



Deerpark Distribution Center

3800 Deerpark Blvd.

Elkton, FL 32033

Two buildings totaling 423,831 s.f.

Strategically located with easy access to I-95 and State Road 207

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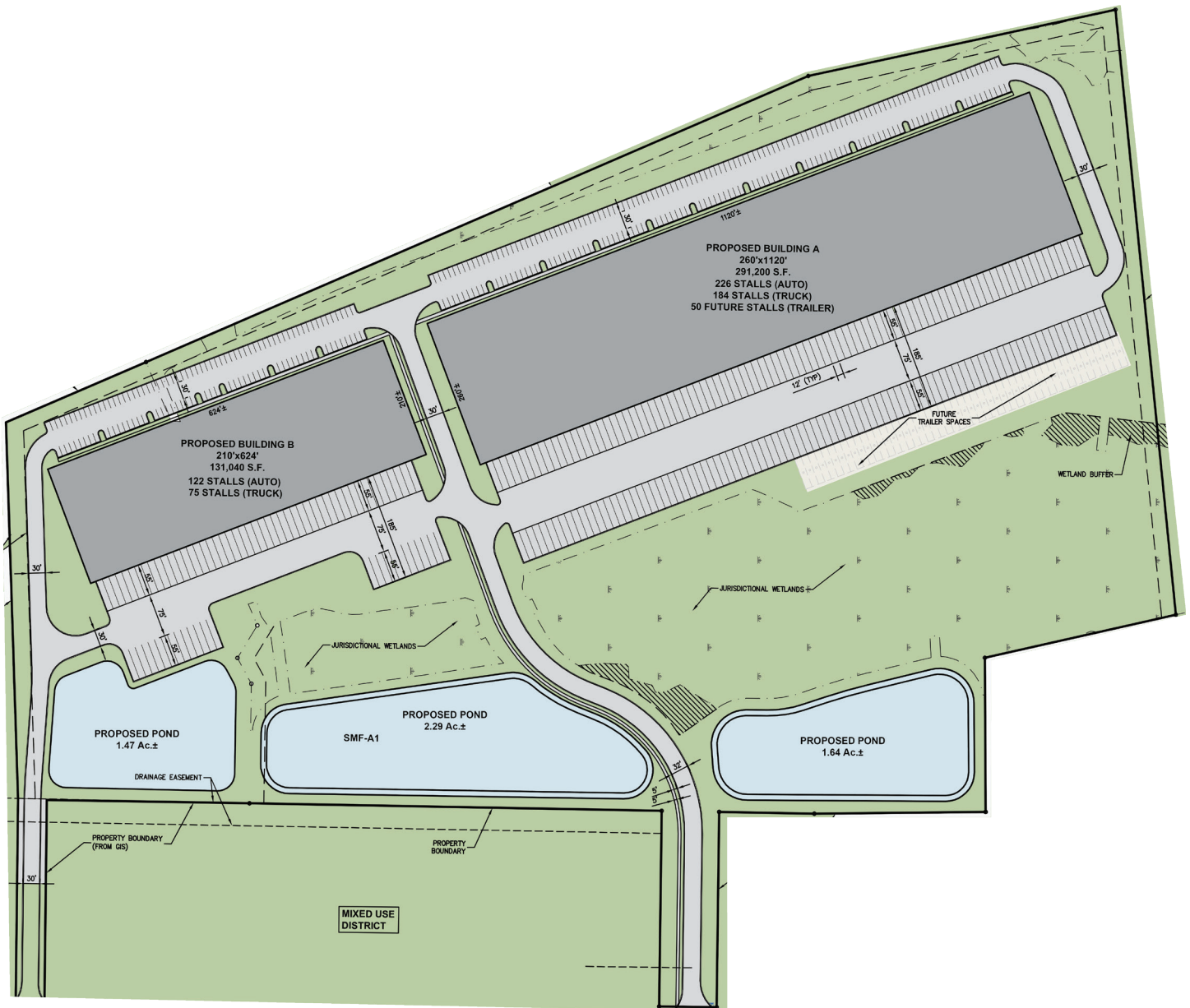
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Property overview

