

# For Lease

## Eastport Logistics Park

10145 Eastport Road  
Jacksonville, FL 32218

- Class A master planned industrial park
- Delivering Q1 2026
- Exceptional multimodal location in Jacksonville's Northside submarket
- Known as America's Logistics Center, Jacksonville boasts same-day access to 98 million people
- Excellent proximity to JAXPORT terminals
  - 4.0 miles to Dames Point Terminal
  - 4.3 miles to ICFT CSX Terminal
  - 5.0 miles to Blount Island Terminal
- Superior logistics transport location
- Multiple building sizes
  - 132,265± SF and 312,278± SF
- Flexible suite sizes starting at 25k SF
- BTS option up to 688k SF
- CSX rail served capability



Click here to view  
property website



Click here to view  
marketing video

**Guy Preston, SIOR**  
+1 904 591 0800  
guy.preston@colliers.com

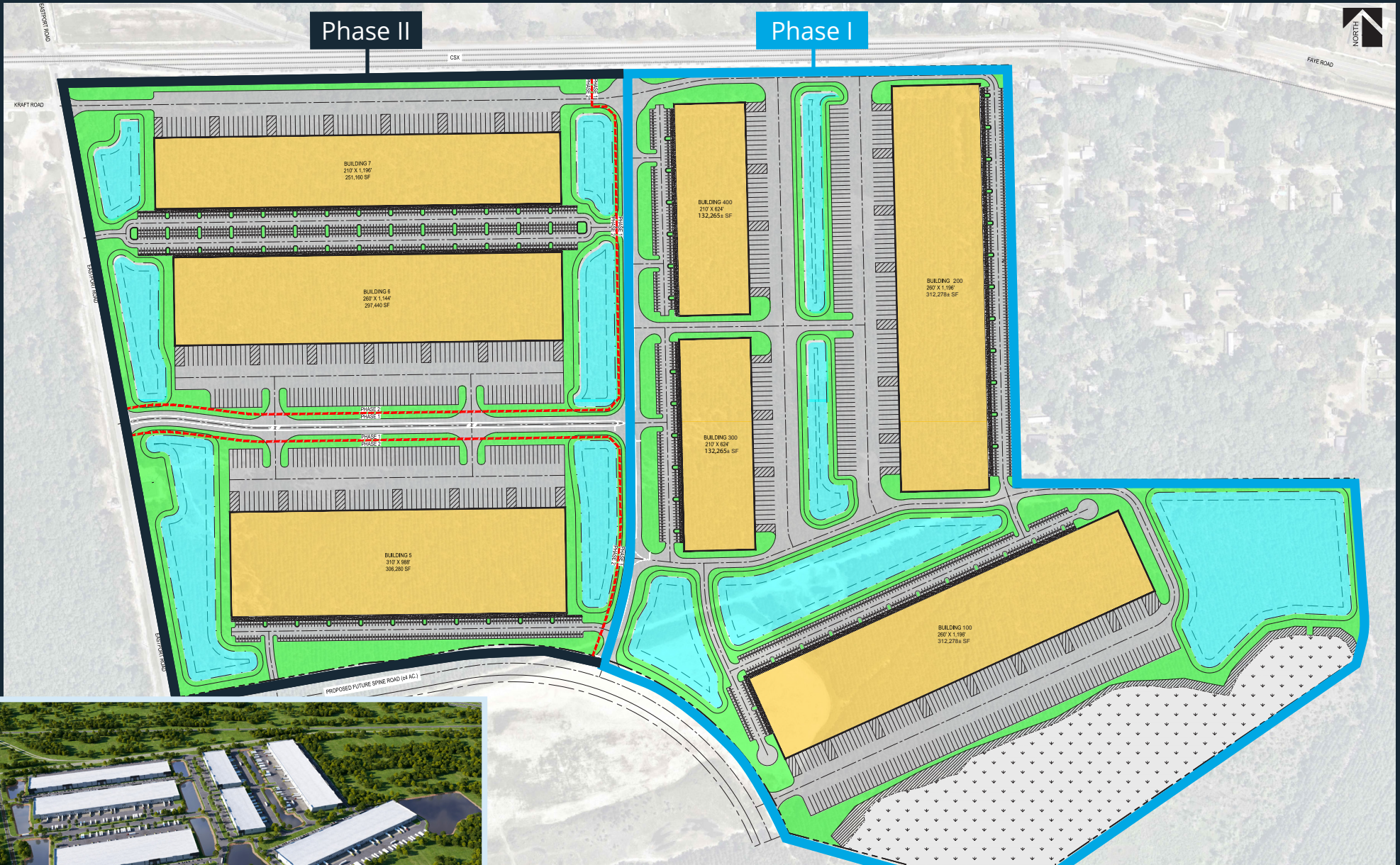
**Seda Preston**  
+1 904 861 1142  
seda.preston@colliers.com

