

AVAILABLE FOR LEASE • FLEX / WAREHOUSE

THE CHARIOT AT EASTPARK

11651-11653 CENTRAL PARKWAY, JACKSONVILLE, FL 32224



SUITES AVAILABLE

105/108 & 111 ; 209/210

SIZE RANGE

3,000 - 5,000 SF

CLEAR HEIGHT

18’

ASKING RATE

$12.00 / SF NNN





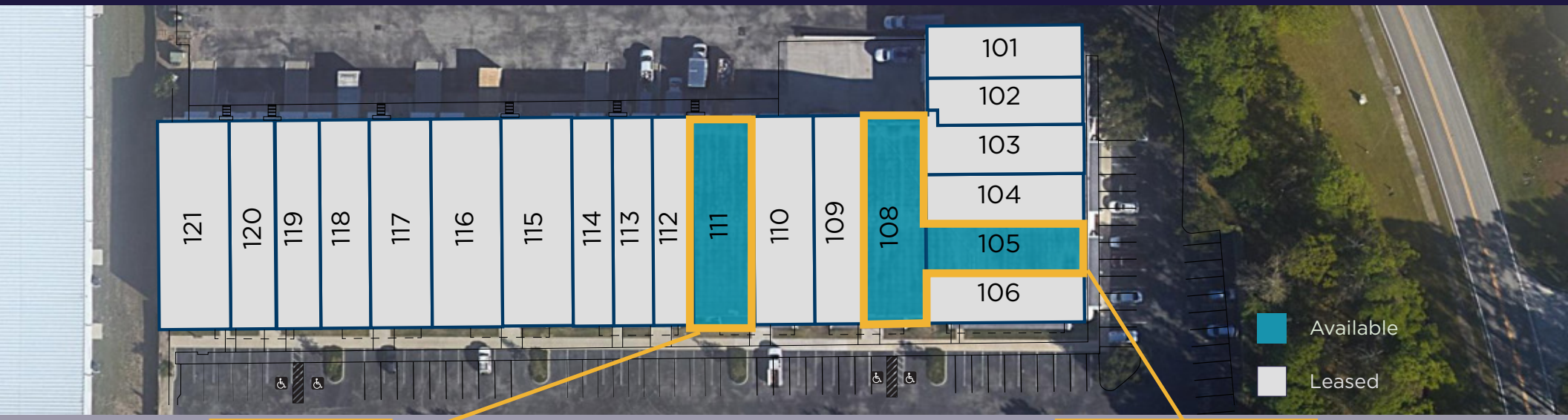




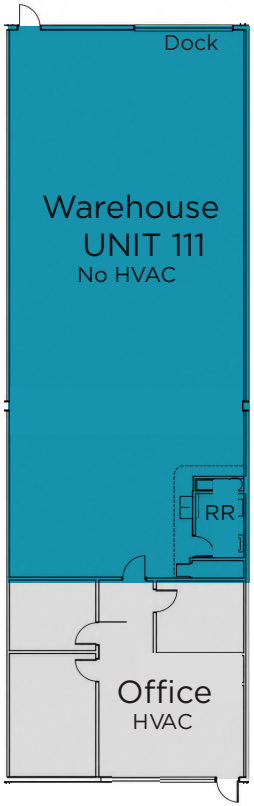
Why EastPark

- Located in EastPark at Town Center Business Park
- Abundant parking
- Multiple space configurations, including build-to-suit office
- Situated just north of the University of North Florida, and across from Florida State College at Jacksonville
- IBP Zoning
- Close to many amenities such as the St. Johns Town Center
- Easy access via intersection of Beach Boulevard and I-295
- Dock high and grade loading available
- Great Southside flex space
- 18’ Clear Height throughout

