



**CUSHMAN &  
WAKEFIELD**

**IPCapital**  
PARTNERS, LLC

# ELKTON 95

## COMMERCE CENTER

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

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

AVAILABLE NOW

### TYLER NEWMAN

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### JACOB HORSLEY

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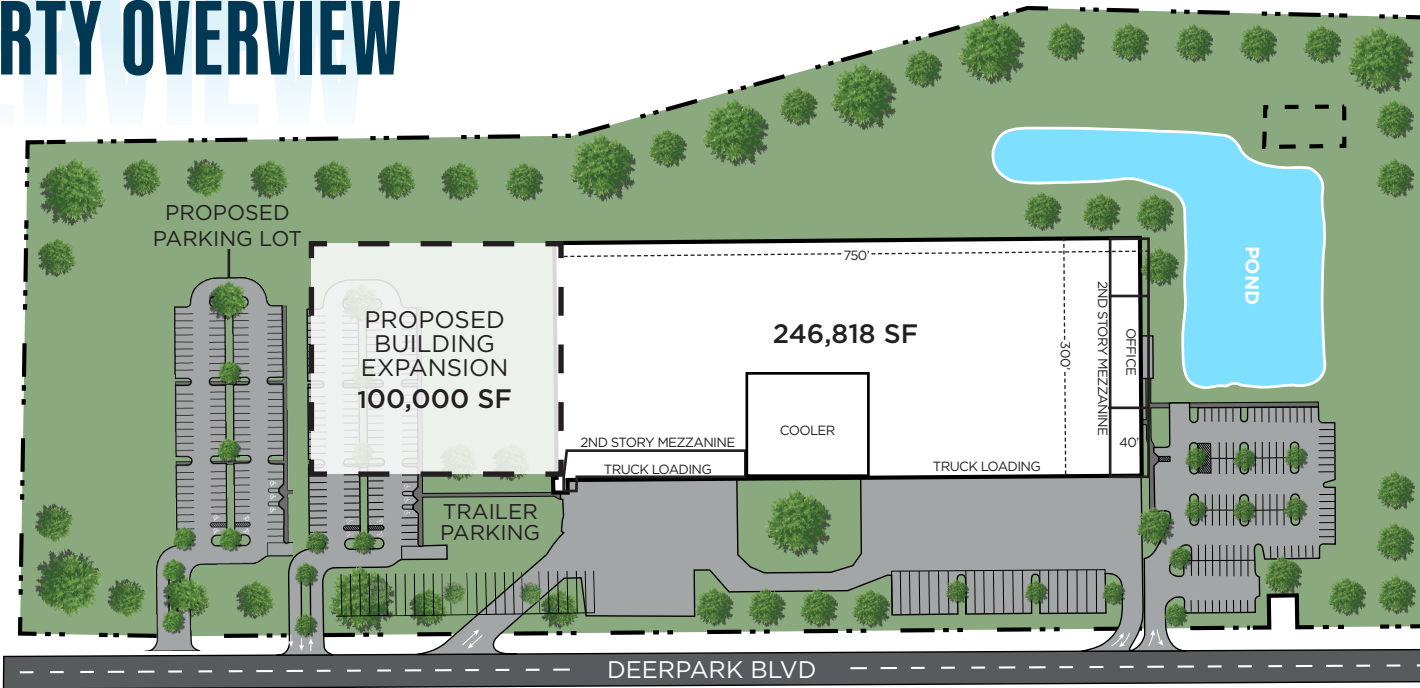
### DRAKE CHAMBERLIN

