



# EX1

## EASTPORT EXCHANGE



ARES  
INDUSTRIAL  
MANAGEMENT



10145 EASTPORT ROAD, JACKSONVILLE, FL 32218



# SPEED, SCALE, AND A STRATEGIC EDGE

Strategically positioned in the heart of Jacksonville's logistics corridor, Eastport Exchange is set to become the region's most advanced Class A industrial hub. With the benefit of operating within a Foreign Trade Zone (FTZ) and offering immediate access to JAXPORT, Jacksonville International Airport and major regional interstates, Eastport Exchange gives companies the competitive edge to move faster and scale smarter.

## CLASS A MASTER PLANNED INDUSTRIAL PARK

FLEXIBLE SUITE SIZES STARTING AT 25,000 SF  
WITH BUILD-TO-SUIT OPTIONS UP TO 900,000 SF

EXCEPTIONAL MULTIMODAL ACCESS IN  
JACKSONVILLE'S NORTHSIDE SUBMARKET

CSX SILVER LEVEL SELECT SITE

**PHASE  
2**

UP TO 900,000± SF  
BUILD-TO-SUIT OPPORTUNITY  
WITH CSX SELECT SITE  
DESIGNATION

**PHASE 1 DELIVERY**  
Q1 - 2026

 Click on buildings to view site plans



# BUILDING SPECS



## BUILDING 100

TOTAL AVAILABLE	312,278± SF
SPEC OFFICE	2,507 SF
BLDG. DIMENSIONS	260' x 1,196'
CAR PARKING	237
TRAILER PARKING	99
TRUCK COURT	185'
TYPICAL BAYS	50'x54'
SPEED BAYS	60'x54'
CLEAR HEIGHT	36'
ROOF MATERIAL	45 mil TPO
INSULATION	R-15
FLOOR SLAB	7" Reinforced Concrete Slab
DOCK HIGH DOORS	76 (9'x10')
DRIVE IN DOORS	2 (12'x14')
MECHANICAL PIT LEVELERS	20 - 45,000 lb Pentalift levelers*
ELECTRIC SERVICE	4,000 Amp 480/277V*

## BUILDING 200

TOTAL AVAILABLE	198,379± SF
SPEC OFFICE	2,592 SF
BLDG. DIMENSIONS	260' x 1,196'
CAR PARKING	147
TRAILER PARKING	52
TRUCK COURT	185'
TYPICAL BAYS	50'x54'
SPEED BAYS	60'x54'
CLEAR HEIGHT	36'
ROOF MATERIAL	45 mil TPO
INSULATION	R-15
FLOOR SLAB	7" Reinforced Concrete Slab
DOCK HIGH DOORS	48 (9'x10')
DRIVE IN DOORS	1 (12'x14')
MECHANICAL PIT LEVELERS	12 - 45,000 lb Pentalift levelers*
ELECTRIC SERVICE	4,000 Amp 480/277V*

## BUILDING 300

TOTAL AVAILABLE	132,265± SF
SPEC OFFICE	2,642 SF
BLDG. DIMENSIONS	210' x 624'
CAR PARKING	106
TRUCK COURT	135'
TYPICAL BAYS	50'x52'
SPEED BAYS	60'x52'
CLEAR HEIGHT	32'
ROOF MATERIAL	45 mil TPO
INSULATION	R-15
FLOOR SLAB	6" Reinforced Concrete Slab
DOCK HIGH DOORS	41 (9'x10')
DRIVE IN DOORS	2 (12'x14')
MECHANICAL PIT LEVELERS	10 - 45,000 lb Pentalift levelers*
ELECTRIC SERVICE	2,000 Amp 480/277V*

## BUILDING 400

TOTAL AVAILABLE	132,265± SF
SPEC OFFICE	2,642 SF
BLDG. DIMENSIONS	210' x 624'
CAR PARKING	102
TRUCK COURT	135'
TYPICAL BAYS	50'x52'
SPEED BAYS	60'x52'
CLEAR HEIGHT	32'
ROOF MATERIAL	45 mil TPO
INSULATION	R-15
FLOOR SLAB	6" Reinforced Concrete Slab
DOCK HIGH DOORS	39 (9'x10')
DRIVE IN DOORS	2 (12'x14')
MECHANICAL PIT LEVELERS	10 - 45,000 lb Pentalift levelers*
ELECTRIC SERVICE	2,000 Amp 480/277V*

In today's global market, Eastport Exchange offers businesses a smarter way forward with built-in Foreign Trade Zone (FTZ) capabilities. Importers and 3PL providers can defer, reduce, or eliminate tariffs, while accelerating customs clearance and inventory precision.

# FOREIGN TRADE ZONE (FTZ) ADVANTAGE

## TOP 5 BENEFITS

### 1 RAPID FTZ ACTIVATION

Ready-to-activate FTZ spaces with multi-tenant flexibility

### 2 PURPOSE-BUILT COMPLIANCE

FTZ-compliant layouts with secure perimeters and dedicated CBP spaces

### 3 CO-LOCATION ADVANTAGES

Experienced development team with direct access to customs brokers, drayage providers and value-added services vendors

### 4 ACCELERATED ACCESS

Proximity to major ports within Jacksonville, Savannah and Charleston

### 5 FINANCIAL ADVANTAGES

**Defer** duty payments until merchandise ships into U.S. commerce

**Reduce** tariffs through inverted tariff benefits for manufacturing or assembly

**Eliminate** tariffs entirely on goods re-exported or scrapped

**Save** on administrative fees via consolidated weekly entries



#### JUSTIN RYAN

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# ACCESS ACCELERATED



INTERSTATE 295 1.1 miles



INTERSTATE 95 4.8 miles



INTERSTATE 10 11.6 miles



JACKSONVILLE INT'L AIRPORT 6.7 miles



NORFOLK SOUTHERN  
INTERMODAL FACILITY 11 miles



CSX INTERMODAL FACILITY 14 miles



FEC INTERMODAL FACILITY 18.2 miles



JAXPORT | DAMES POINT 4 miles



JAXPORT | BLOUNT ISLAND 5 miles



JAXPORT | TALLEYRAND 9 miles



PORT OF SAVANNAH 123 miles



PORT OF CHARLESTON 221 miles



PORT OF MIAMI 360 miles

JAXPORT

#1 CONTAINER TERMINAL  
IN FLORIDA



# SKILLED WORKFORCE



GDP: \$1.7T



#2 LARGEST FOREIGN TRADEZONE NETWORK IN THE U.S.



#1 BEST ECONOMY IN 2024 BY GDP GROWTH



#3 LARGEST WORKFORCE IN THE U.S.



#9 OVERALL JOB GROWTH IN THE U.S.



#10 BEST CITY FOR VETERANS

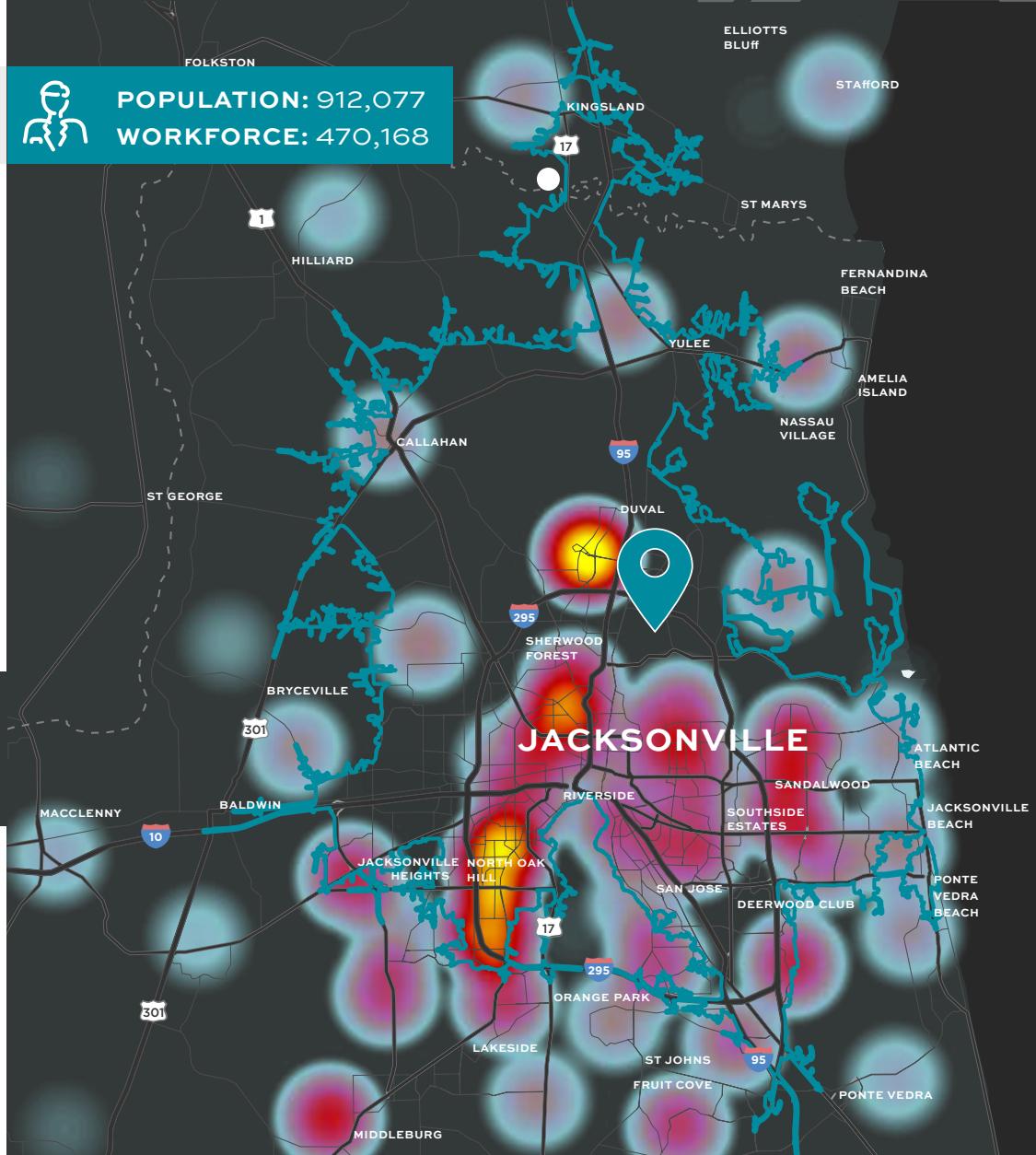
## TRANSPORTATION / WAREHOUSE WORKERS BY PLACE OF RESIDENCE



SPARSE

DENSE

— 30 MIN DRIVE TIME



# CORPORATE NEIGHBORS





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JACKSONVILLE, FL 32218

FOR MORE INFORMATION, PLEASE CONTACT:

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