

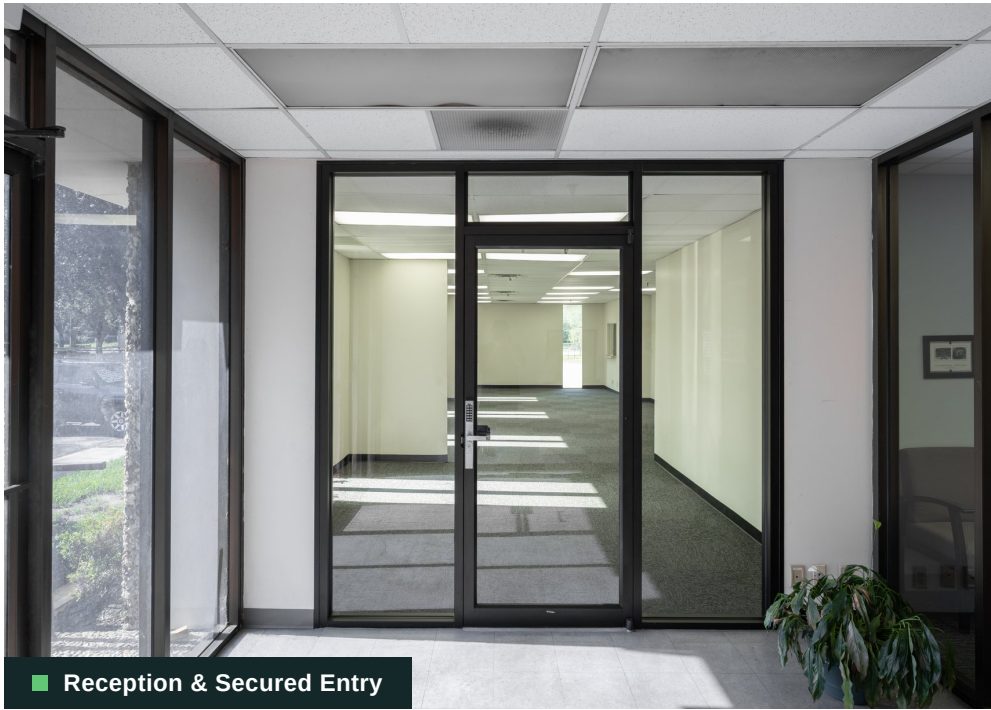


±73,950 SF Available For Lease

1030 Ellis Road N,
Jacksonville, FL 32254

For more information, please contact Kyle Fisher by email or phone: kyle.fisher@cbre.com +1 864 540 5926





Floor Plan and Specifications

Space Available: 73,950 SF

Office Space: 4,935 SF
(Reception, Open Office Bullpen Area, Conference Room, Break Room, IT & Supply Closets, Multi-Stall Restrooms)

Dock Doors: 8 (9'x10')

