



IPCapital
PARTNERS, LLC

ELKTON 95

COMMERCE CENTER

4055 DEERPARK BLVD | ELKTON, FL 32033

LESS THAN 1 MILE TO I-95
MIDWAY BETWEEN
DAYTONA AND JAX

SPACES AVAILABLE FROM
**75,000-
246,818 SF**

AVAILABLE NOW

TYLER NEWMAN

Executive Managing Director
904 710 9927
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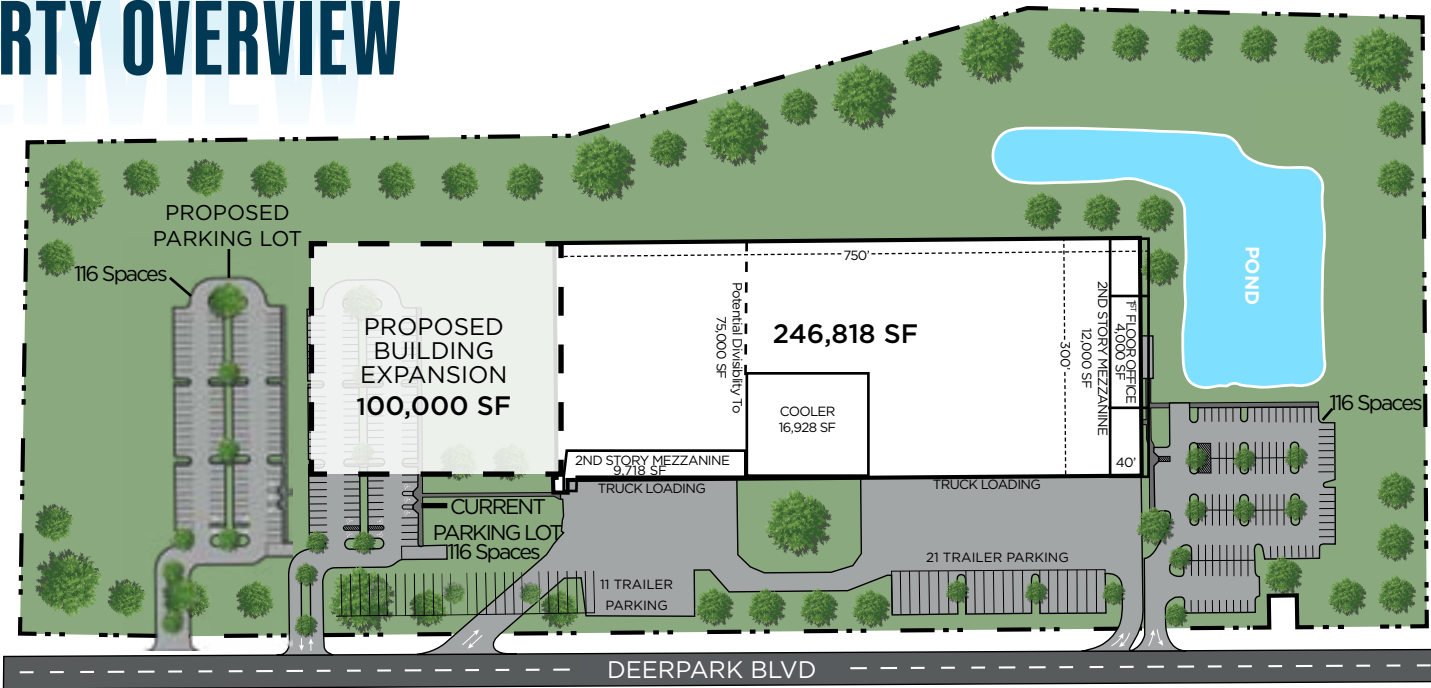
JACOB HORSLEY

Executive Managing Director
904 466 0171
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FOR A VIRTUAL
PROPERTY TOUR**

