



# EASTPORT EXCHANGE

INLIGHT  
REAL ESTATE PARTNERS



CUSHMAN &  
WAKEFIELD

FOR LEASE



# 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  
AVAILABLE NOW

[Click on buildings to view site plans](#)



# BUILDING SPECS



Click on buildings  
to view site plans

## 1450 PARTNERS DR BUILDING 100

|                         |                                    |
|-------------------------|------------------------------------|
| TOTAL AVAILABLE         | 212,419± SF                        |
| SPEC OFFICE             | 2,507 SF                           |
| BLDG. DIMENSIONS        | 260' x 1,196'                      |
| CAR PARKING             | 160                                |
| TRAILER PARKING         | 66                                 |
| 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         | 52 (9'x10')                        |
| DRIVE IN DOORS          | 1 (12'x14')                        |
| MECHANICAL PIT LEVELERS | 14 - 45,000 lb Pentalift levelers* |
| ELECTRIC SERVICE        | 4,000 Amp 480/277v*                |

## 10155 INLIGHT WAY 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*                |

## 10135 INLIGHT WAY BUILDING 300

|                         |                                    |
|-------------------------|------------------------------------|
| 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*                |

## 10175 INLIGHT WAY BUILDING 400

|                         |                                    |
|-------------------------|------------------------------------|
| 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*                |



**ESFR**  
Fire Suppression



**136 Acres**  
Total Site Area



**30'**  
Candles In Warehouse



**IBP**  
Industrial Zoning

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



### FTZ AND BONDED WAREHOUSE CONTACT:

**JUSTIN RYAN**  
MANAGER, FTZ & GRANT ADMINISTRATION  
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# 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.

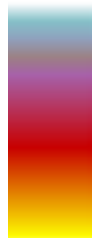


#9 OVERALL JOB GROWTH IN THE U.S.



#10 BEST CITY FOR VETERANS

## TRANSPORTATION / WAREHOUSE WORKERS BY PLACE OF RESIDENCE



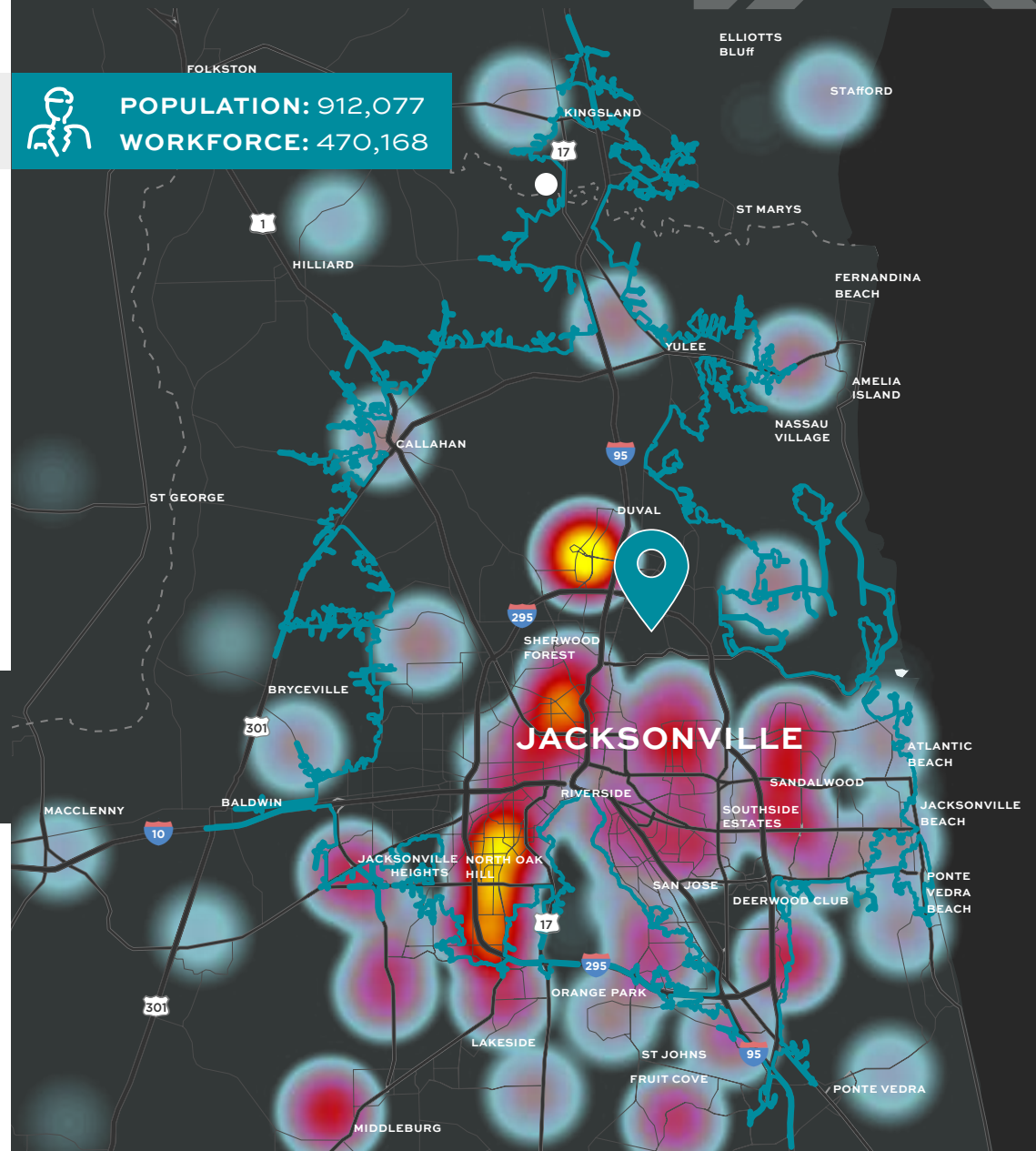
SPARSE

DENSE

— 30 MIN DRIVE TIME



POPULATION: 912,077  
WORKFORCE: 470,168







**EASTPORT  
EXCHANGE**

## 2 MINUTES

JACKSONVILLE, FLORIDA | 07



# EASTPORT EXCHANGE

1450 PARTNERS DR  
10155 INLIGHT WAY  
10135 INLIGHT WAY  
10175 INLIGHT WAY

FOR MORE INFORMATION, PLEASE CONTACT:

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