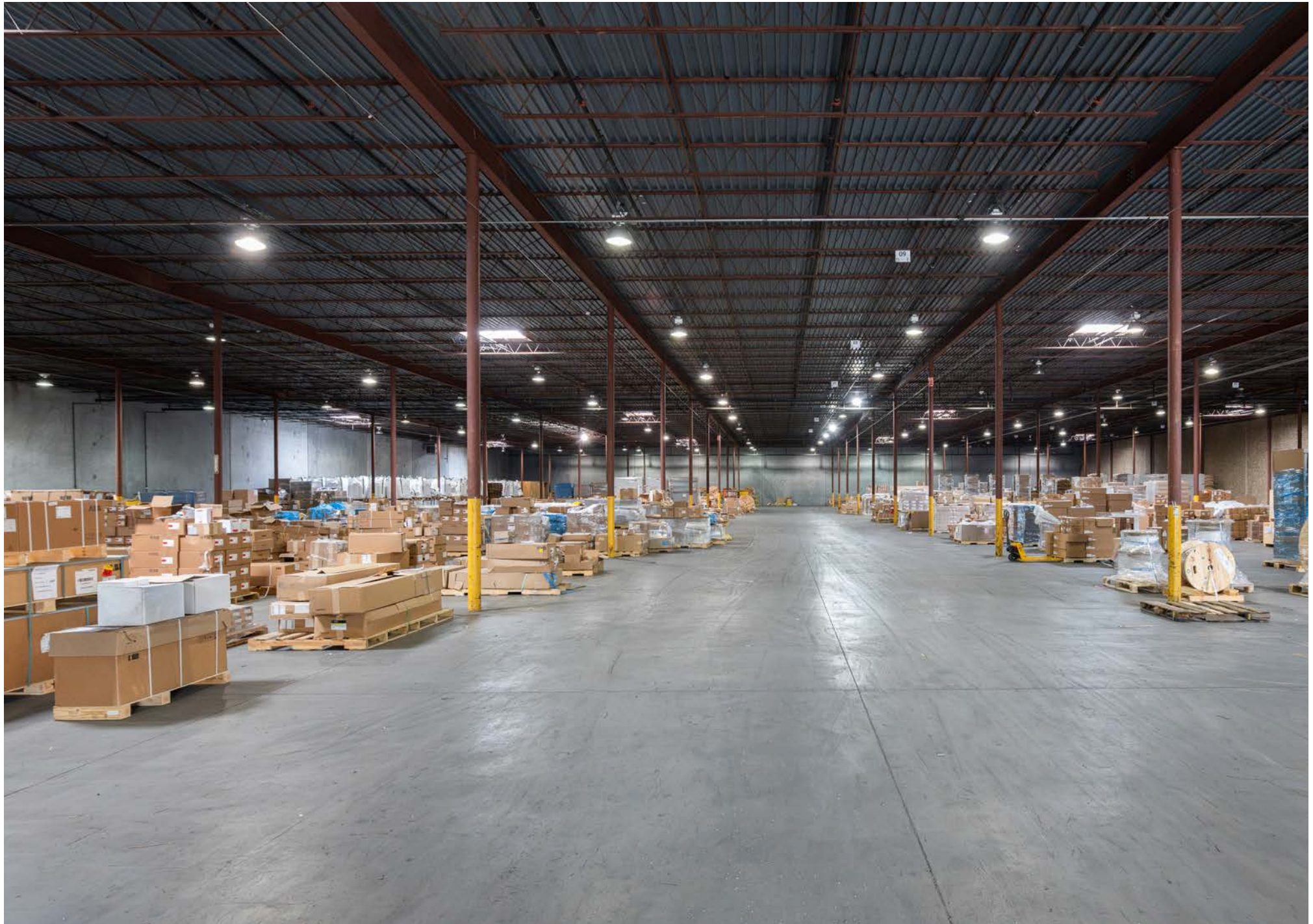




±73,950 SF Available For Lease

1030 Ellis Road N,
Jacksonville, FL 32254

For more information, please contact Kyle Fisher by email or phone: kyle.fisher@cbre.com +1 864 540 5926



Floor Plan and Specifications

Space Available: 73,950 SF

Office Space: 4,935 SF
(Reception, Open Office Bullpen Area, Conference Room, Break Room, IT & Supply Closets, Multi-Stall Restrooms)

Dock Doors: 8 (9'x10')

Dock Equipment: Mechanical Pit Levelers and Seals at each door

Zoning: Light Industrial (IL)

Clear Height: 21'

