

## 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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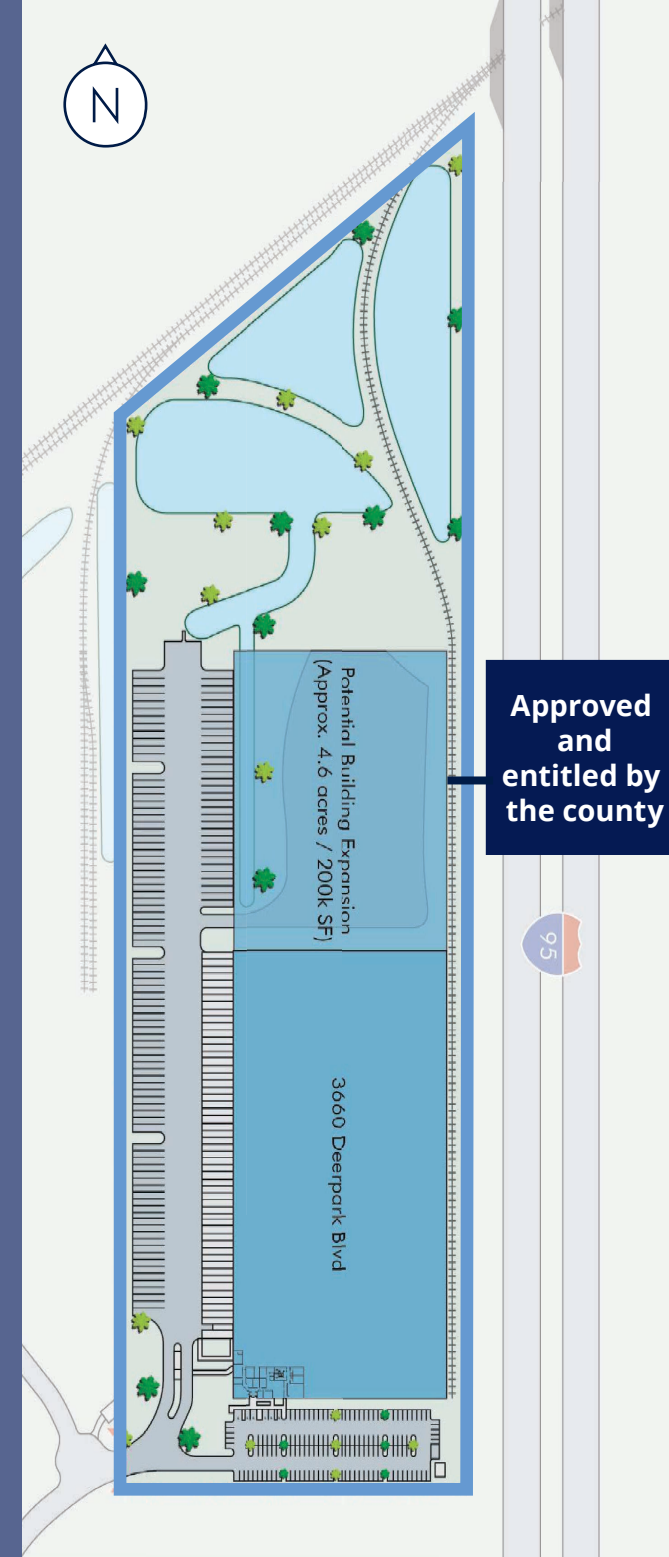


# Property Overview

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"><li>• 2018: exterior paint</li><li>• 2019: replaced interior and exterior lighting</li><li>• 2024: replaced roof - warranty through Oct. 2044</li><li>• 2024: sealed parking lot</li></ul>
Notable Maintenance	





