



Pine Street / RPS

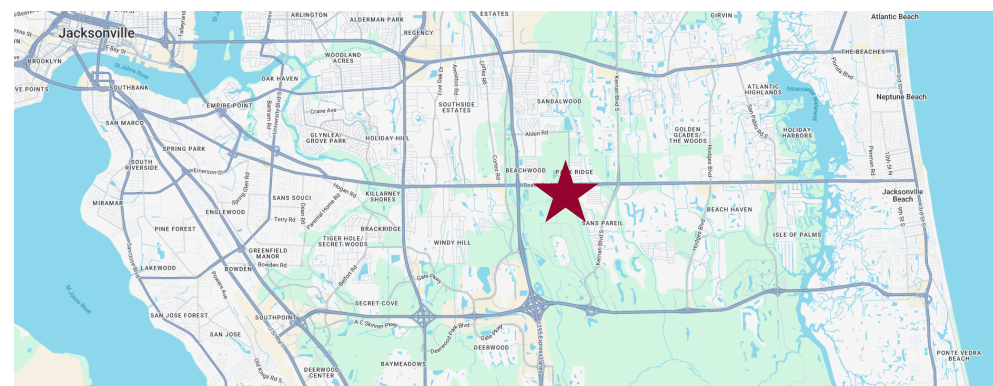


# EASTPARK AT TOWN CENTER

11655 - 11657 Central Parkway, Jacksonville, FL 32224  
11760 - 11764 Marco Beach Drive, Jacksonville, FL 32224

**Eastpark at Town Center** offers a collection of five flex and office-warehouse buildings totaling 138,851± SF in Jacksonville's highly desirable Southside submarket.

Each building features functional layouts, 18"± clear heights, dock-high loading, and ample parking within a professional business park environment. Select units offer 100% air-conditioned space, concrete truck courts, and recently updated TPO roof overlays for efficient operations and long-term reliability.



Positioned just off Beach Boulevard with immediate access to I-295 and J. Turner Butler Boulevard (SR-202), the park provides exceptional connectivity to Downtown Jacksonville, the Beaches, and St. Johns Town Center.

**Mark Wainwright:** (904) 728-1085 | [Mark@psrps.com](mailto:Mark@psrps.com)

**Summer Wainwright:** (904) 377-4949 | [Summer@psrps.com](mailto:Summer@psrps.com)

Pine Street / RPS, LLC | (904) 398-1044 | 2650-2 Rosselle Street, Jacksonville, FL 32204 | [pinestreetrps.com](http://pinestreetrps.com)

All information is deemed accurate but subject to errors and/or omissions.



# EASTPARK AT TOWN CENTER | FOR LEASE



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## Park Overview

Building	Address	Type	Zoning	Construction	Ceiling Height (ft)	Drive-in Bays	Dock-high Doors
1	11655 Central Parkway	Industrial	IBP	Masonry	17 - 18±	5	6
2	11657 Central Parkway	Industrial / Retail	IBP-2	Masonry	17 - 18±	-	4
3	11764 Marco Beach Drive	Flex	IBP	Reinforced Concrete	17 - 18±	-	2
4	11762 Marco Beach Drive	Flex	IBP	Reinforced Concrete	17 - 18±	1	7
5	11760 Marco Beach Drive	Industrial	IBP	Reinforced Concrete	17 - 18±	1	1

## Availability

Address	Unit Size (sf)	Warehouse (sf)	Office (sf)	Clear Height (ft)	Dock Doors	Lease Rate (PSF)
11760 Marco Beach Dr Unit 3-5	5,400±	3,060±	2,340±	17 - 18±	3	\$13.25, NNN
11762 Marco Beach Dr Unit 7 & 8	6,030±	2,796±	3,234±	17 - 18±	1	\$13.25, NNN
11762 Marco Beach Dr Unit 3	1,800±	920±	880±	17 - 18±	1	\$14.25, NNN
11762 Marco Beach Dr Unit 4	1,800±	920±	880±	17 - 18±	1	\$14.25, NNN
11655 Central Parkway, Unit 312	2,000±	1,200	800	17 - 18±	1	\$13.75, NNN
11657 Central Parkway, Unit 405-414	21,000±	TBD	TBD		3	TBD



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