

# ±112,000 SF WAREHOUSE SPACE AVAILABLE FOR LEASE 8/1/26



2001 ELLIS ROAD N | JACKSONVILLE, FL 32254

**LOCAL  
MARKET  
EXPERTS**

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**EASTGROUP**  
PROPERTIES

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# PROPERTY HIGHLIGHTS

2001 ELLIS ROAD N | JACKSONVILLE, FL 32254



±112,000 SF  
Warehouse



Easy Access To  
I-295 And I-95



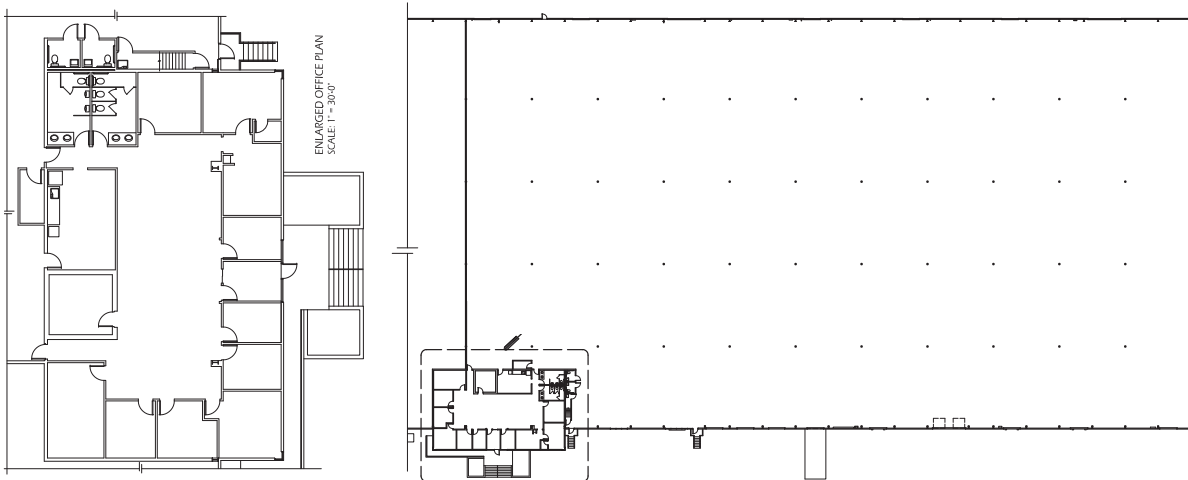
Westside  
Industrial  
Submarket



Zoned IL  
(Light  
Industrial)

## Area Amenities

- Access to a large and growing metro: Jacksonville, Florida serves nearly 962,000 residents with a median age of 36.4 and household income around \$66,981.
- Strong logistics & transportation infrastructure: Jacksonville is a major port and highway hub, making it a strategic location for businesses needing connectivity.
- Established suburban industrial/residential node on the Westside of Jax: The 32254 zip code provides access to local labor and community amenities.
- Relatively short commuter times: In the area's zip code, average travel time to work is ~23.6 minutes — favorable for employee access.
- Diverse workforce supply: The city offers a multi-industry economy (healthcare, retail, logistics, finance) which creates tenant demand and flexibility in leasing.



**Available Warehouse:** ±112,000 SF available 8/1/26

**Office Size:** ±1,450 SF Office

**Total Building Size:** ±201,000 SF

**Landlord:** EastGroup Properties

**Column Bay Spacing:** 40' x 50'

**Docks:**  
(6) 10'x10' - 5 with EOD levelers  
(1) 20'x10' - with 2 pit levelers  
(1) 10'x10' door w/ 12' ramp

**Ceiling Clear Height:** 31' min. - 36' max

**Truck Court:** 120' Deep

**Year Built:** 1980

**Utilities:** JEA water and sewer

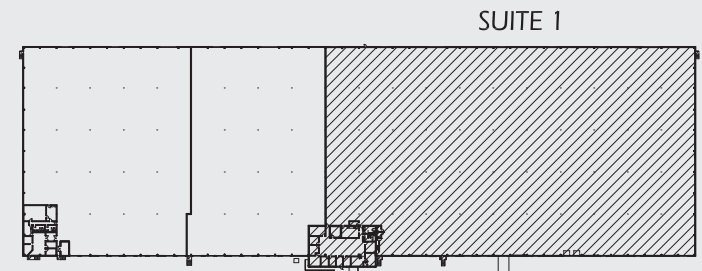
**Fire Protection:** Wet pipe/.325/2,000 SF