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200K SF EXPANSION APPROVED  
AND ENTITLED BY THE COUNTY

7 RAILCARS

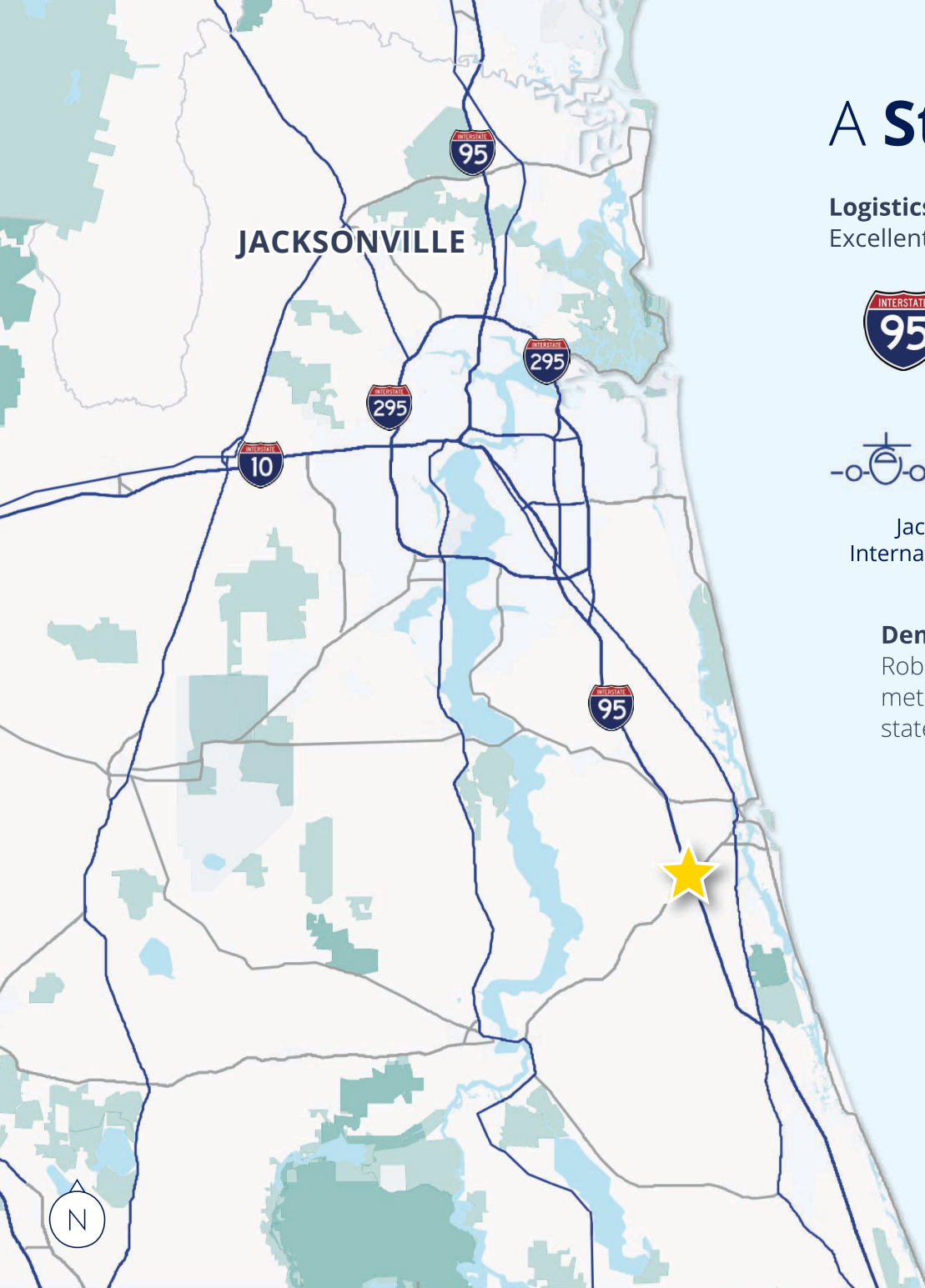
6 RAILCARS

90 TRAILER  
STALLS

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



36.4  
Miles



44  
Miles

Jacksonville  
International Airport

Florida East Coast Railway  
Bowden Yard

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







corebridge  
financial

east  
capital partners

## Contact Us

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