Power: 3 Phase, 277/480v

Fire Suppression: Wet Pipe

Truck Court: 160' Fenced and Secured





Subject

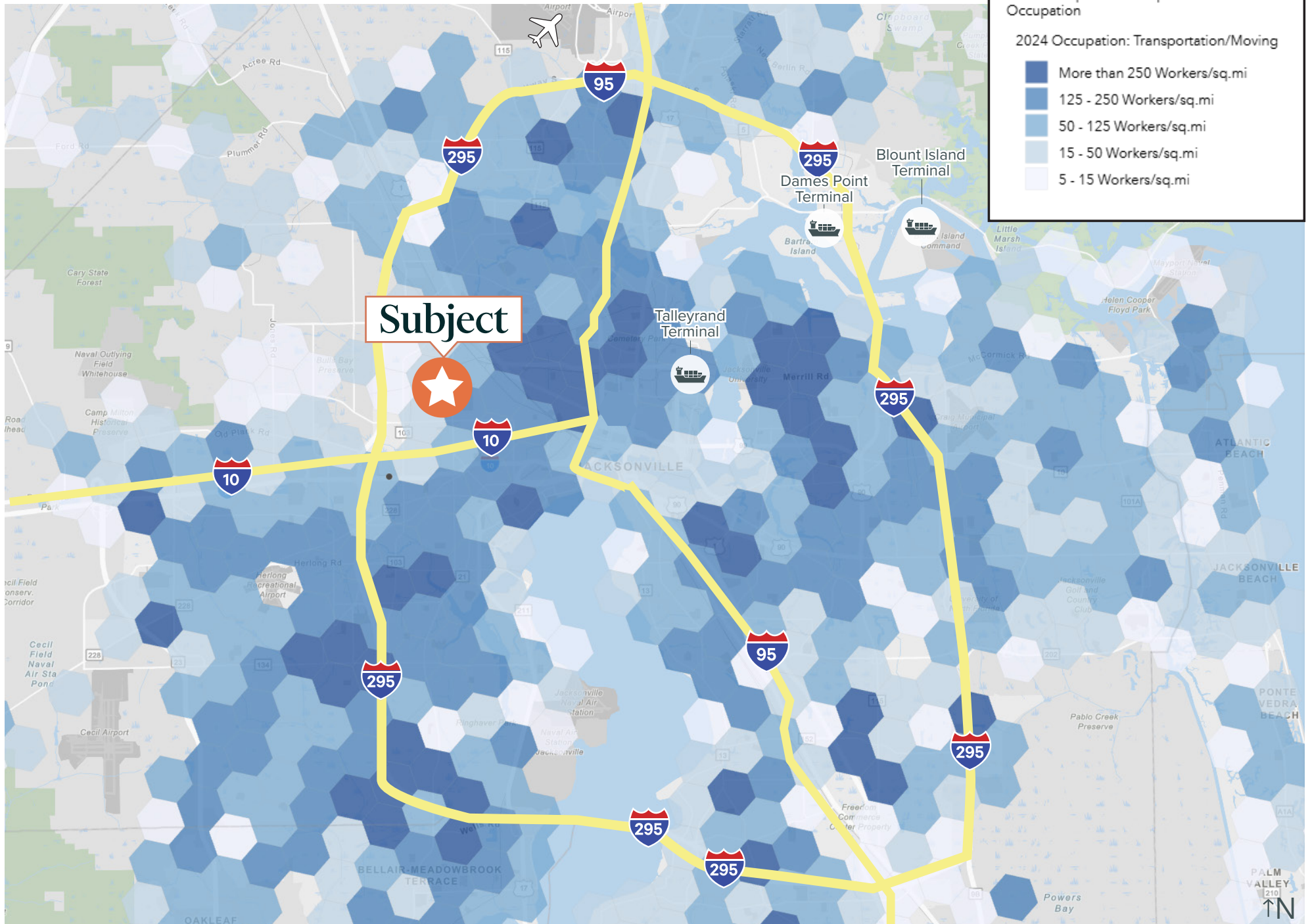
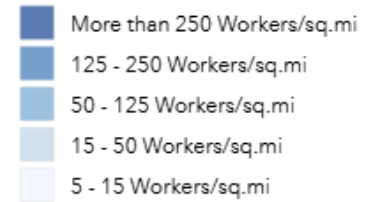
Neighboring Tenants:



Transportation/Warehousing Workforce Density

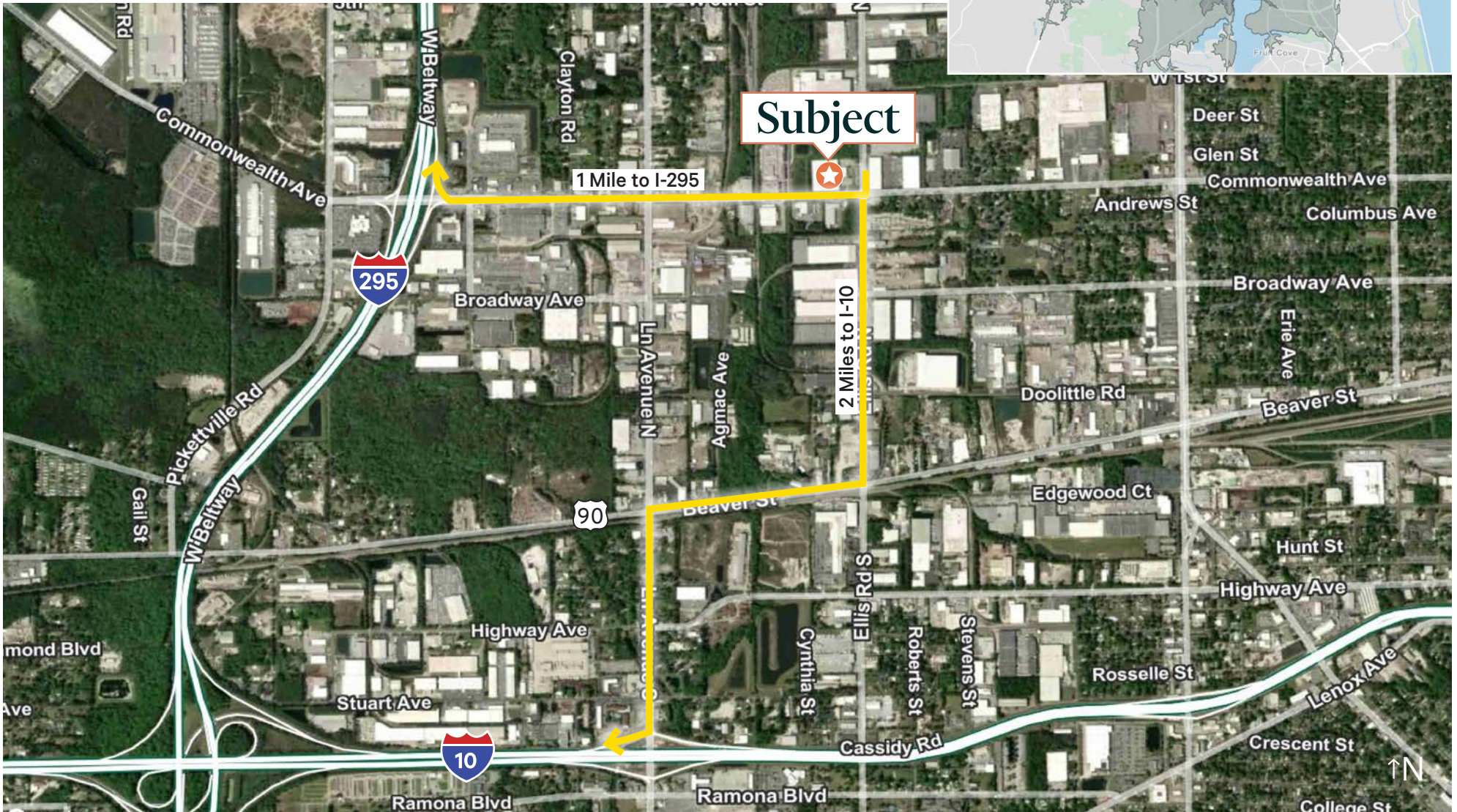
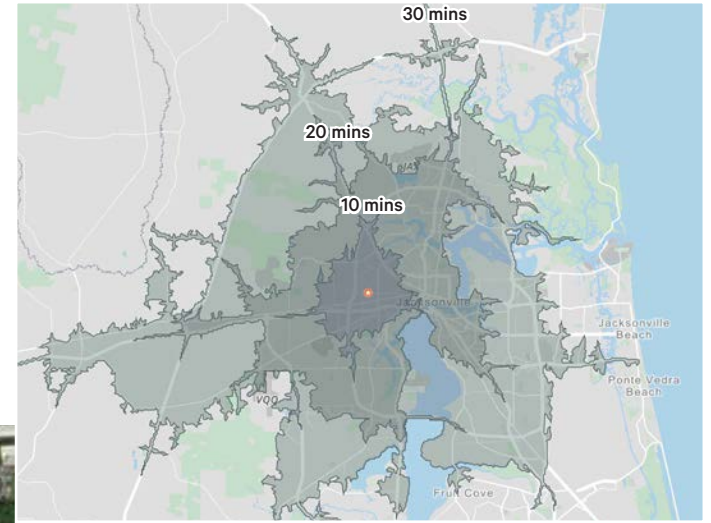
2025 Transportation/Warehouse Labor
Workers/sq. mi. in Transportation/Warehouse
Occupation

2024 Occupation: Transportation/Moving



Key Metrics (Drive Time)

	10 minutes	20 minutes	30 minutes
Population	76,048	464,515	1,032,921
Daytime Population	97,140	540,186	1,122,917
Labor Force (Transportation, Production, Material Moving)	4,441	29,254	67,792
Bachelor's Degree or Higher	10,798	80,357	229,962
Businesses	3,804	20,878	43,892
Avg Household Income	\$ 68,227	\$81,800	\$95,103





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kyle.fisher@cbre.com +1 864 540 5926

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