



CUSHMAN &  
WAKEFIELD

IPCapital  
PARTNERS, LLC

# ELKTON 95 COMMERCE CENTER

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

ABILITY TO EXPAND BY  
**100,000 SF**  
(a 41% increase to the RBA)

AVAILABLE JULY 2025

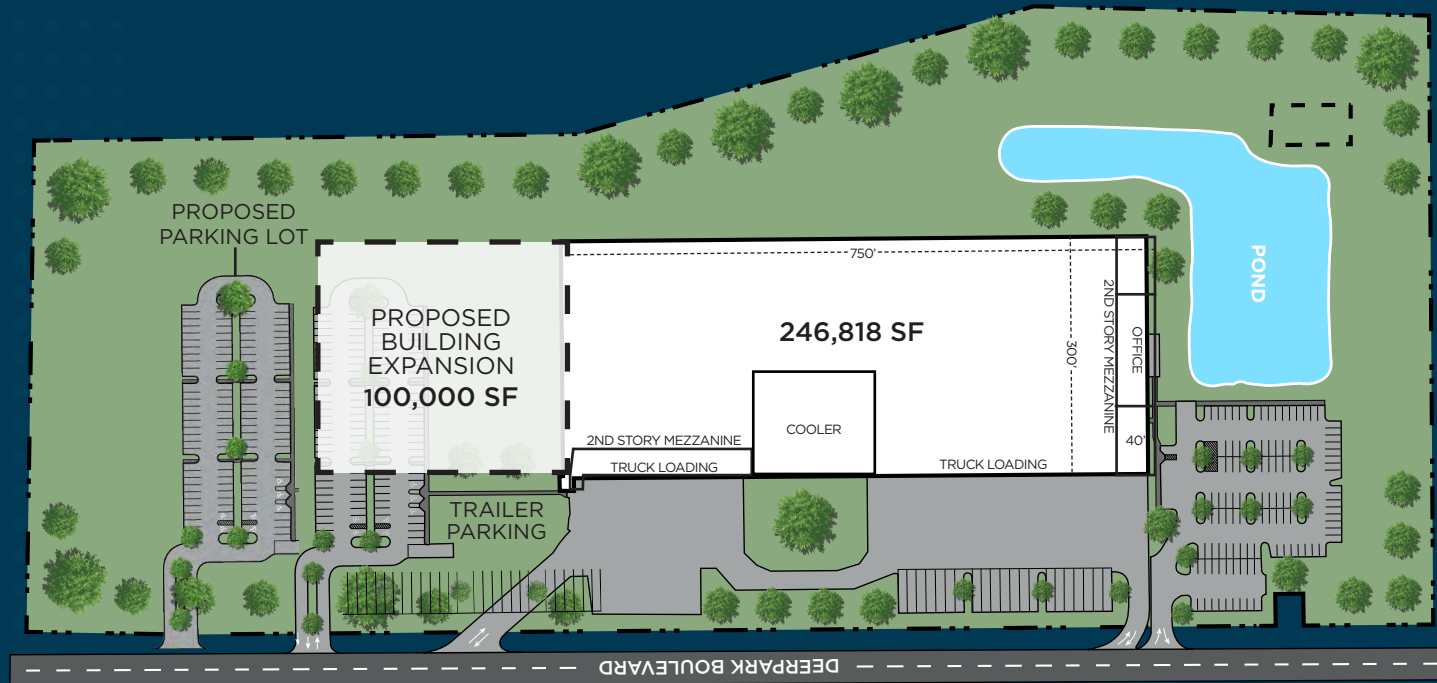


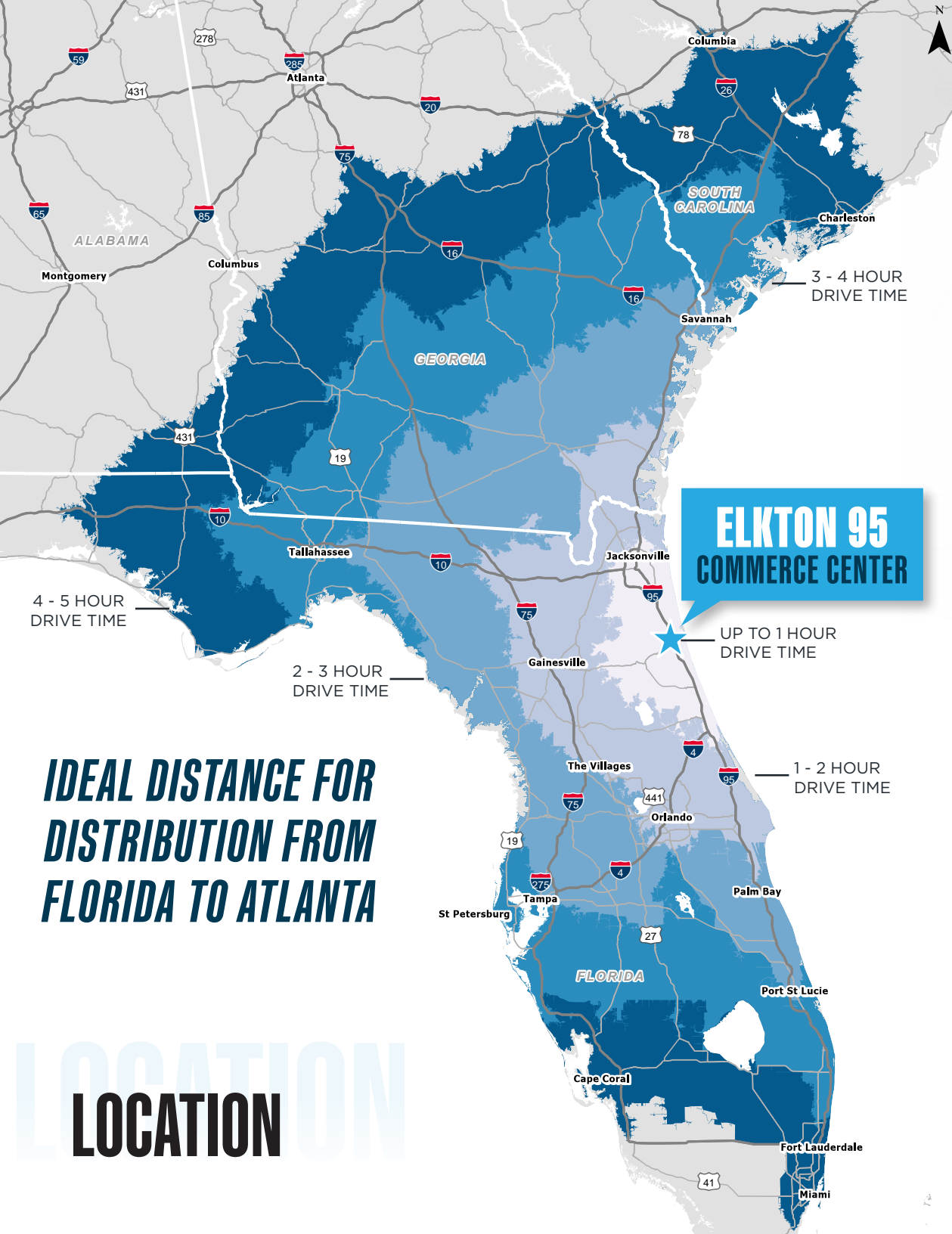
# PROPERTY OVERVIEW

AVAILABLE JULY 2025

AVAILABLE SF:	246,818 SF	TRUCK COURT:	185'
WAREHOUSE:	225,100 SF	HVAC:	100%
MEZZANINE:	21,718 SF	FIRE SUPPRESSION:	ESFR
EXPANSION POTENTIAL:	100,000 SF 41% increase to the RBA	AUTO PARKING:	221 (0.9/1,000 SF)
ACRES:	28.54	TRAILER PARKING:	32
OFFICE:	4,000 SF	ZONING:	PUD
BUILDING DEPTH:	300'	ROOF:	Mechanically attached 60 Mil TPO Installed in 2022 with 15 Yr Warranty
YEAR BUILT:	1994 (Expanded 1999)	GENERATOR:	Diesel-power 500 KW
CLEAR HEIGHT:	31'	POWER:	Between 1,600 and 4,000 Amp, 277/480-volt, three phase
COLUMN SPACING:	35' x 38' (53' x 38' Speed Bay)	SECURITY:	Fenced lot
LOADING:	Front	COOLER:	16,928 SF
DOCKS:	40		
DRIVE-INS:	1		

# SITE PLAN





***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

# ELKTON 95

## COMMERCE CENTER

AVAILABLE JULY 2025



### FOR MORE INFORMATION, PLEASE CONTACT:

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