

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:

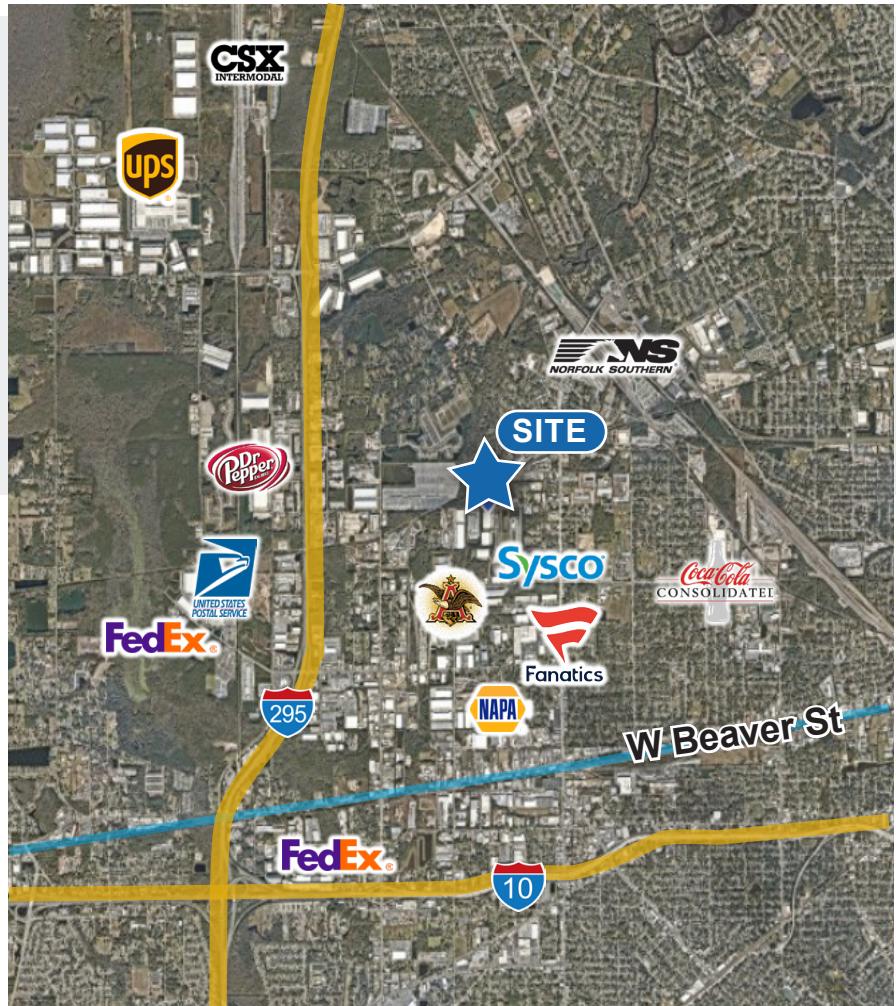
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PROPERTIES

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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

1982

ESFR

Doors:

(9) 8'x10' Dock High Doors

8 edge of dock levelers

(2) 16'x10' Dock High Doors

(2) Ramps 9'x10' Doors

JEA water and sewer

200 amps/480 volts/3 phase

Utilities:

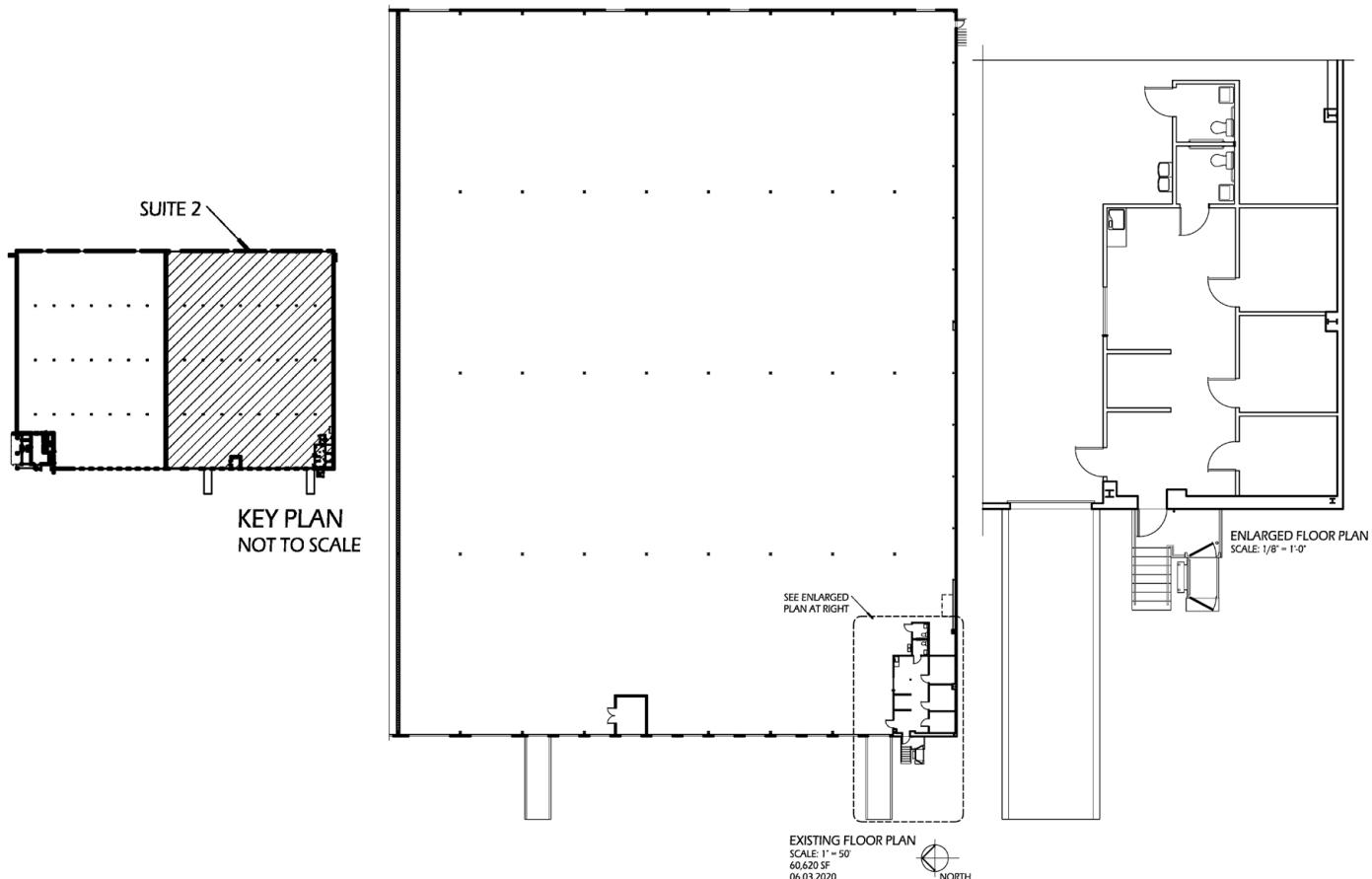
24'x70'