Floor Plans | 11651 Central Pkwy



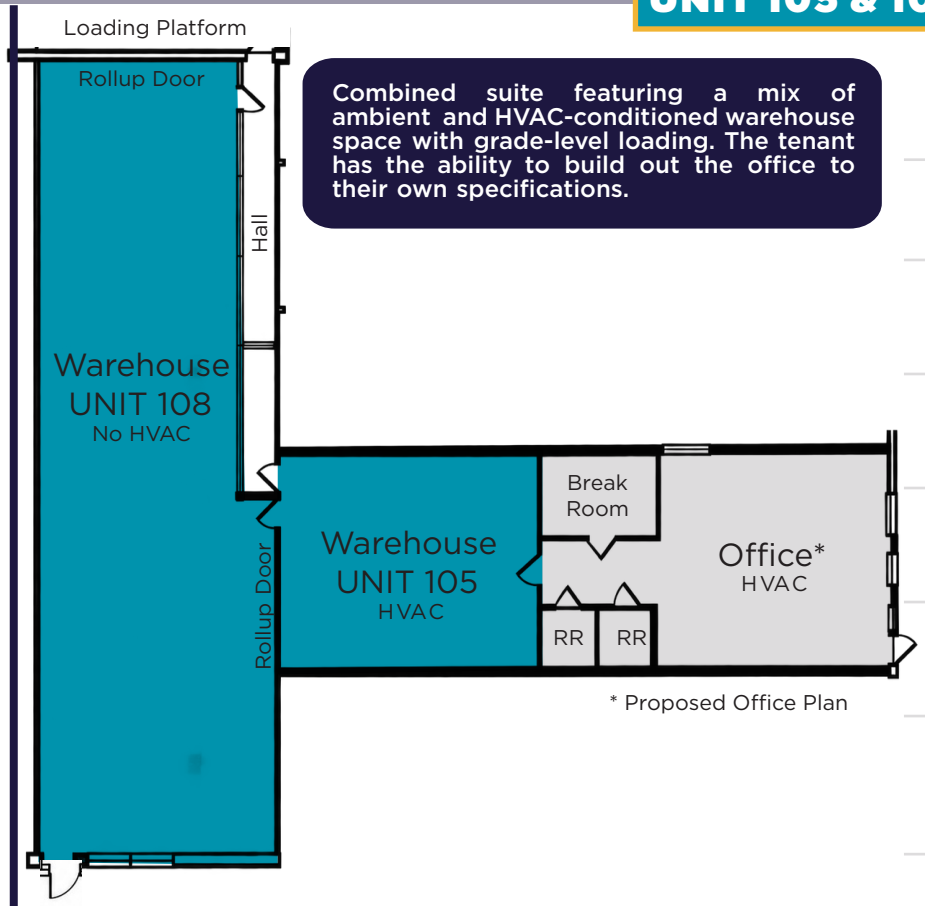
UNIT 111



Recently renovated office suite with dock-high loading able to accommodate a box truck up to 26 feet. Available now.

SF:	±3,000 SF
Office:	±838 SF
Warehouse:	±2,162 SF
Dock High Door:	1 (10'x10')
Clear Height:	18'
Parking Ratio:	2 / 1,000 SF