Dock Equipment: Mechanical Pit Levelers and Seals at each door

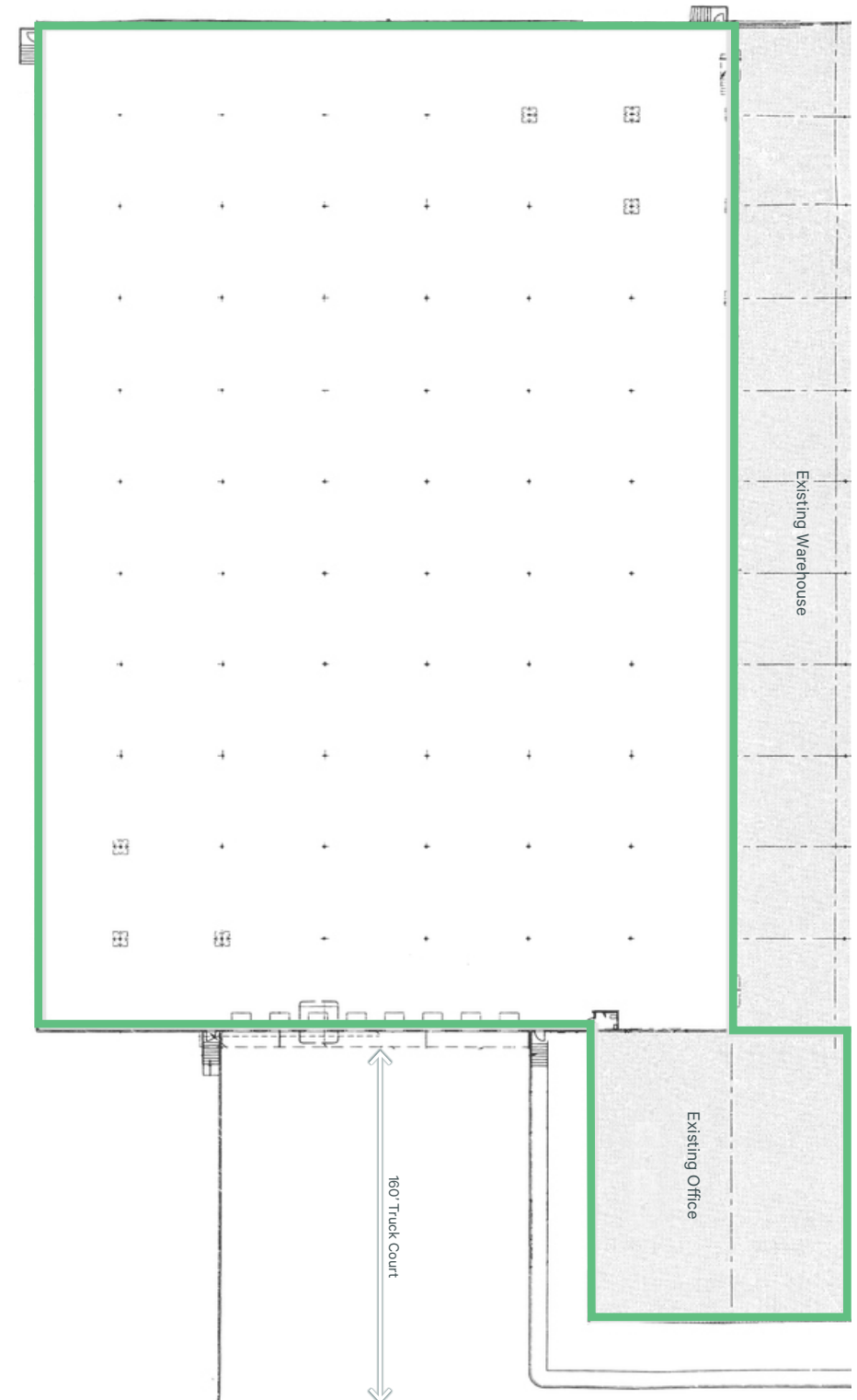
Zoning: Light Industrial (IL)

Clear Height: 21'

Power: 3 Phase, 277/480v

Fire Suppression: Wet Pipe

Truck Court: 160' Fenced and Secured





Neighboring Tenants:

ALL MY SONS
MOVING & STORAGE

Sysco

NTW
NATIONAL TIRE WHOLESALE

Anheuser-Busch

FUGHES

Total Distribution, Inc.
A Peoples Services, Inc. Company

Ryan Herco
Flow Solutions

HILEX
A NOVOLUX BRAND

Biagi
Bros.