**Jack Heed**  
+1 904 674 2985  
jack.heed@colliers.com

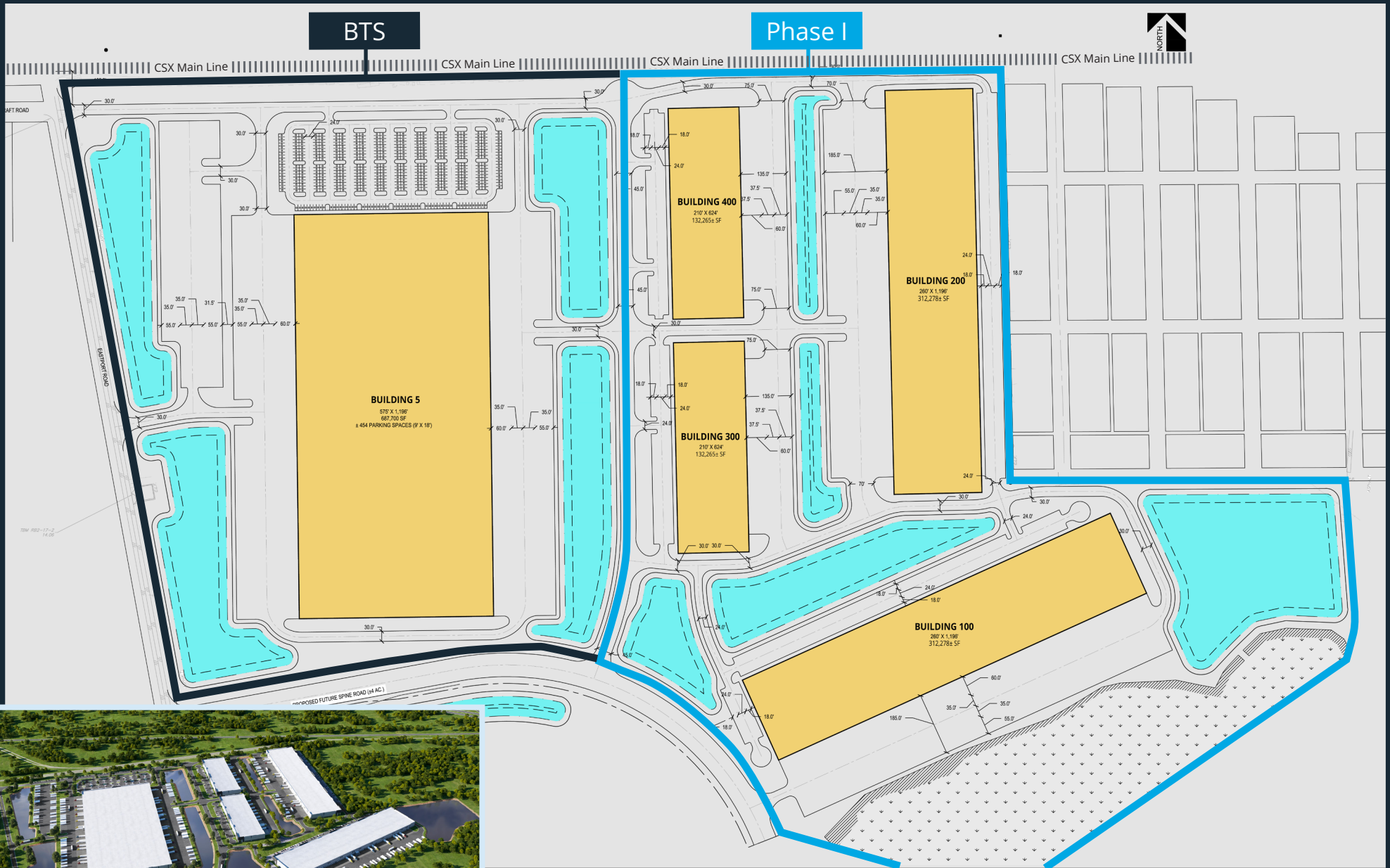
**INLIGHT**  
REAL ESTATE PARTNERS



# Site Plan

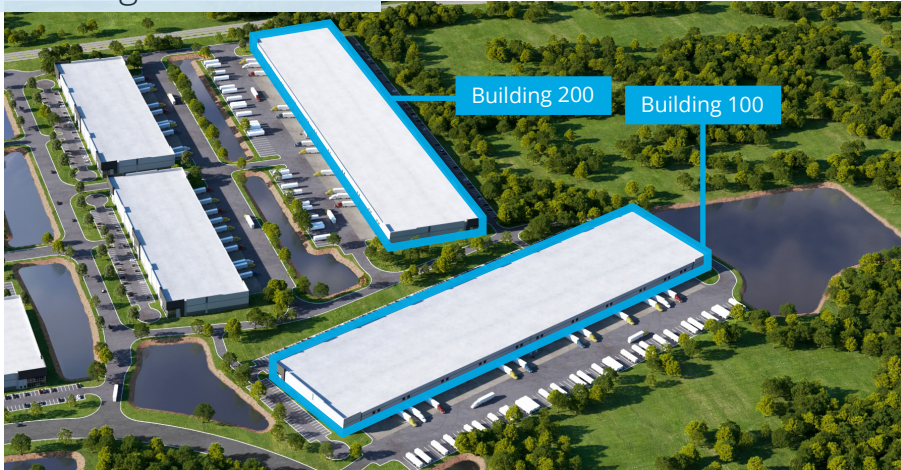


# Site Plan with Build-to-Suit Option on Phase II



# Building Specs

## Buildings 100 & 200

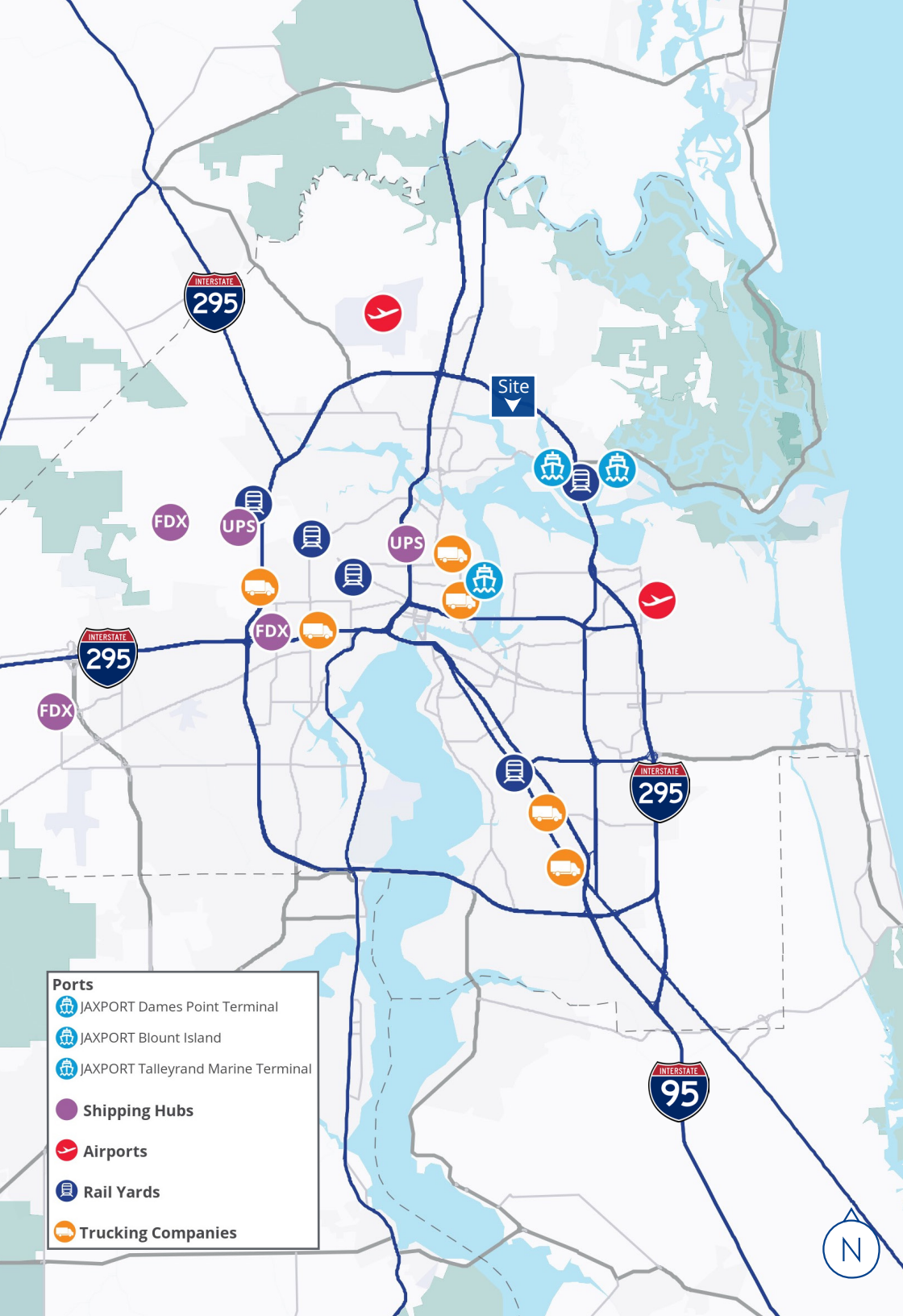


Site Area	20 acres / 17 acres
Zoning	IBP
Total Footprint	312,278± SF
Spec Office	Two - 1,500 SF
Warehouse	309,278± SF
Bldg. Dimensions	260' x 1,196'
Car Parking	300
Off Dock Trailer Stalls	80
Truck Court	185'
Typical Bays	50'x54'
Speed Bays	60'x54'
Clear Height	36'
Roof Material	45 mil TPO
Insulation	R-15
Floor Slab	7"
Dock High Doors	76 (9'x10')
Drive In Doors	2 (12'x14')
Dock Package	19