UNIT 105 & 108

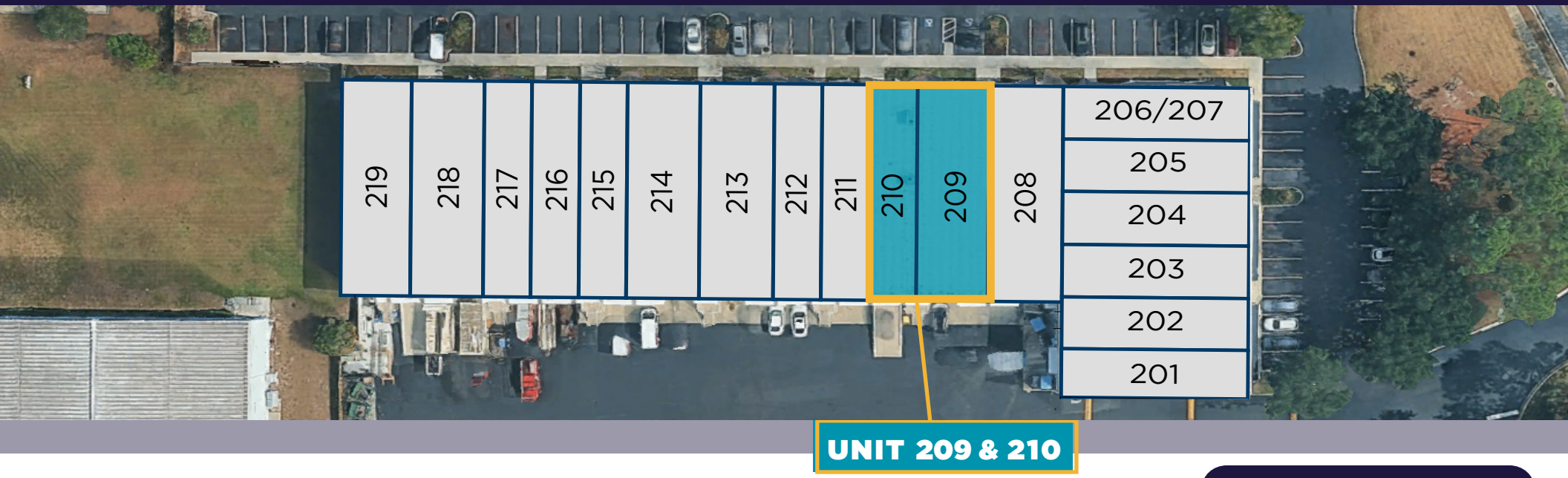


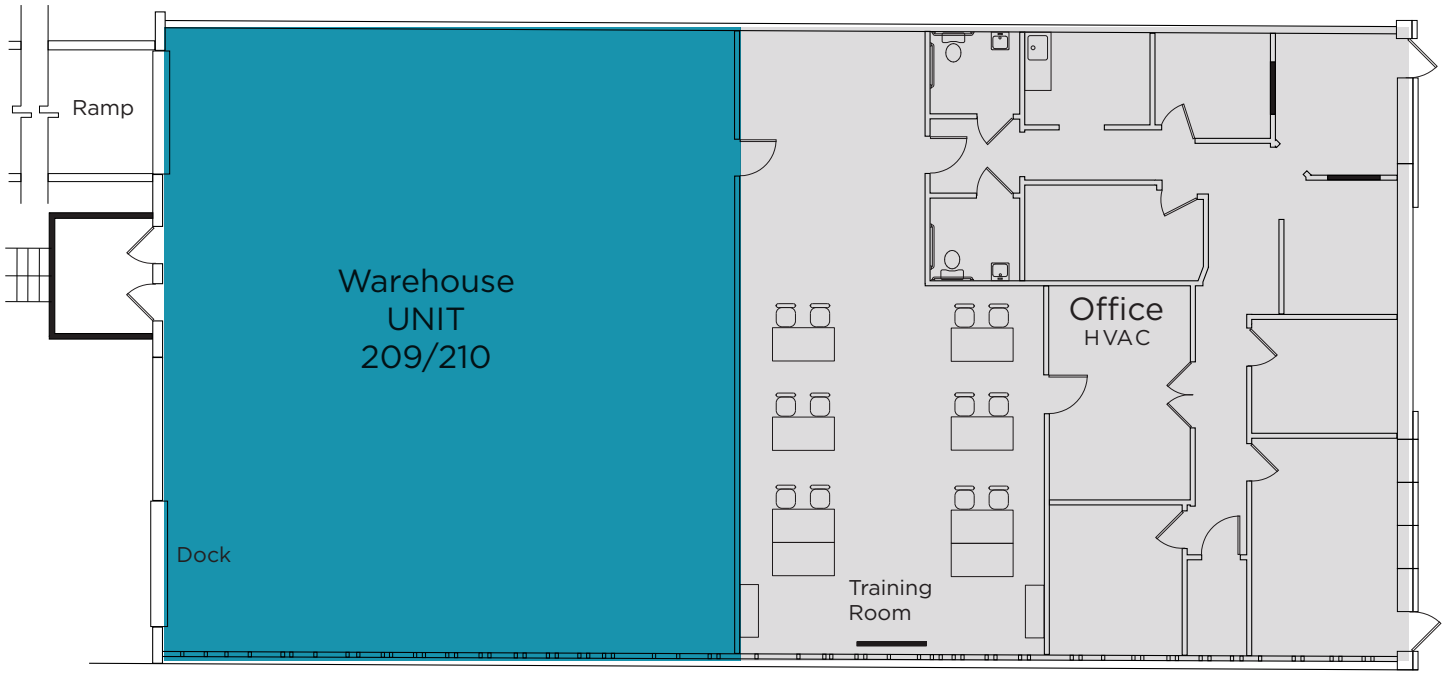
* Proposed Office Plan

Combined suite featuring a mix of ambient and HVAC-conditioned warehouse space with grade-level loading. The tenant has the ability to build out the office to their own specifications.

SF:	±4,812 SF
Proposed Office: (BTS)	±1,036 SF
HVAC Warehouse: (BTS)	±1,037 SF
Ambient Warehouse:	±2,739 SF
Drive-in Door:	1
Clear Height:	18'
Parking Ratio:	2 / 1,000 SF

Floor Plans | 11653 Central Pkwy





Flex suite with both dock-high and drive-in loading able to accommodate a box truck up to 26 feet. Available January 1, 2027.

SF:	±5,000 SF
Office:	±2,500 SF
Warehouse:	±2,500 SF
Dock High Door:	1 (10'x10')
Ramp:	1 Door
Clear Height:	18'
Parking Ratio:	1.7 / 1,000 SF

The Chariot at EastPark

11651–11653 Central Pkwy, Jacksonville, FL 32224

CUSHMAN & WAKEFIELD

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