Column Spacing: 24'x70'

Truck Court Depth: 110'

Lighting: T/5

Security: Fenced Site



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JAX INDUSTRIAL MARKET



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 complements a pro-business environment
- ♦ Excellent interstate network that connects the southeast to Jacksonville via I-295, I-95, I-10



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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 Tallyrand

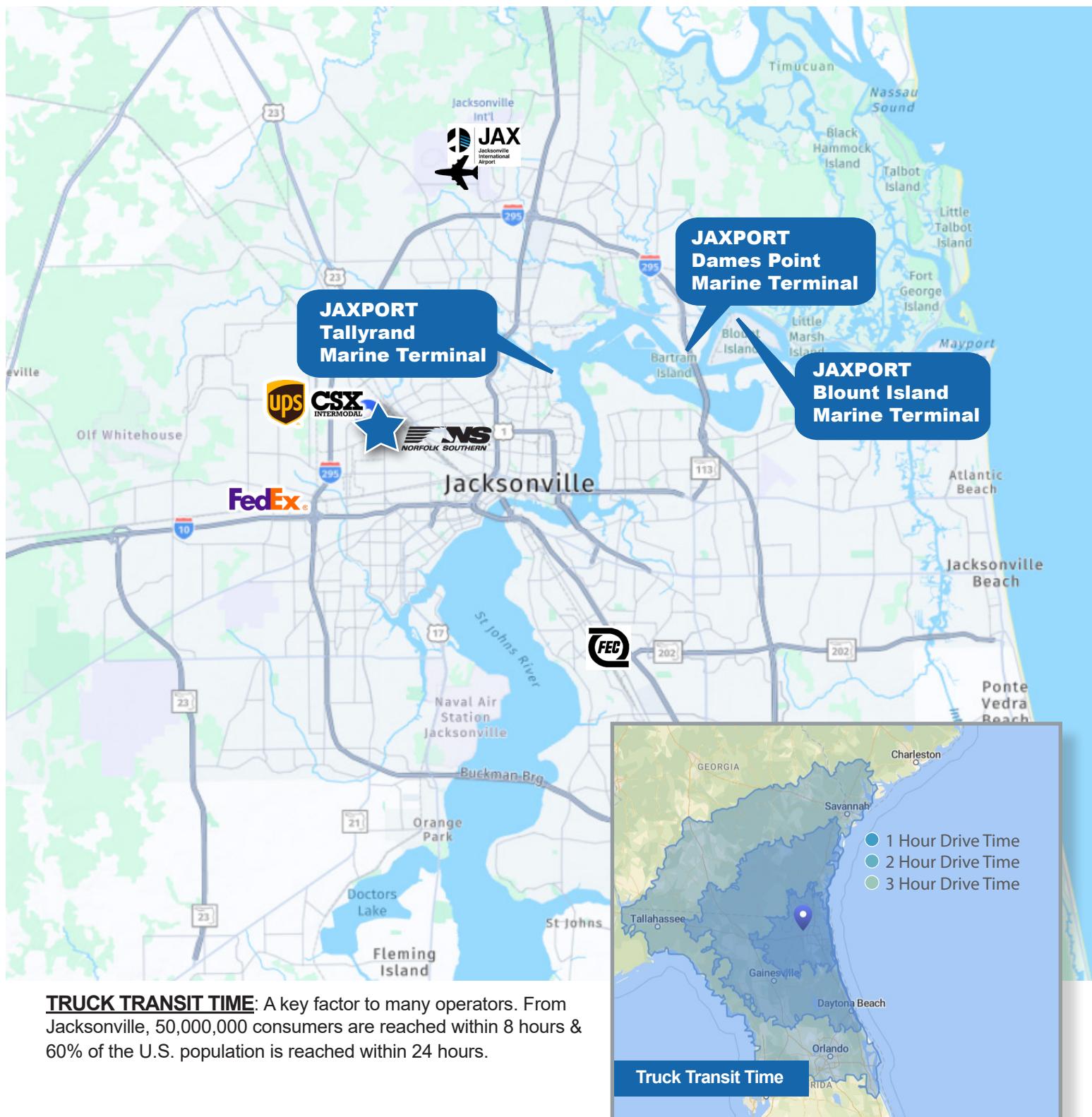
Jacksonville Port Authority (JAXPORT)

- ♦ 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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TRUCK TRANSIT



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