EastGroup Properties Westside Industrial Portfolio

Strategically positioned on the Westside of Jacksonville, EastGroup Properties' industrial portfolio features high quality construction, institutionally maintained buildings with excellent clear heights and functional layouts. The buildings have easy access to I-10, I-295, I-95 and US-1. An array of national companies are already represented including Federal Express, Johns Manville, Iron Mountain and First Choice Medical.

For further information, please contact our exclusive agents:

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.
**HIGHLIGHTS**
- ±112,000 SF Industrial Space Available For Lease
- High Quality construction
- Convenient access to all of Jacksonville’s major interstates
- Large industrial floor plates available
- Excellent clear heights
- Institutionally maintained properties

**TRUCK TRANSIT TIME:** A key factor to many operators. From Jacksonville, 50,000,000 consumers are reached within 8 hours & 60% of the U.S. population is reached within 24 hours.

**PROXIMITY** from Jacksonville to the following U.S. cities:
- Atlanta: 296 miles
- Miami: 317 miles
- Birmingham: 375 miles
- New Orleans: 507 miles
- Charlotte: 350 miles
- Chattanooga: 397 miles
- Charleston: 210 miles
OVERVIEW: The Jacksonville market continues to benefit from the growth of the area’s seaport which is quickly gaining container volumes from Asia through both the Panama and Suez canals. JAXPORT was recently named one of the nation’s top ten fastest growing export ports and continually ranks among the top auto ports in the U.S. by volume. The port offers worldwide cargo service from more than 40 ocean carriers, including direct service with Europe, Africa, South America, the Caribbean and other key markets. JAXPORT’s Foreign Trade Zone No. 64 is the 3rd largest of Florida’s 20 FTZs (based on import/export trade values). Recently, JAXPORT has invested $600 million in infrastructure improvements and a newly authorized project to deepen the federal shipping channel to meet the needs of larger cargo ships transiting goods today.

MAJOR EMPLOYERS in JAX
- Naval Air Station Jacksonville 25,200
- Naval Station Mayport 12,600
- Baptist Health 8,200
- Bank of America Merrill Lynch 6,400
- Blue Cross & Blue Shield of Florida 6,000
- Citi 5,000
- Mayo Clinic 4,900
- United Parcel Service 4,100
- St. Vincent’s Medical Center 4,000
- U.S. Postal Service 3,700
- Shands Jacksonville Medical Center 3,500
- CSX 3,300
- J P Morgan Chase 3,200
- Fleet Readiness Center 3,200
- Wells Fargo 2,800
- AT&T 2,600
- Winn-Dixie Stores 2,500
- Lender Processing Services (LPS) 2,400
- JEA 2,300
- Catholic Diocese of St. Augustine 2,100
- Vistakon 2,000
- Talagy 1,800
- Florida State College at Jacksonville 1,800
- Gate Maritime Properties 1,800
- HCA- Memorial Hospital Jacksonville 1,800
- Aetna 1,700
### WESTSIDE DISTRIBUTION CENTER

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<th>#</th>
<th>Building Address</th>
<th>Total Building Size</th>
<th>Total Available</th>
<th>Available Office</th>
<th>Clear Height</th>
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<tbody>
<tr>
<td>1</td>
<td>5400 W 12th St - Jax, FL</td>
<td>150,000 SF</td>
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<td>0 SF</td>
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<td>2</td>
<td>1720 Lewis Industrial Dr</td>
<td>102,000 SF</td>
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<td>0 SF</td>
<td>32'</td>
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<tr>
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<td>2000 Lewis Industrial Dr</td>
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<td>4</td>
<td>2001 Ellis Rd N</td>
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<td>112,000 SF</td>
<td>+4,000 SF</td>
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<td>5</td>
<td>2155 Ellis Rd N</td>
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### ELLIS DISTRIBUTION CENTER

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</table>

Available

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**Newmark Grubb**

**Phoenix Realty Group**

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