



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](http://WWW.ELKTON95.COM)



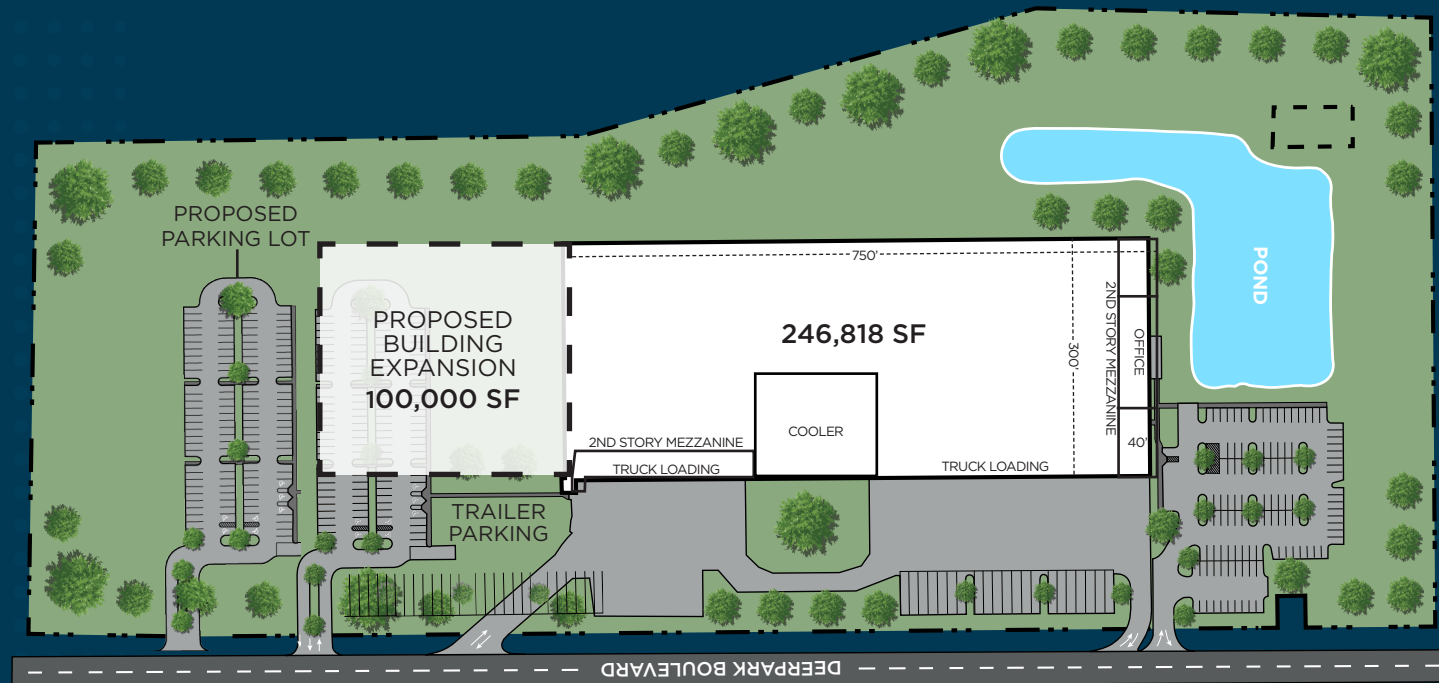


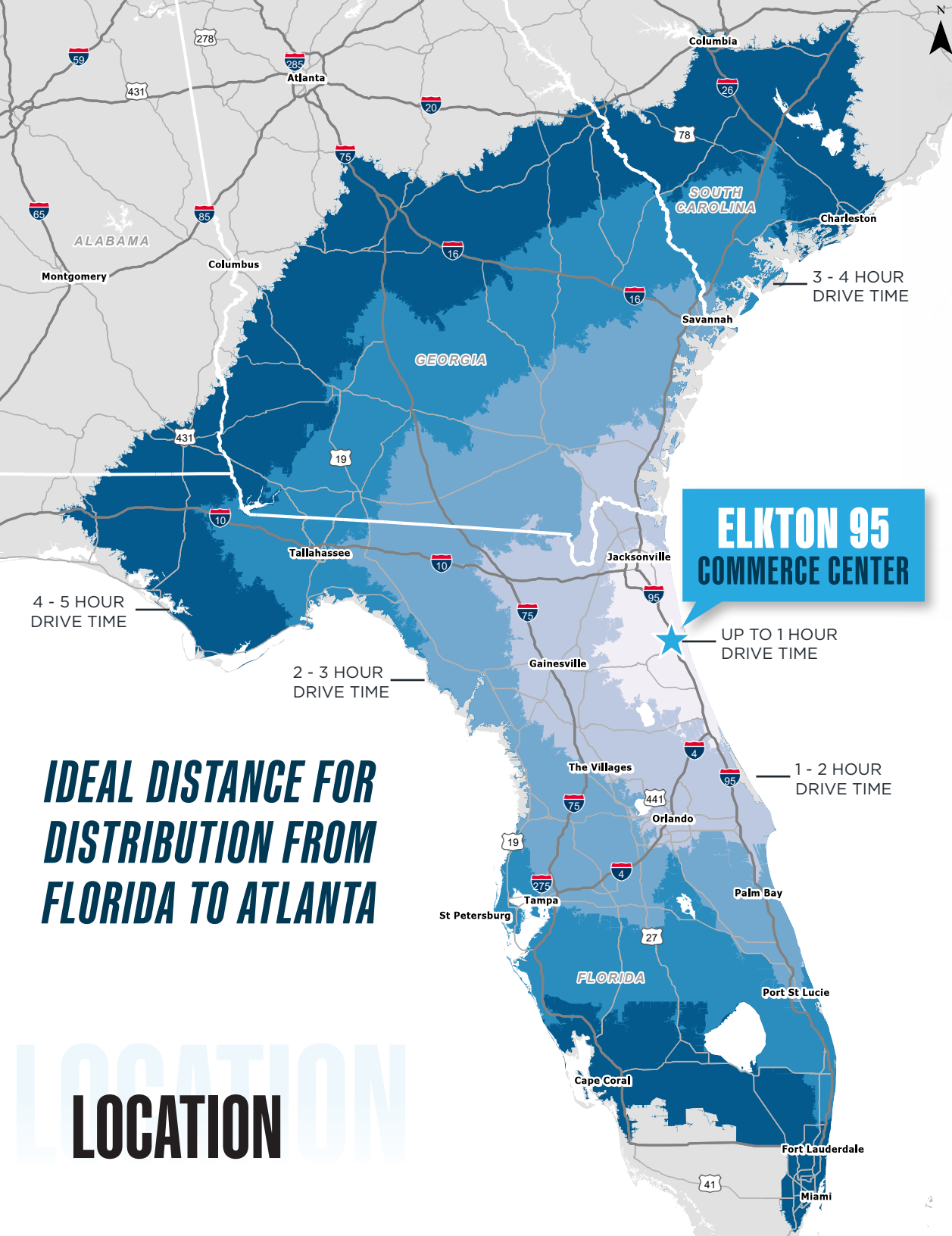
# PROPERTY OVERVIEW

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





## 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

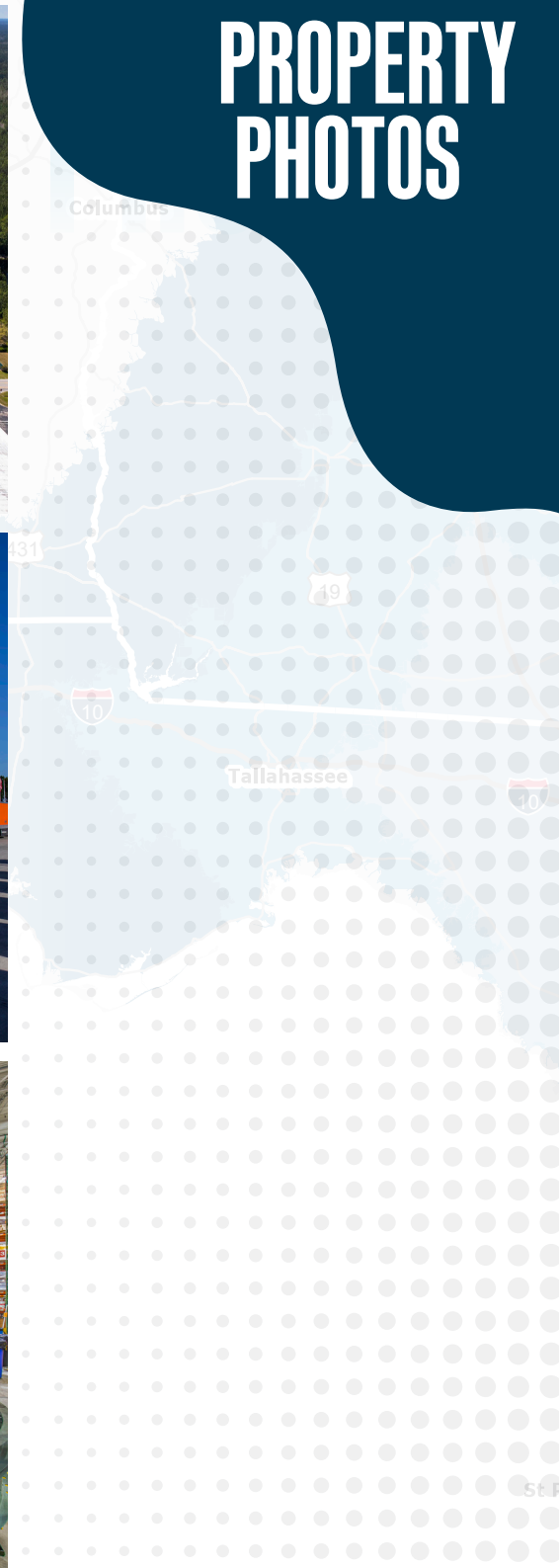
52 Miles to DAYTONA / I-4

55 Miles to JAX INTL Airport





# PROPERTY PHOTOS





# ELKTON 95

## COMMERCE CENTER

READY FOR OCCUPANCY!

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