

**FOR LEASE**



Pine Street / RPS



# 1550 ELLIS ROAD NORTH

JACKSONVILLE, FL 32254

**TOTAL SIZE**

**120,000± SF**

**CLEAR HEIGHT**

**24'±**

**LOADING DOCKS**

**6**

Pine Street / RPS

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2650-2 Rosselle Street, Jacksonville, FL 32204 | All information is deemed accurate but subject to errors and/or omissions.

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## PROPERTY OVERVIEW

Presenting a strategically located industrial opportunity within Jacksonville's established Westside industrial corridor, minutes from I-10 and the Cecil Commerce Center. Situated on 17.18± acres, the property features a 220,000± SF masonry warehouse with 24'± clear heights, multiple grade-level and dock-high doors, and a climate-controlled office component finished to a professional standard.

Currently, 120,000± SF is available, with the potential to expand by an additional 100,000± SF, offering flexibility for users with near-term occupancy needs and future growth requirements.

The building is suited to logistics, light manufacturing, distribution, and flex users seeking immediate access to I-10, I-295, and the Jacksonville International Airport corridor. The parcel offers abundant trailer parking and hard-surface yard storage.

## LOCATION HIGHLIGHTS

- **Immediate I-10 access** via Ellis Road N and Lane Avenue interchanges ----- Downtown Jacksonville is 10± minutes east
- **Cecil Commerce Center & Westside Industrial** employment base within a 5 mile radius
- **JAXPORT** terminals reachable in 20± minutes via I-10 / I-95
- **Jacksonville International Airport** 18± miles north via I-295