Electric Service	2,000-amp switch gear per building
WH Lighting	30' candles in speed bay, stumble lighting in warehouse
Exterior Lighting	LED building & parking lot lighting




## Buildings 300 & 400




Site Area	8 acres / 8 acres
Zoning	IBP
Total Footprint	132,265± SF
Spec Office	One - 1,480 SF
Warehouse	130,785± SF
Bldg. Dimensions	210' x 624'
Car Parking	115
Off Dock Truck Stalls	0
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"
Dock High Doors	39 (9'x10')
Drive In Doors	2 (12'x14')
Dock Package	9
Electric Service	2,000-amp switch gear
WH Lighting	30' candles in speed bay, stumble lighting in warehouse
Exterior Lighting	LED building & parking lot lighting




**Ports**

-  JAXPORT Dames Point Terminal
-  JAXPORT Blount Island
-  JAXPORT Talleyrand Marine Terminal


**Shipping Hubs**

-  Shipping Hubs


**Airports**





-  Airports

**Rail Yards**

-  Rail Yards

**Trucking Companies**

-  Trucking Companies

	Interstate 295	1.1 miles
	Interstate 95	4.8 miles
	Interstate 10	11.6 miles
	Norfolk Southern Intermodal Facility	11 miles
	CSX Intermodal Facility	14 miles
	FEC Intermodal Facility	18.2 miles
	Jacksonville Int'l Airport	6.7 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 Tampa	250 miles

## Business Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax

# Strategic Location

Eastport Logistics Park provides **excellent connectivity** to the region's major transportation infrastructure.