**Zoning:** IL (Industrial Light)

**Lighting:** T-5 fluorescent

**Electrical:** 1,200 amps/280 volts

**Rail:** (7) doors (not active)



# PROPERTY LOCATION

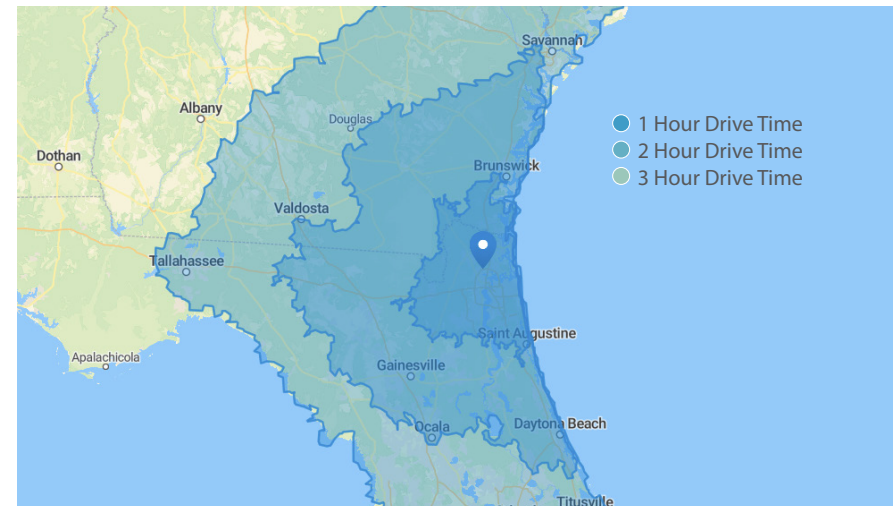
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The property is located in the Northwest Economic Development Fund, which will allow a tenant to potentially qualify for numerous economic incentives, such as a revenue grants and property tax abatement with the City of Jacksonville.