Senior Associate  
772 285 3429  
drake.chamberlin@cushwake.com



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PROPERTY TOUR**

# PROPERTY OVERVIEW



AVAILABLE NOW



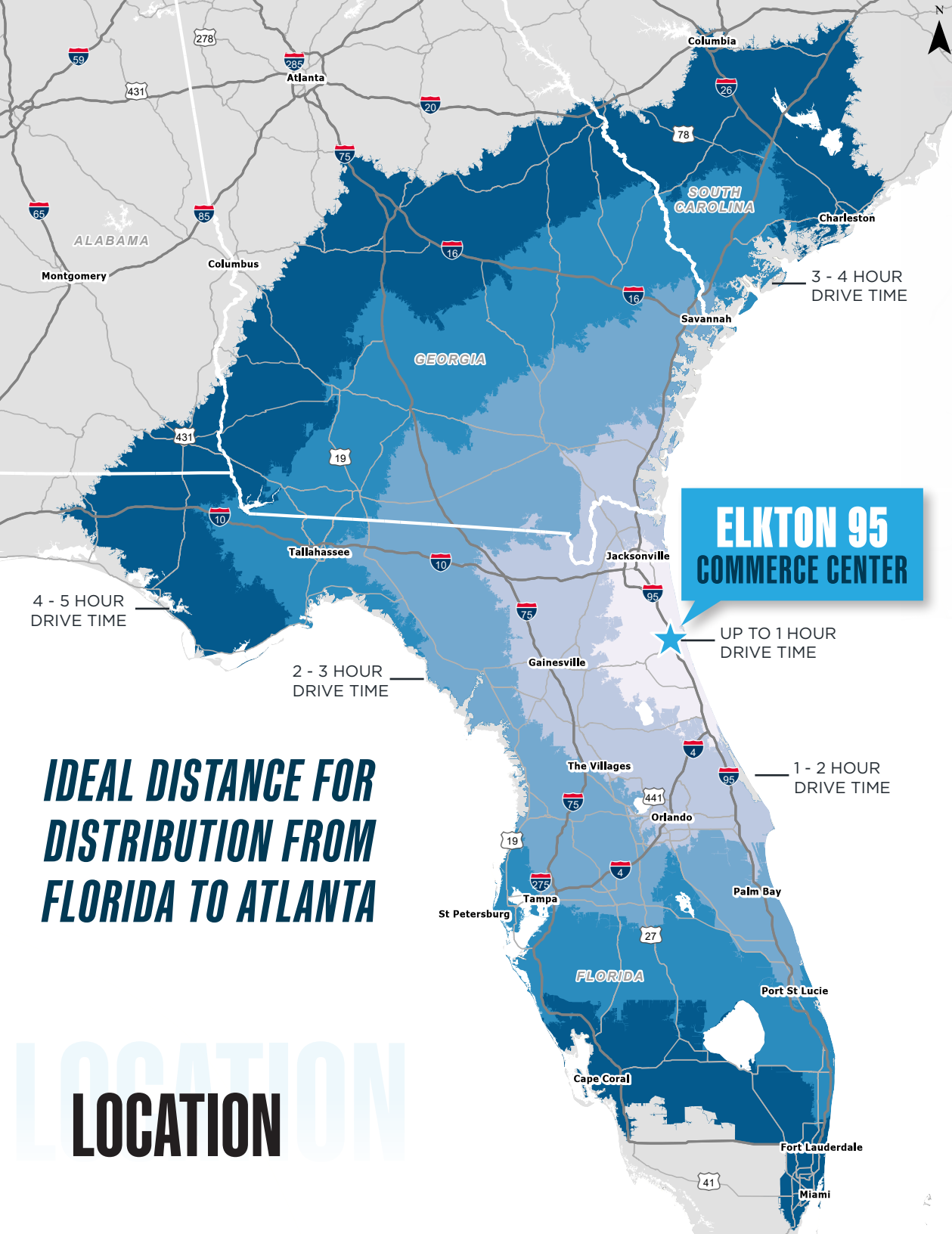
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PROPERTY WEBSITE

AVAILABLE SF:	75,000- 246,818 SF	DOCKS:	40
WAREHOUSE:	225,100 SF	DRIVE-INS:	1
MEZZANINE:	21,718 SF	PARKING:	
OFFICE SF:	16,000 SF	AUTO:	221 (0.9/1,000 SF)
1 <sup>ST</sup> FLOOR SF:	4,000 SF	TRAILER:	32 (Fenced Lot)
2 <sup>ND</sup> FLOOR SF:	12,000 SF	LOADING:	Front
COOLER SF:	16,928 SF	POWER:	3 Phase 277/480 V, 4,000 Amp
EXPANSION SF:	100,000 SF	GENERATOR:	Diesel-power 500 kW
COLUMN SPACING:	35' x 38' (53' x 38' Speed Bay)	HVAC:	100%
CLEAR HEIGHT:	31'	FIRE SUPPRESSION:	ESFR Sprinklers
BUILDING DEPTH:	300'	ROOF:	60 Mil TPO Installed in 2022 (15 Yr Warranty)
YEAR BUILT:	1994 / 1999	ZONING:	PUD
ACRES:	28.54		

OVERVIEW



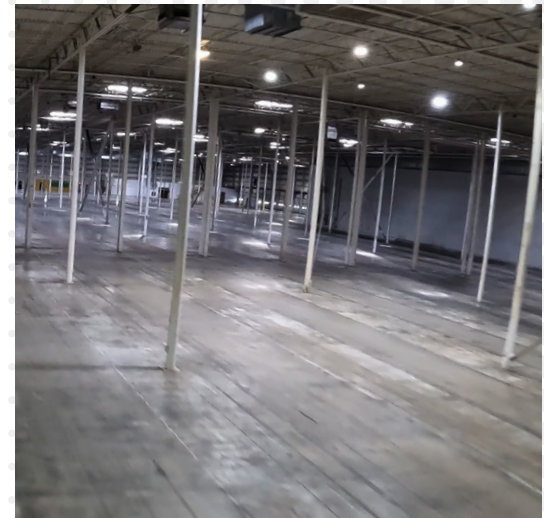
***IDEAL DISTANCE FOR  
DISTRIBUTION FROM  
FLORIDA TO ATLANTA***

**LOCATION**

- 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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