PROPERTY OVERVIEW



AVAILABLE NOW



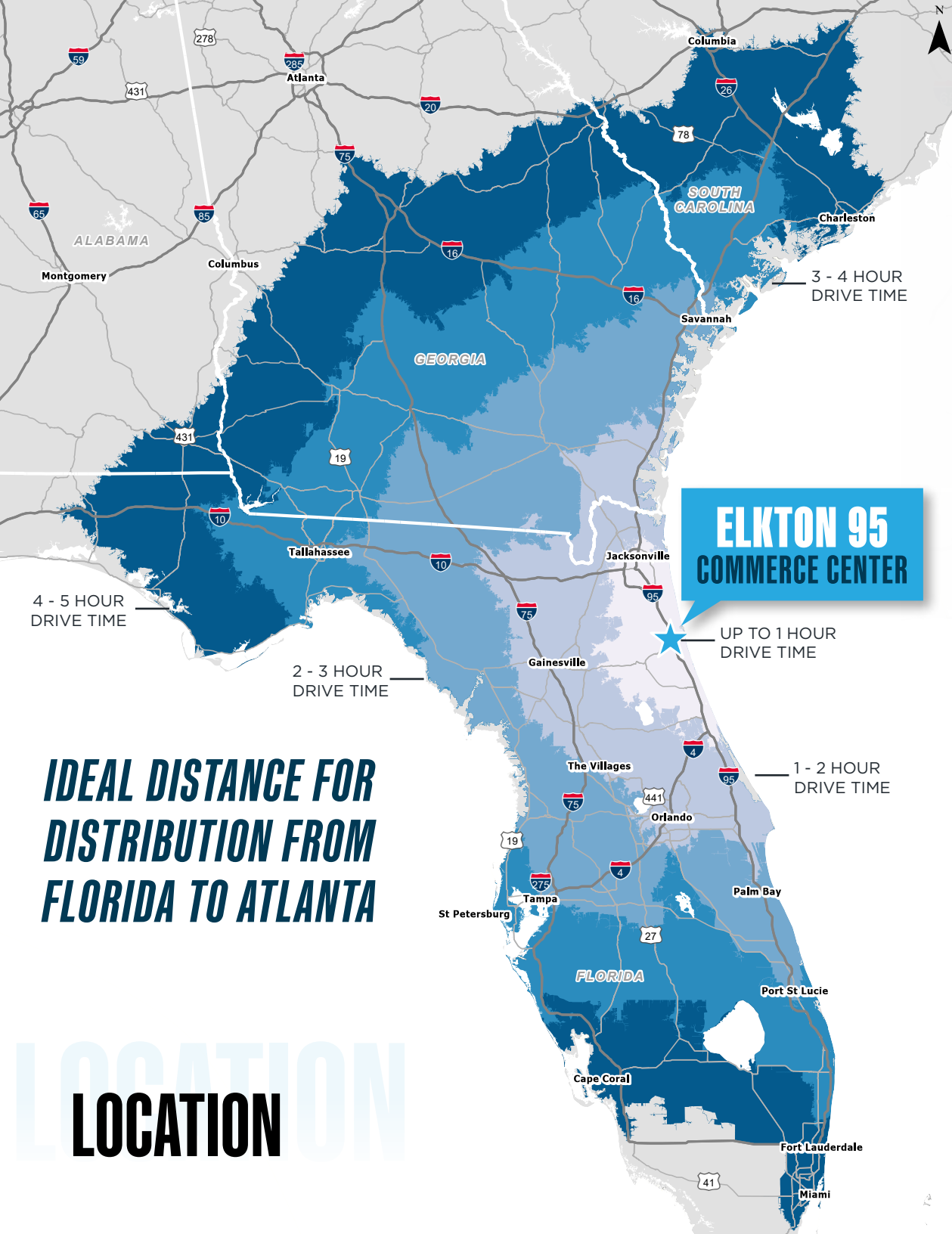
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PROPERTY WEBSITE

AVAILABLE SF:	75,000- 246,818 SF	DOCKS:	40
WAREHOUSE:	225,100 SF	DRIVE-INS:	1
MEZZANINE:	12,000 SF	PARKING:	
OFFICE SF:	13,718 SF	AUTO:	232 (0.9/1,000 SF)
1ST FLOOR SF:	4,000 SF	TRAILER:	32 (Fenced Lot)
2ND FLOOR SF:	9,718 SF	LOADING:	Front
COOLER SF:	16,928 SF	POWER:	3 Phase 277/480 V, 4,000 Amp
EXPANSION SF:	100,000 SF	GENERATOR:	Diesel-power 500 kW
COLUMN SPACING:	35' x 38' (53' x 38' Speed Bay)	HVAC:	100%
CLEAR HEIGHT:	31'	FIRE SUPPRESSION:	ESFR Sprinklers
BUILDING DEPTH:	300'	ROOF:	60 Mil TPO Installed in 2022 (15 Yr Warranty)
YEAR BUILT:	1994 / 1999	ZONING:	PUD
ACRES:	28.54		

OVERVIEW



***IDEAL DISTANCE FOR
DISTRIBUTION FROM
FLORIDA TO ATLANTA***

LOCATION

LOCATION STATS:

0.3 Miles to SR 207

0.8 Miles to I-95

6.7 Miles to St Augustine

45 Miles to JAX Port

52 Miles to DAYTONA / I-4

55 Miles to JAX INTL Airport

PROPERTY PHOTOS

Columbus



ELKTON 95

COMMERCE CENTER

READY FOR OCCUPANCY!



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FOR MORE INFORMATION, PLEASE CONTACT:

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