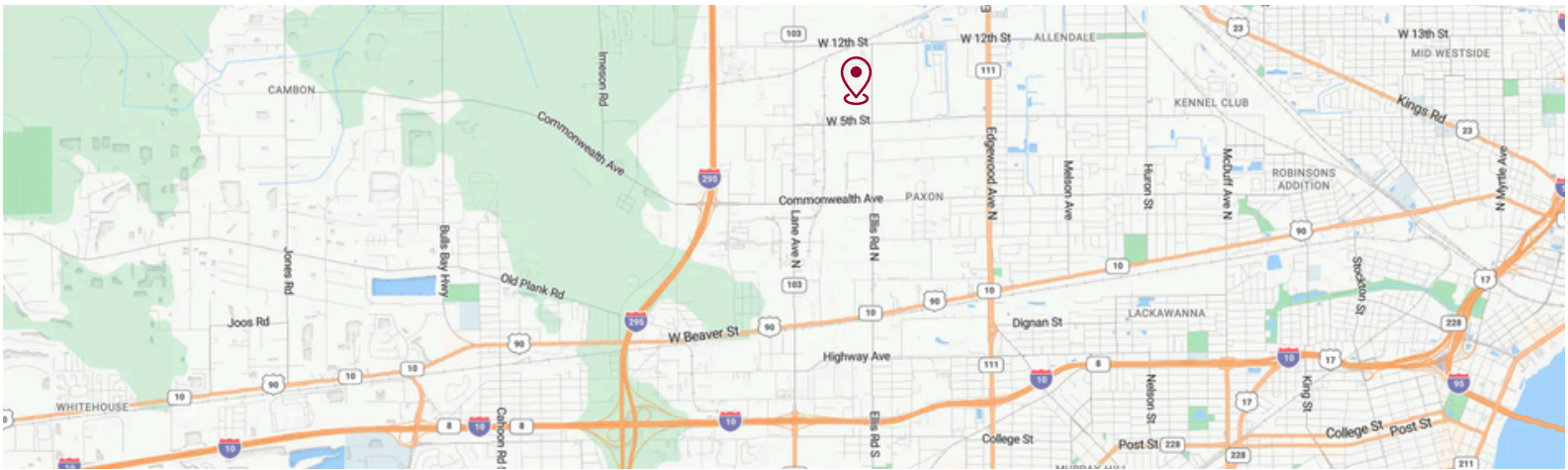
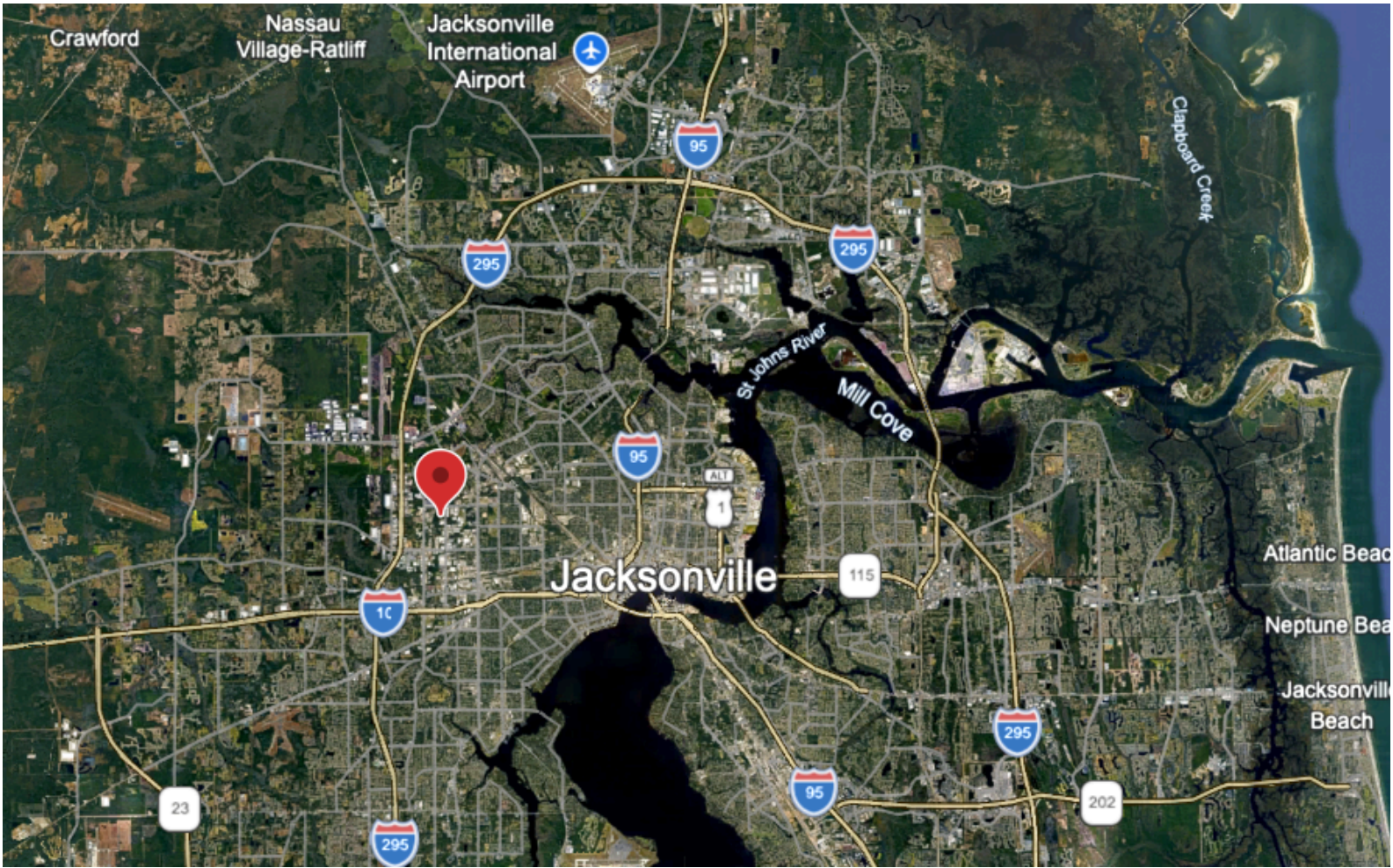
## PROPERTY OFFERING

TOTAL SIZE	120,000± SF
TOTAL WAREHOUSE SIZE	117,854± SF
HVAC WAREHOUSE SIZE	24,000± SF
OFFICE SIZE	3,626± SF
LAND SIZE	17.8± Acres
ZONING	IL
CEILING HEIGHT	24'
DOCK-HIGH DOORS	6
COLUMN SPACING	40' x 40'
LOADING	Front
SPRINKLER SYSTEM	Wet
POWER	6,000a/480v 3p
UTILITIES	City water & sewer
LEASE RATE	\$6.00 PSF, NNN

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**I-10 INTERCHANGE**  
Lane Avenue  
1.2± Miles | 3 minutes

**I-295 ACCESS**  
Normady Blvd  
2.8 miles | 6 minutes

**DOWNTOWN JACKSONVILLE**  
Courthouse  
2.8 miles | 6 minutes

**JACKSONVILLE INT'L AIRPORT**  
JAX  
18 miles | 22 minutes

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