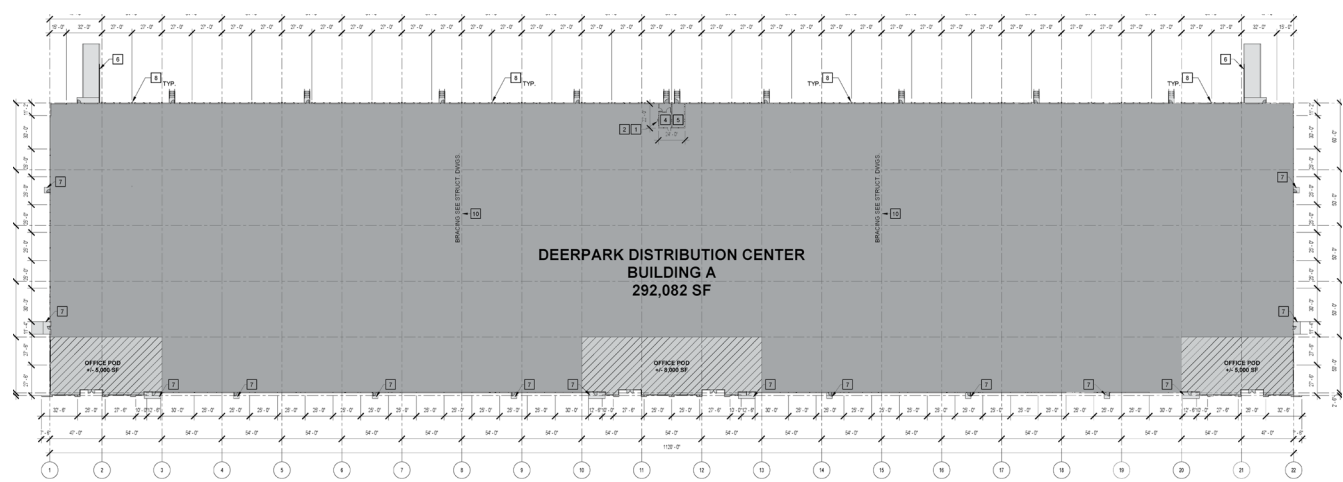
- Delivering Q3 2023
- Two rear-load distribution facilities totaling 423,831 square feet
- Located along Deepark Boulevard with quick access to I-95
- Zoned for Light Industrial
- Abundant trailer parking
- Excellent location to accommodate users of the Ports of Savannah and Jacksonville
- Strategic breakpoint for statewide and regional distribution
- Very limited opportunities to establish a final mile facility within county's rapidly growing population
- St. John's County is one of the top ten fastest growing counties in the country

Site plan



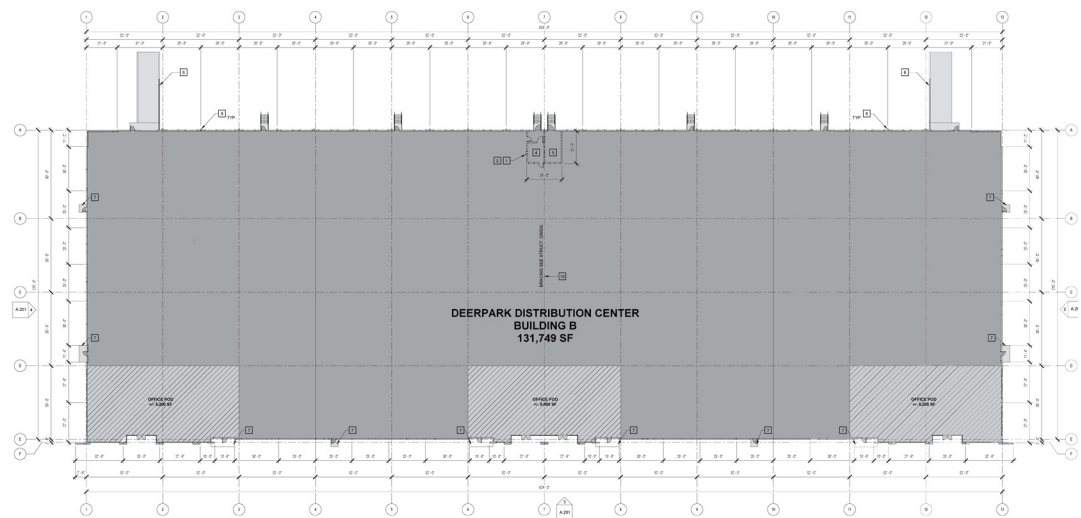
Property specifications

Building A



Building size	292,082 s.f.	Drive-ins	2 (12' x 14')
Available s.f.	292,082 s.f.	Truck court depth	185'
Column spacing	50' x 54 bay spacing 60' speed bays	Fire suppression	ESFR
Clear height	36'	Parking	226 auto & 184 truck
Dock doors	66 (9' x 10")	Slab design	6" unreinforced, 4,000psi

Building B



Building size	131,749 s.f.	Drive-ins	2 (12' x 14')
Available s.f.	131,749 s.f.	Truck court depth	135' - 185'
Column spacing	52" x 50 bay spacing 60' speed bays	Fire suppression	ESFR
Clear height	32'	Parking	122 auto & 75 truck
Dock doors	34 (9' x 10')	Slab design	6" unreinforced, 4,000psi

Drive times

Jacksonville, FL **41 miles**

Daytona Beach, FL **50 miles**

Orlando, FL **102 miles**

Tampa, FL **174 miles**

Savannah, GA **181 miles**

Charleston, SC **306 miles**

Miami, FL **306 miles**

Atlanta, GA **385 miles**

Charlotte, NC **426 miles**



Contact

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.