



For Lease

321,500± SF expandable to 521,500± SF

3660 Deerpark Boulevard | Elkton, FL

- Rail-served building immediately available
- The only high-quality, rail-served building available in the Jacksonville MSA
- 200,000± SF expansion is approved and entitled by the county and development can be completed in 9-12 months
- Directly served by FEC Railway with capacity of up to 1,250 railcars annually

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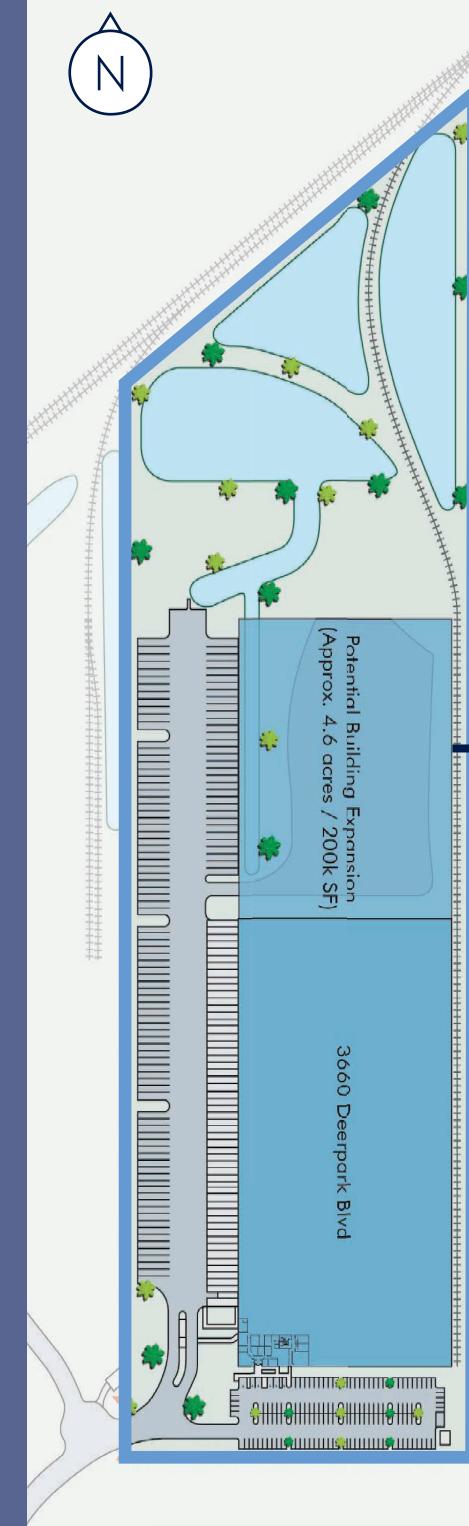
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Property Overview

3660 Deerpark Blvd | Elkton, FL 32033

Site Area	32.5± AC
Building Area	321,500± SF
Available Expansion Area	200,000± SF expansion is approved and entitled by the county and development can be completed in 9-12 months
Office	8,702± SF
Bldg. Dimensions	411' x 782'
Column Spacing	50' x 50' typical 60' x 50' speed bay
Clear Height	30'
Roof	TPO - warranty through Oct. 2044
Foundation	8" thick non-reinforced concrete with a compressive strength of 4,000 PSI
Loading Configuration	Side
Rail Doors	5 (10' x 12')
Rail Service	FEC Rail with CSX and NS connectivity. Capacity up to 1,250 rail cars per year
Dock High Doors	40 (9' x 10')
Drive In Doors	1 (12' x 14')

Dock Packages	40 vertical storing pit levelers and dock shelters
Truck Court	186'
Dock Apron	65'
Off Dock Trailer Stalls	212 (122 paved plus 90 in the stabilized yard)
Car Parking	137 standard, 5 ADA
Sprinklers	ESFR, 1,500 gpm at 125 psi
Electric Service	2,000amps, 277/480v, 3ph, 4w
WH Lighting	LED with motion sensors
Fork Lift Charging Stations	26
HVLS Fans	8
WH Windows	Clerestory windows
Security	Fully fenced and secured with guard shack
Year Built	2002
Construction	Concrete tilt-up <ul style="list-style-type: none"> 2018: exterior paint 2019: replaced interior and exterior lighting 2024: replaced roof - warranty through Oct. 2044 2024: sealed parking lot
Notable Maintenance	