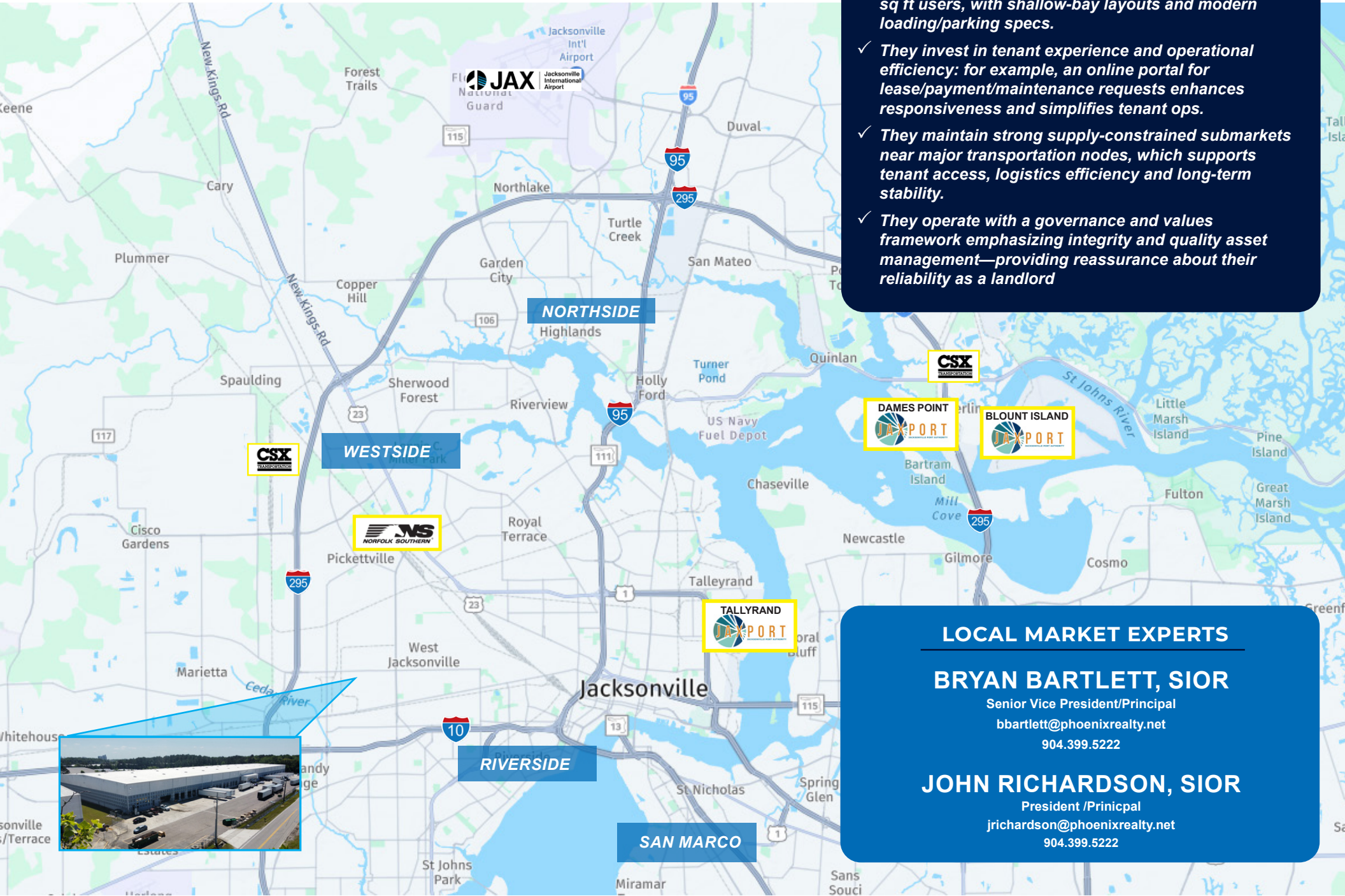


	Time	Miles
<b>Interstate 295</b>	4 min	1.2
<b>Interstate 95</b>	16 min	6.7
<b>Interstate 10</b>	8 min	3.5
<b>CSX Intermodal Facility</b>	16 min	5.9
<b>Norfolk Southern Intermodal</b>	13 min	5.8
<b>FEC Intermodal Facility</b>	19 min	11.7
<b>Jacksonville Int'l Airport</b>	23 min	16
<b>JAXPORT   Talleyrand</b>	19 min	10
<b>JAXPORT   Dames Point</b>	26 min	22
<b>JAXPORT   Blount Island</b>	26 min	22
<b>Port of Savannah</b>	2.5 hours	145
<b>Port of Charleston</b>	4 hours	244
<b>Port of Tampa</b>	3 hours	195



# LOCAL AREA

2001 ELLIS ROAD N | JACKSONVILLE, FL 32254



## East Group Properties | First Class Landlords

- ✓ *Their buildings are designed specifically for flexibility and tenant usability: multi-tenant business distribution buildings geared toward 20,000–100,000 sq ft users, with shallow-bay layouts and modern loading/parking specs.*
- ✓ *They invest in tenant experience and operational efficiency: for example, an online portal for lease/payment/maintenance requests enhances responsiveness and simplifies tenant ops.*
- ✓ *They maintain strong supply-constrained submarkets near major transportation nodes, which supports tenant access, logistics efficiency and long-term stability.*
- ✓ *They operate with a governance and values framework emphasizing integrity and quality asset management—providing reassurance about their reliability as a landlord*

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