IRON
MOUNTAIN®

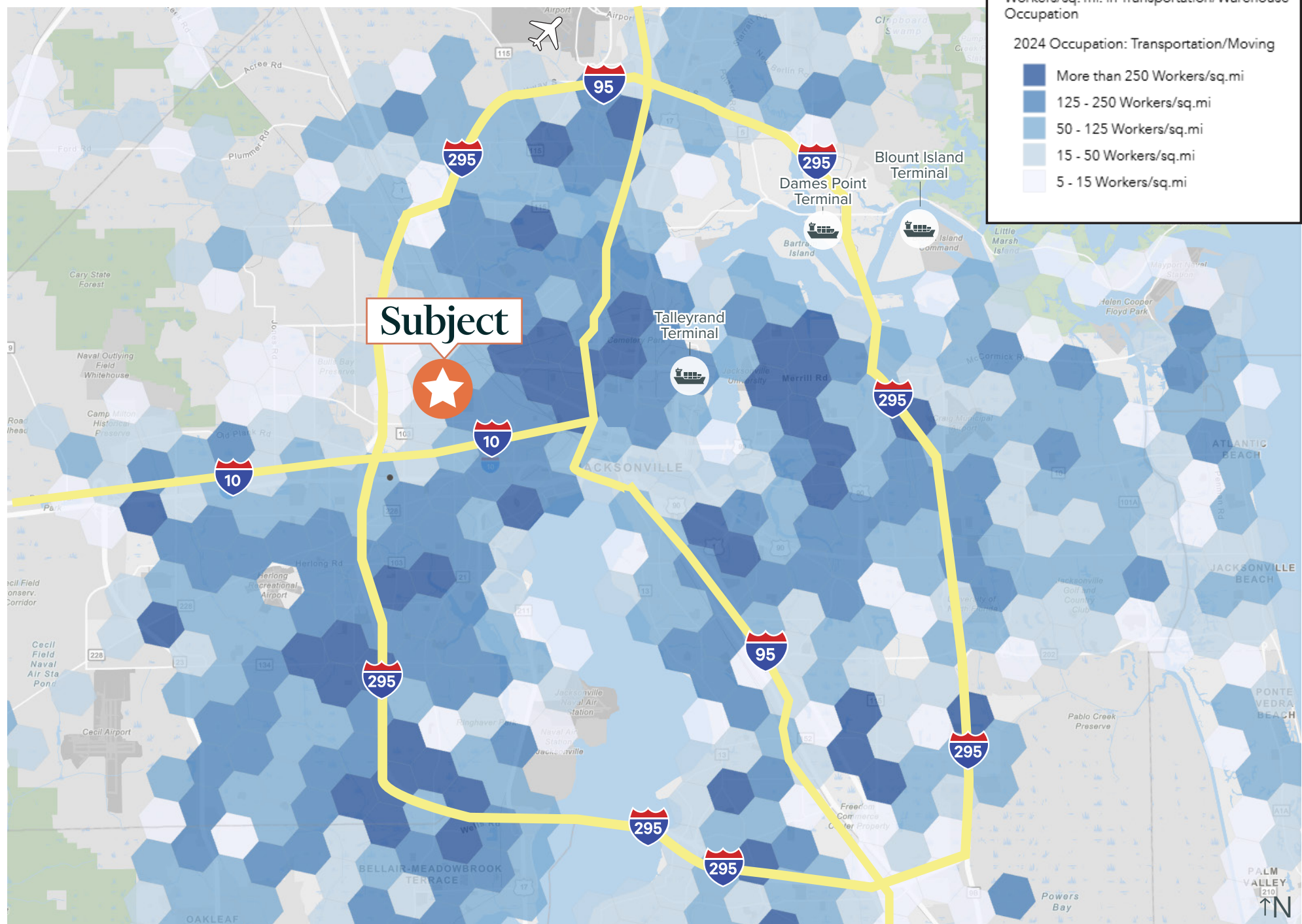
Ring Power
Lift Trucks

DUPUY
Since 1936

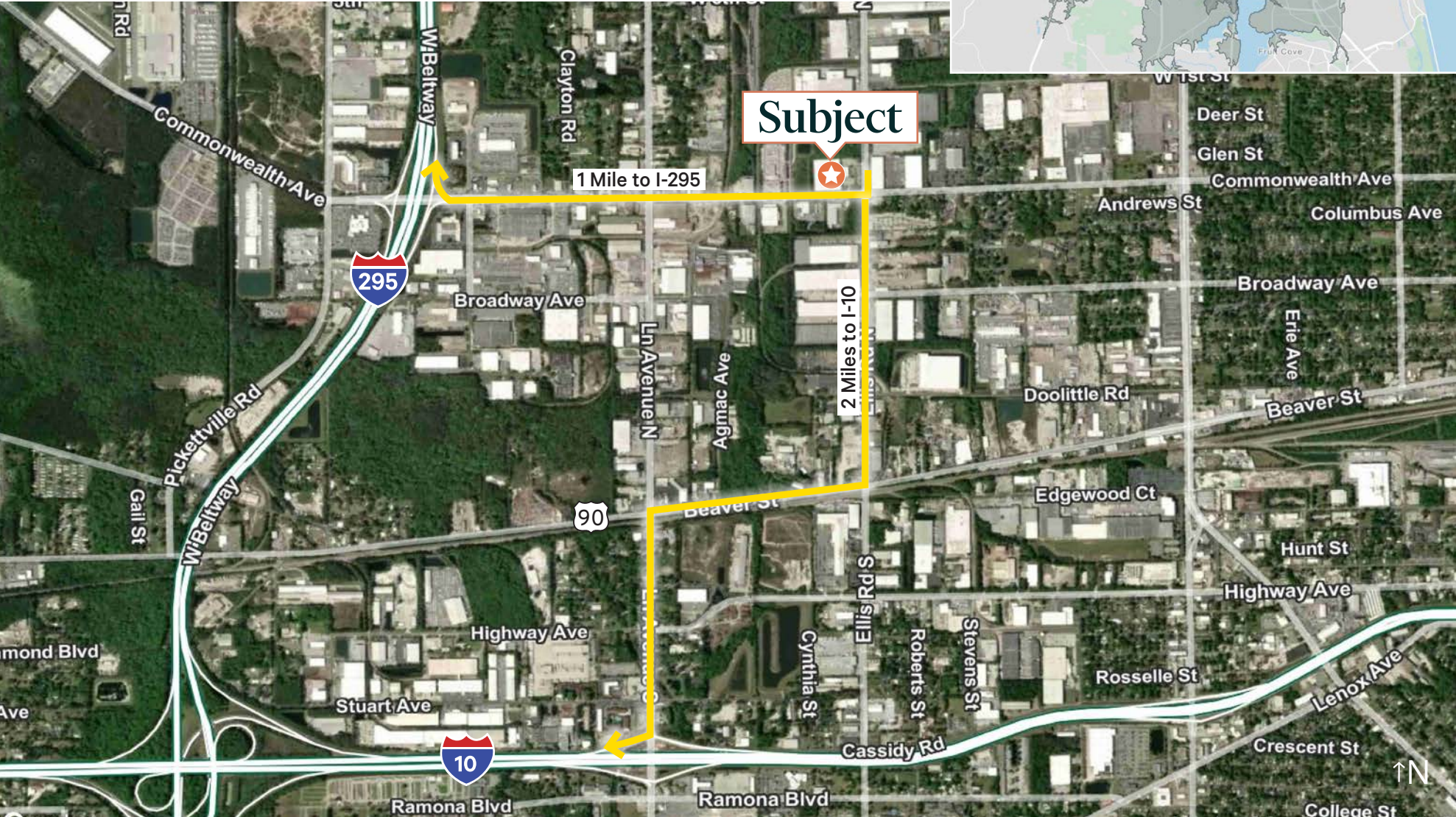
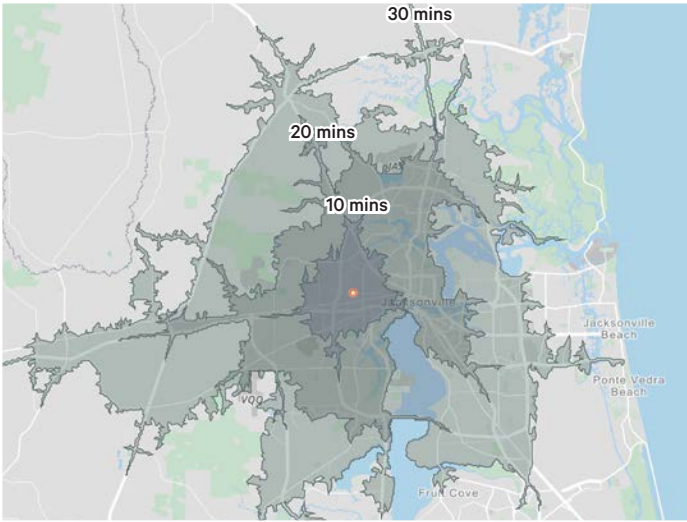
Johns Manville
A Berkshire Hathaway Company

Mitnet, LLC
Facility's Construction • FCC Cabinets

Transportation/Warehousing Workforce Density



Key Metrics (Drive Time)	10 minutes	20 minutes	30 minutes
Population	76,048	464,515	1,032,921
Daytime Population	97,140	540,186	1,122,917
Labor Force (Transportation, Production, Material Moving)	4,441	29,254	67,792
Bachelor's Degree or Higher	10,798	80,357	229,962
Businesses	3,804	20,878	43,892
Avg Household Income	\$ 68,227	\$81,800	\$95,103





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