel to 47 feet is under way and will offer the largest container ships calling on the US East Coast unobstructed access to the port's terminals
- ◆ JAXPORT offers shippers seamless transportation via 100 trucking firms and 40 daily trains via Class I railroads CSX and NS and regional rail line FEC.

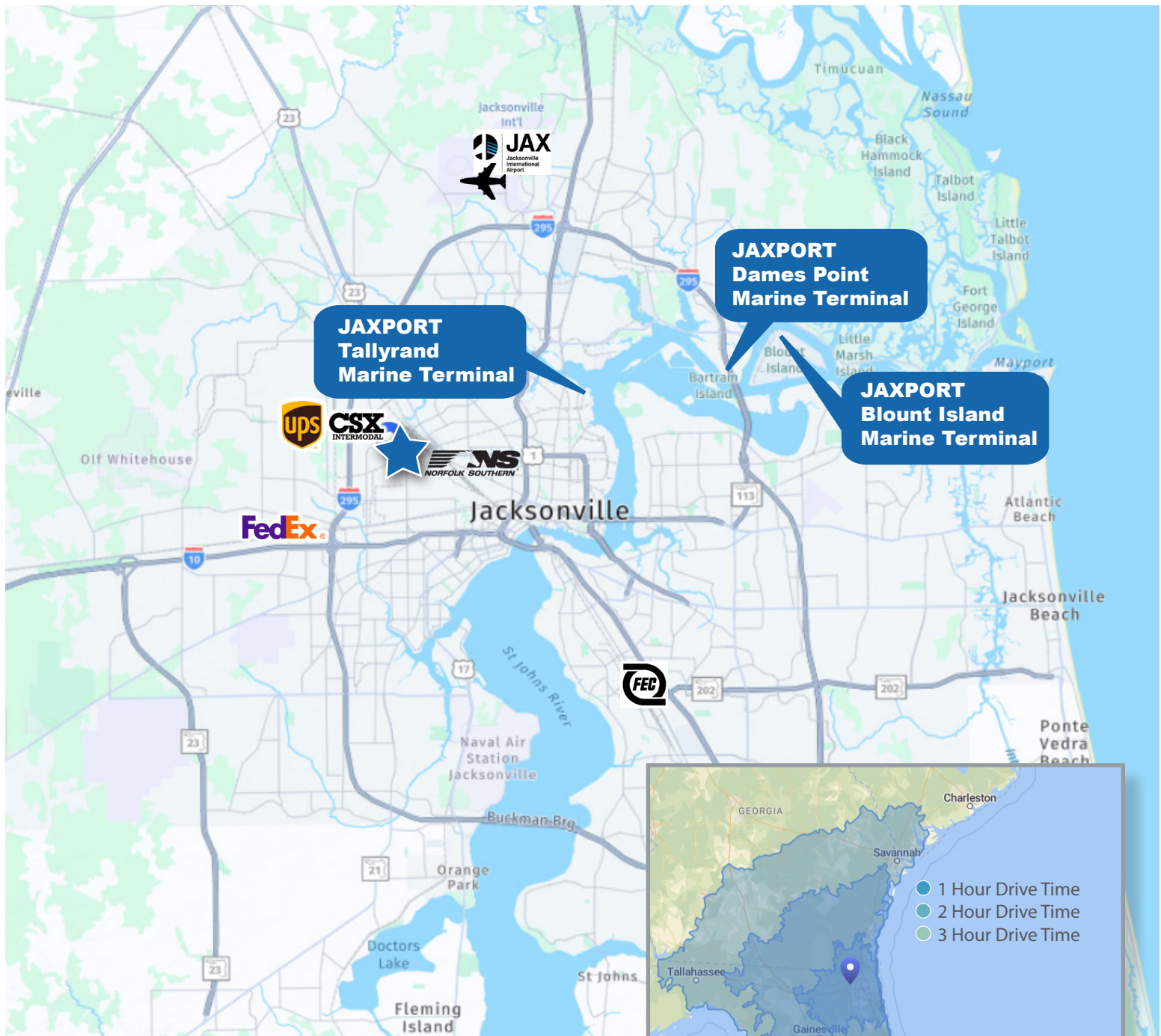


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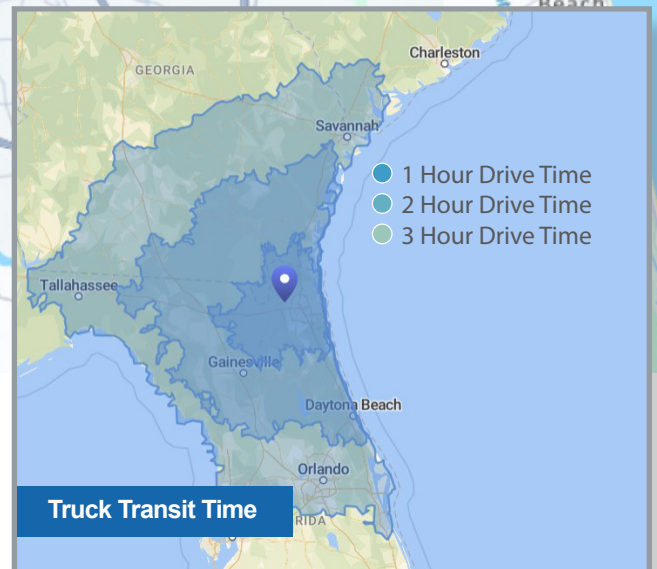
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TRUCK TRANSIT



TRUCK TRANSIT TIME: A key factor to many operators. From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.



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