 **4.8**  
Miles

 **1.1**  
Miles

 **11.6**  
Miles

 **6.7**  
Miles  
Jacksonville Int'l Airport

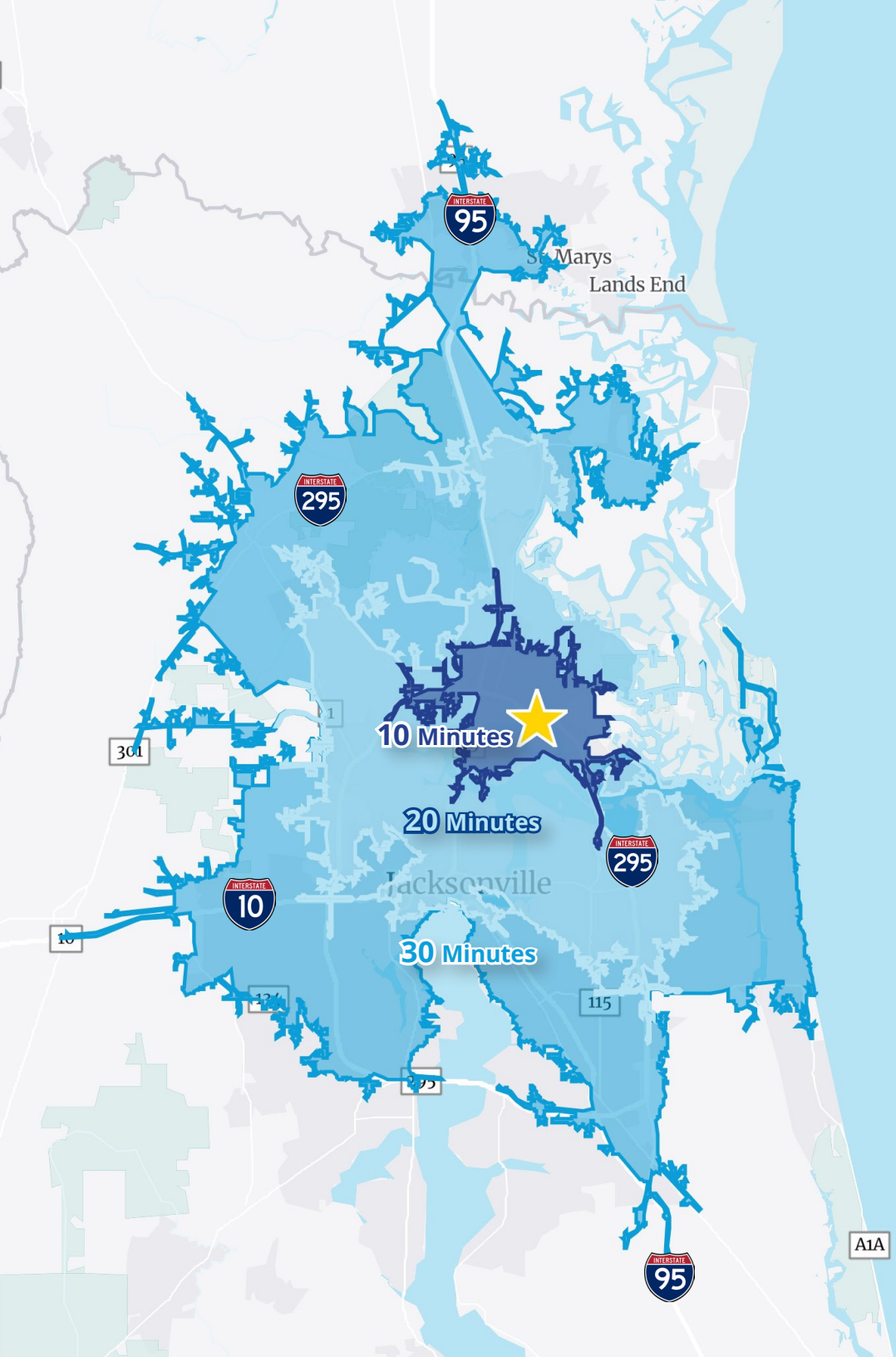
 **14**  
Miles  
CSX Intermodal

 **4**  
Miles  
JAXPORT

Jacksonville's **strong regional demographics** offers an affordable alternative to other metros in Florida and a high quality of life for skilled labor with a growing workforce.

## Demographics

	10 Mins	20 Mins	30 Mins
2023 Population	34,879	408,273	938,140
2028 Population	36,532	420,707	968,178
Population Change 2023-2028	4.7%	3.07%	3.2%
2023 Households	13,667	161,408	379,605
Median Household Income	\$65,392	\$53,069	\$60,555
Bachelor's Degree or Higher	19%	19%	22%
Unemployment Rate	3.6%	5.1%	4.0%
Total Employees	18,083	199,240	480,417



**Guy Preston, SIOR**  
+1 904 591 0800  
guy.preston@colliers.com

**Seda Preston**  
+1 904 861 1142  
seda.preston@colliers.com

**Jack Heed**  
+1 904 674 2985  
jack.heed@colliers.com

**Northpoint Industrial Park**



**Eastport Logistics Park**



**Faye/New Berlin/Alta Corridor**



**Dames Point Marine Intermodal Yard**



**Imeson Industrial Park**



**Dames Point Marine Terminal**



**Blount Island Marine Terminal**



76 S. Laura Street | Suite 1500  
Jacksonville, FL 32202  
+1 904 358 1206  
colliers.com/jacksonville

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC