



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



FOR MORE INFORMATION:
WWW.ELKTON95.COM



PROPERTY OVERVIEW

AVAILABLE NOW

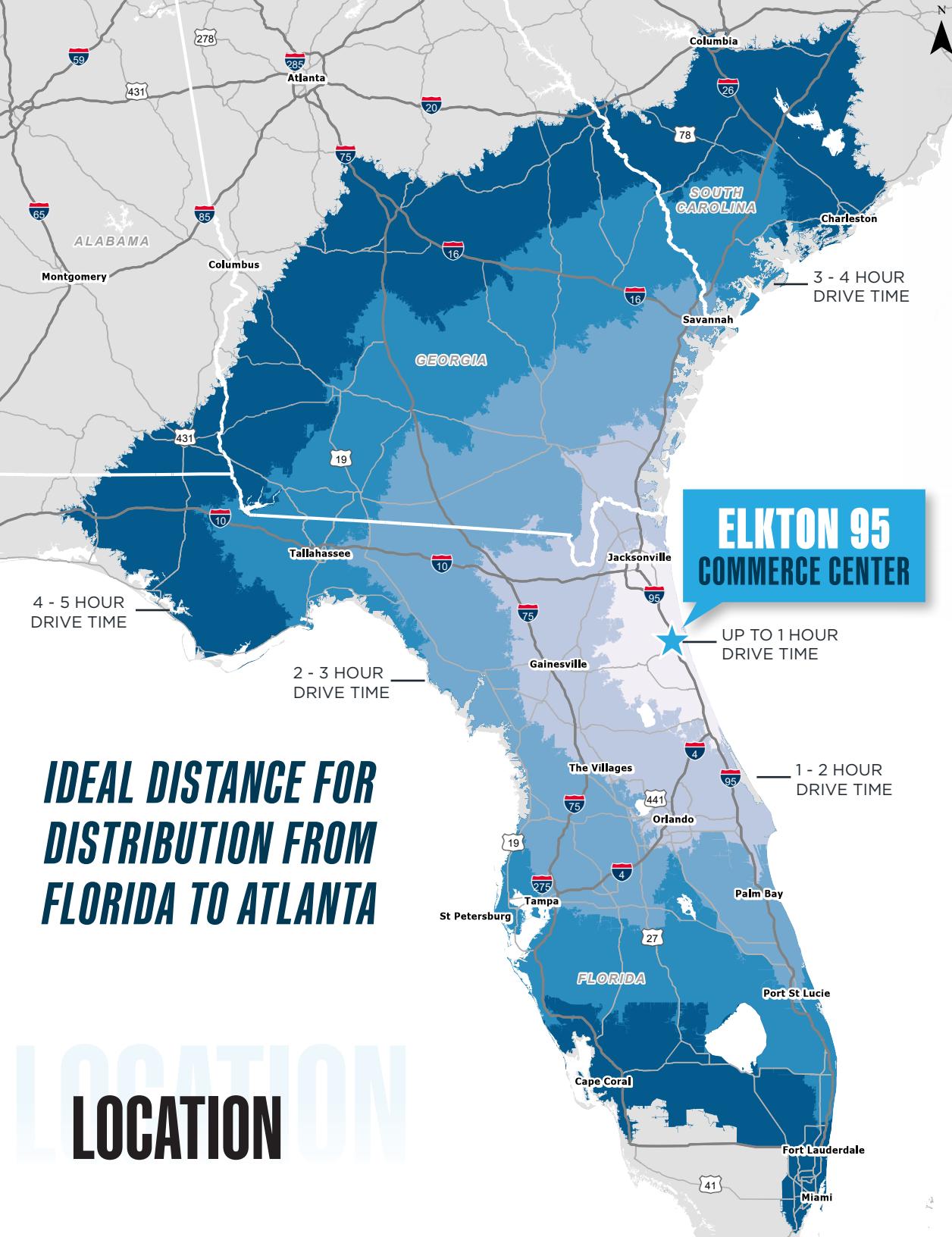
AVAILABLE SF:	75,000- 246,818 SF	TRUCK COURT:	185'
WAREHOUSE:	225,100 SF	HVAC:	100%
MEZZANINE:	21,718 SF	FIRE SUPPRESSION:	ESFR
EXPANSION POTENTIAL:	100,000 SF 41% increase to the RBA	AUTO PARKING:	221 (0.9/1,000 SF)
ACRES:	28.54	TRAILER PARKING:	32
OFFICE:	4,000 SF (1st Floor) 12,000 SF (Mezzanine)	ZONING:	PUD
BUILDING DEPTH:	300'	ROOF:	Mechanically attached 60 Mil TPO Installed in 2022 with 15 Yr Warranty
YEAR BUILT:	1994 (Expanded 1999)	GENERATOR:	Diesel-power 500 KW
CLEAR HEIGHT:	31'	POWER:	3 Phase 277/480Volt 4000Amp
COLUMN SPACING:	35' x 38' (53' x 38' Speed Bay)	SECURITY:	Fenced lot
LOADING:	Front	COOLER:	16,928 SF
DOCKS:	40		
DRIVE-INS:	1		

SITE PLAN



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



ELKTON 95 COMMERCE CENTER

READY FOR OCCUPANCY!

FOR MORE INFORMATION:
WWW.ELKTON95.COM



FOR MORE INFORMATION, PLEASE CONTACT:

TYLER NEWMAN

Executive Managing Director
904 380 8336
tyler.newman@cushwake.com

JACOB HORSLEY

Executive Managing Director
904 380 8335
jacob.horsley@cushwake.com

DRAKE CHAMBERLIN

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

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