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200K SF EXPANSION APPROVED
AND ENTITLED BY THE COUNTY

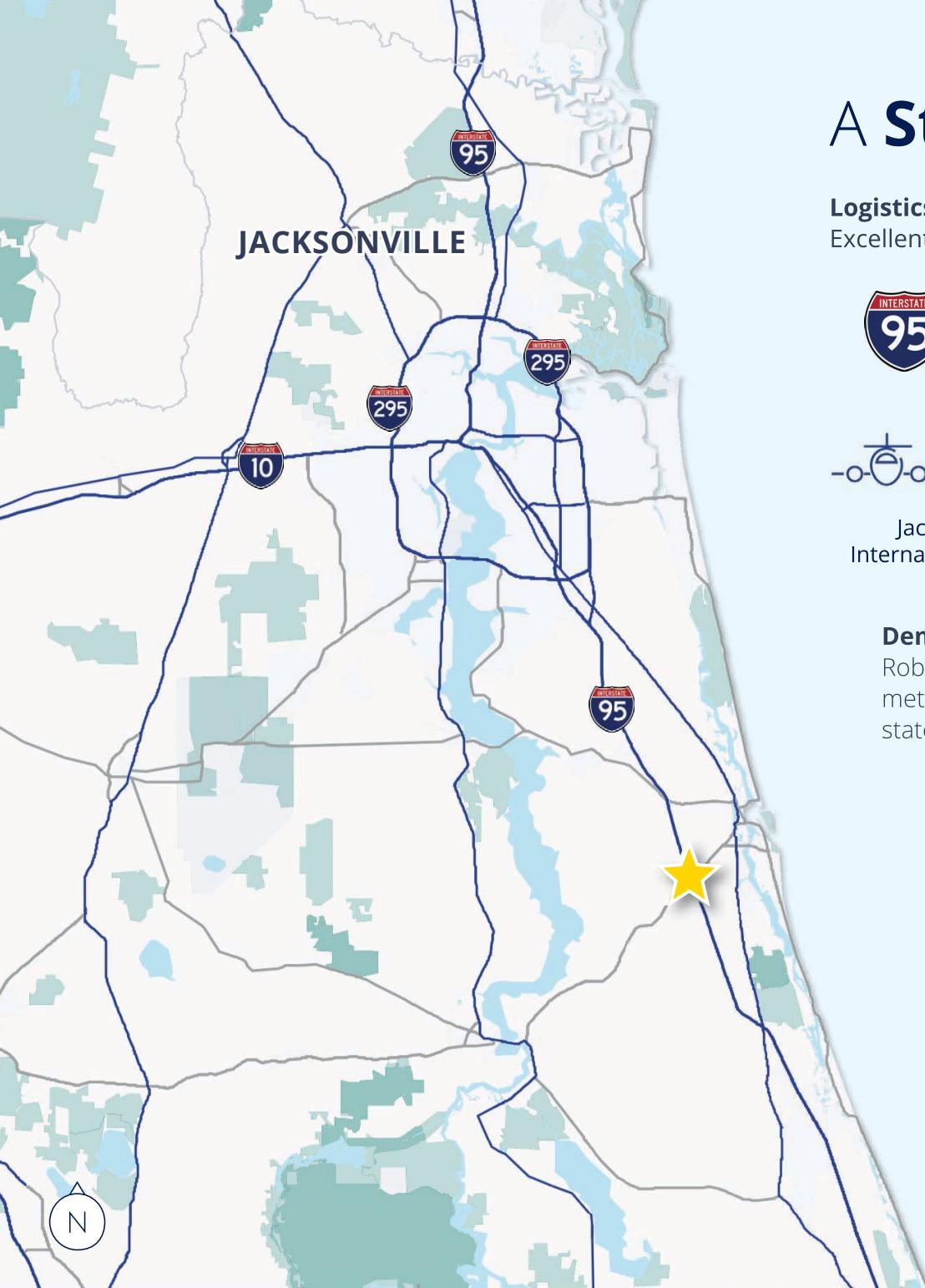


6 RAILCARS

90 TRAILER
STALLS

7 RAILCARS

122 TRAILER
STALLS



A Strategic Location

Logistics

Excellent connectivity to the region's major transportation infrastructure.



1.6
Miles



48
Miles



68.6
Miles

55.3
Miles

Jacksonville
International Airport

36.4
Miles

Florida East Coast Railway
Bowden Yard



44
Miles

JAXPORT Marine
Terminals

Demographics

Robust demographics offer an affordable labor alternative to other Florida metros. A growing workforce and high quality of life make Florida a top state for attracting and developing a talented workforce.

1,008,868

2025 Total Population
Jacksonville MSA

ESRI

#4

Fastest growing city in
the U.S.

US CENSUS BUREAU, MAY 2024

4.44%

Annual population
growth in St. Johns
County

ESRI

Incentives

Potential eligibility for economic development incentives,
including state, county, and utility inducements.

Aerial View



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