

±50,000 SF WAREHOUSE SPACE AVAILABLE FOR LEASE



**LOCAL
MARKET
EXPERTS**

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EASTGROUP
PROPERTIES

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PROPERTY HIGHLIGHTS

500 ELLIS ROAD N | JACKSONVILLE, FL 32254



**±50,000 SF
Warehouse**



**Easy Access To
I-295 And I-95**



**Westside
Industrial
Submarket**



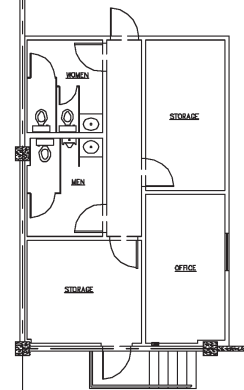
**Zoned IL
(Light
Industrial)**

Area Amenities

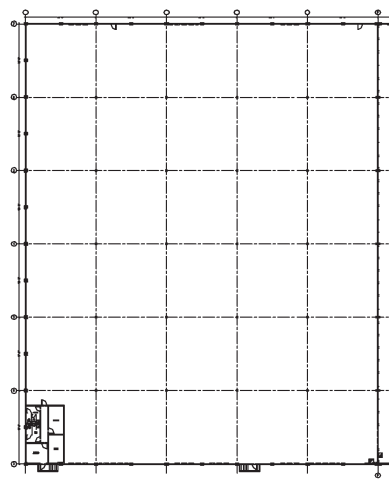
- Access to a large and growing metro: Jacksonville, Florida serves nearly 962,000 residents with a median age of 36.4 and household income around \$66,981.
- Strong logistics & transportation infrastructure: Jacksonville is a major port and highway hub, making it a strategic location for businesses 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.



KEY PLAN
NOT TO SCALE



ENLARGED OFFICE PLAN
SCALE: 1/4" = 1'-0"




EXISTING FLOOR PLAN
NOT TO SCALE

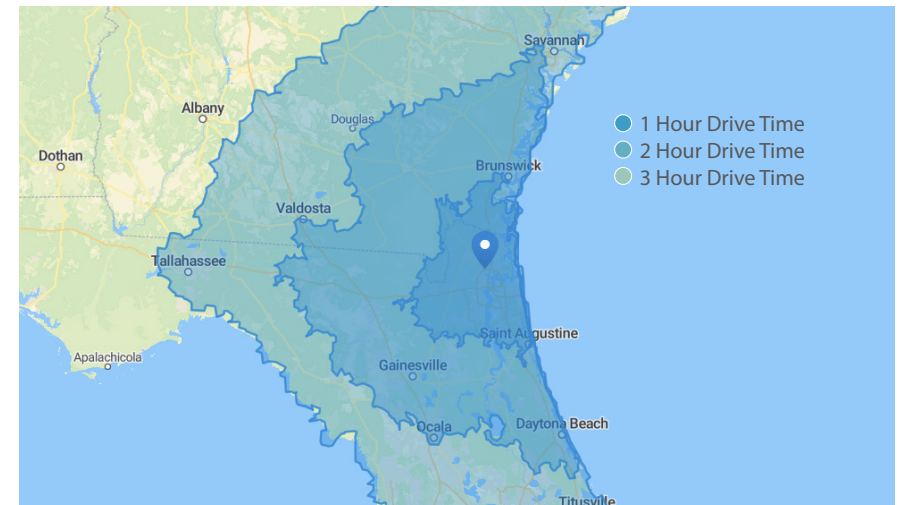
Size:	±50,000 SF available
Office Size:	±600 SF Office
Building Dimensions:	240' deep x 200' wide
Landlord:	EastGroup Properties
Column Bay Spacing:	40' x 40'
Docks:	(3) 9'x10' dock doors (2) Edge of dock levelers (2) 12'x10' dock doors (1) Edge of dock leveler (1) 9'x10' door with ramp
Ceiling Clear Height:	30'
Truck Court:	Concrete, 170' shared
Year Built:	1977
Utilities:	JEA water and sewer
Fire Protection:	Wet Pipe/.31gpm/2,880 SF
Zoning:	Industrial Light
Lighting:	T-5 motion sensed
Electrical:	100 AMP 208/ 120v
Rail:	CSX (3 doors)

PROPERTY LOCATION

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	Time	Miles
 Interstate 295	4 min	1.4
 Interstate 95	16 min	6.5
 Interstate 10	8 min	3.3
 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



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- ✓ *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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