

±112,000 SF WAREHOUSE SPACE AVAILABLE FOR LEASE 8/1/26



2001 ELLIS ROAD N | JACKSONVILLE, FL 32254

**LOCAL
MARKET
EXPERTS**

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NEWMARK
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Newmark Phoenix Realty Group, Inc.
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

EASTGROUP
PROPERTIES

PROPERTY HIGHLIGHTS

2001 ELLIS ROAD N | JACKSONVILLE, FL 32254



±112,000 SF
Warehouse



Easy Access To
I-295 And I-95



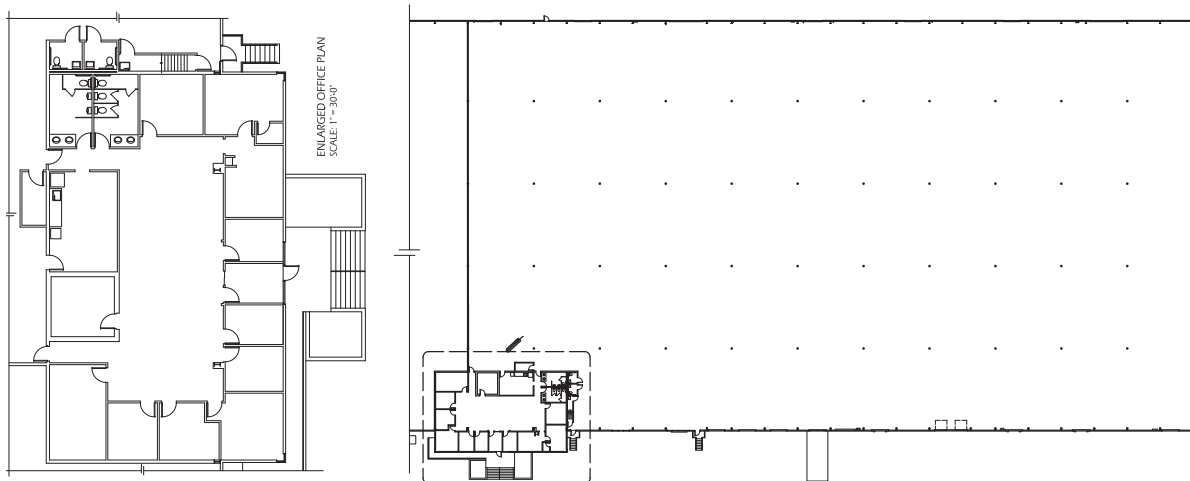
Westside
Industrial
Submarket



Zoned IL
(Light
Industrial)

Area Amenities

- Access to a large and growing metro: Jacksonville, Florida serves nearly 962,000 residents with a median age of 36.4 and household income around \$66,981.
- Strong logistics & transportation infrastructure: Jacksonville is a major port and highway hub, making it a strategic location for businesses needing connectivity.
- Established suburban industrial/residential node on the Westside of Jax: The 32254 zip code provides access to local labor and community amenities.
- Relatively short commuter times: In the area's zip code, average travel time to work is ~23.6 minutes — favorable for employee access.
- Diverse workforce supply: The city offers a multi-industry economy (healthcare, retail, logistics, finance) which creates tenant demand and flexibility in leasing.



Available Warehouse: ±112,000 SF available 8/1/26

Office Size: ±1,450 SF Office

Total Building Size: ±201,000 SF

Landlord: EastGroup Properties

Column Bay Spacing: 40' x 50'

Docks:
(6) 10'x10' - 5 with EOD levelers
(1) 20'x10' - with 2 pit levelers
(1) 10'x10' door w/ 12' ramp

Ceiling Clear Height: 31' min. - 36' max

Truck Court: 120' Deep

Year Built: 1980

Utilities: JEA water and sewer

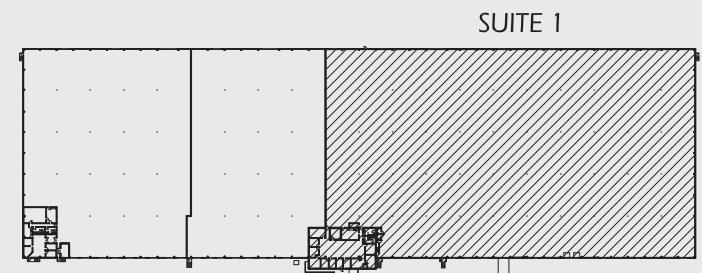
Fire Protection: Wet pipe/.325/2,000 SF

Zoning: IL (Industrial Light)

Lighting: T-5 fluorescent

Electrical: 1,200 amps/280 volts

Rail: (7) doors (not active)



PROPERTY LOCATION

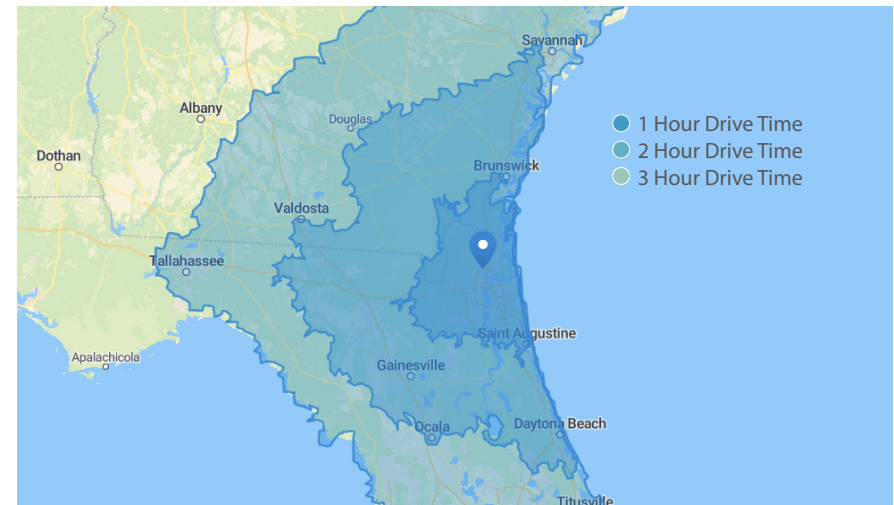
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The property is located in the Northwest Economic Development Fund, which will allow a tenant to potentially qualify for numerous economic incentives, such as a revenue grants and property tax abatement with the City of Jacksonville.

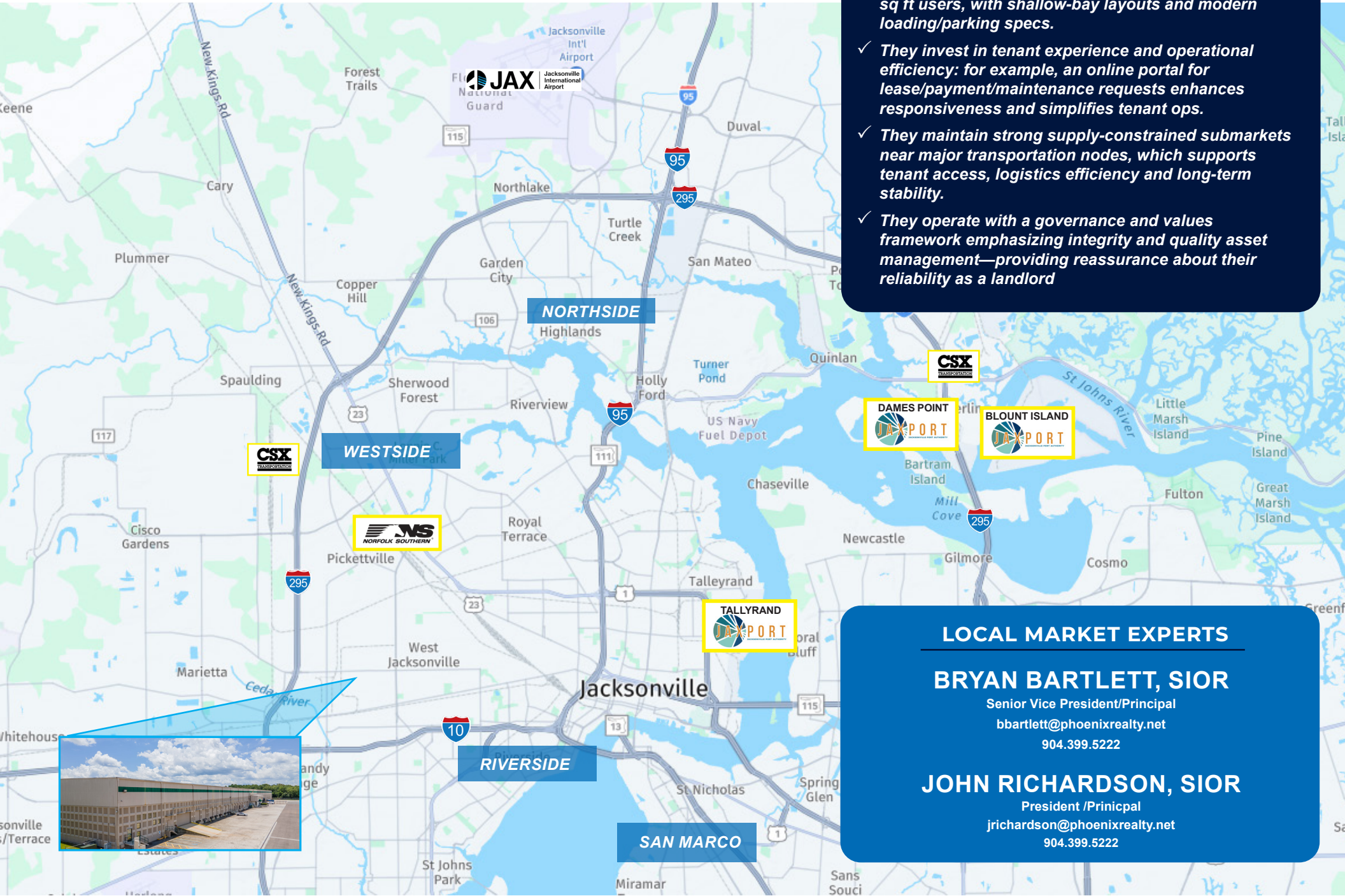


	Time	Miles
Interstate 295	4 min	1.2
Interstate 95	16 min	6.7
Interstate 10	8 min	3.5
CSX Intermodal Facility	16 min	5.9
Norfolk Southern Intermodal	13 min	5.8
FEC Intermodal Facility	19 min	11.7
Jacksonville Int'l Airport	23 min	16
JAXPORT Talleyrand	19 min	10
JAXPORT Dames Point	26 min	22
JAXPORT Blount Island	26 min	22
Port of Savannah	2.5 hours	145
Port of Charleston	4 hours	244
Port of Tampa	3 hours	195



LOCAL AREA

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East Group Properties | First Class Landlords

- ✓ Their buildings are designed specifically for flexibility and tenant usability: multi-tenant business distribution buildings geared toward 20,000–100,000 sq ft users, with shallow-bay layouts and modern loading/parking specs.
- ✓ They invest in tenant experience and operational efficiency: for example, an online portal for lease/payment/maintenance requests enhances responsiveness and simplifies tenant ops.
- ✓ They maintain strong supply-constrained submarkets near major transportation nodes, which supports tenant access, logistics efficiency and long-term stability.
- ✓ They operate with a governance and values framework emphasizing integrity and quality asset management—providing reassurance about their reliability as a landlord

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