



JACKSONVILLE'S PREMIERE INDUSTRIAL FACILITY

7780 WESTSIDE INDUSTRIAL DRIVE, JACKSONVILLE, FLORIDA



Westside Industrial Park is the largest industrial park in Northeast Florida, and home to a high percentage of the paramount manufacturing and distribution facilities in the Jacksonville market. Availabilities within the park range from 8,000 to 300,000 square feet, and offer quick access to major highways, ports, and airport.

Westside Industrial Park occupants benefit from the park's adjacency to the UPS regional distribution center, the CSX intermodal yard, and close proximity to a high caliber labor force. In addition, the Norfolk Southern intermodal yard is within three miles; and most major trucking companies are within five miles.

www.westsideindustrialpark.com

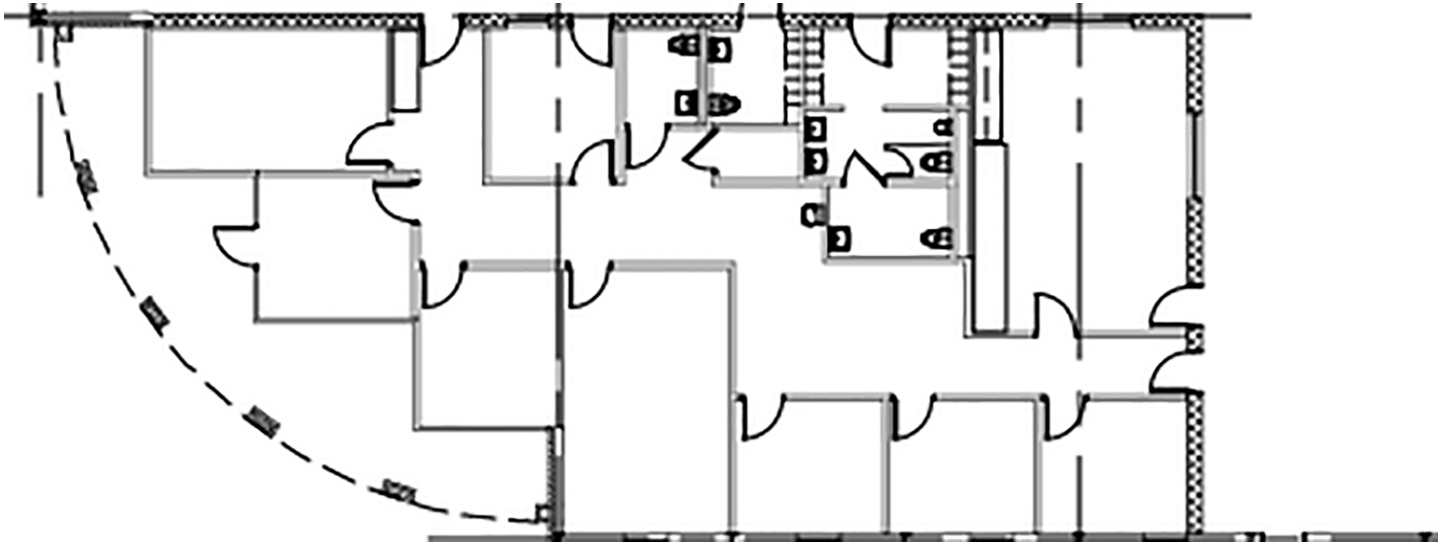
Building specifications

Features			
Available	30,500 s.f.	Drive-in ramp	1 (12' x 14')
Office (s.f.)	2,791 s.f.	Dock equipment	2 mechanical pit levelers
Year built	1997	Lighting	Metal halide
Clear height	24'	Truck court	160' Fully fenced with gate
Column spacing	40' x 50'	Auto parking	.80/1,000 s.f.
Docks doors	8 (10' x 10')	Power	200 AMP; 277/480 V 3 PH; 4 Wire

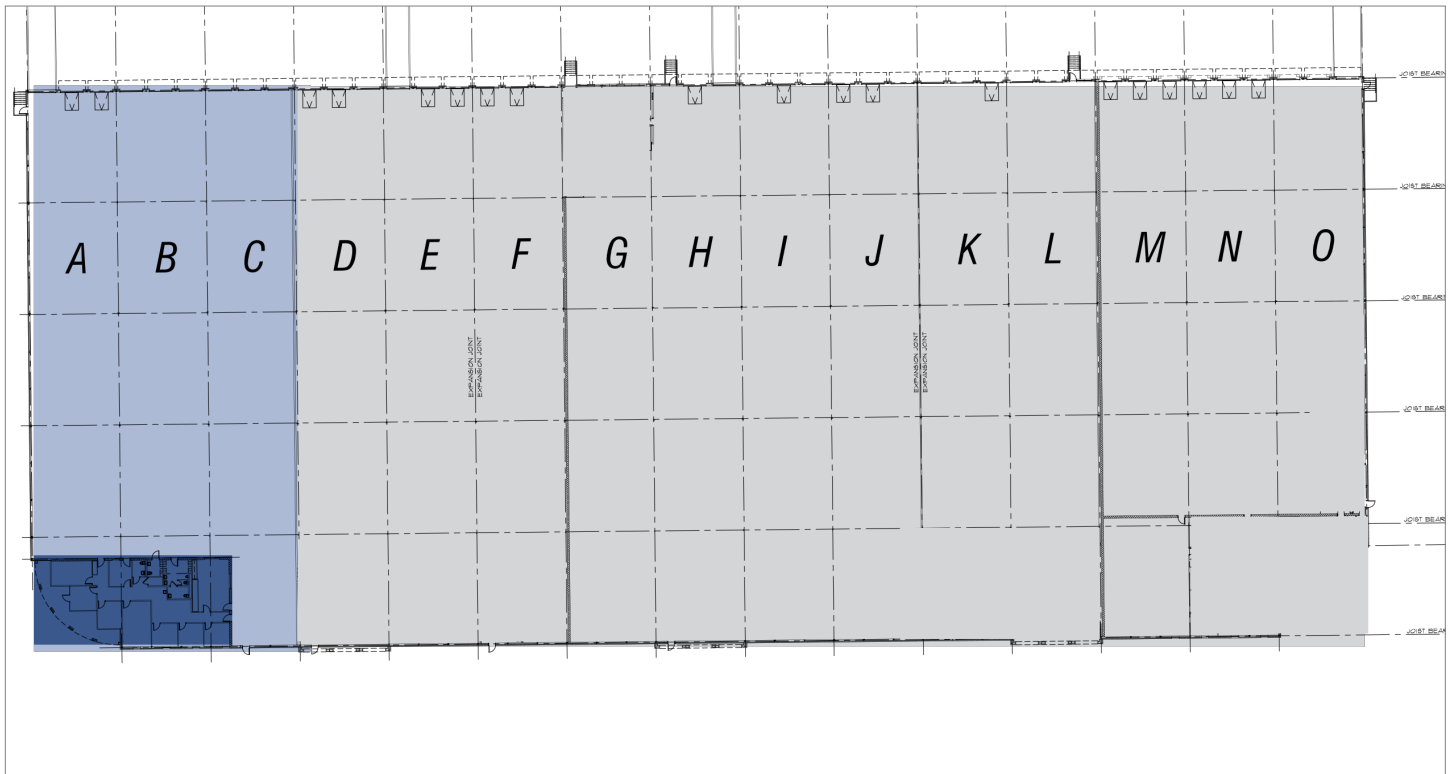
Aerial map



Office plan



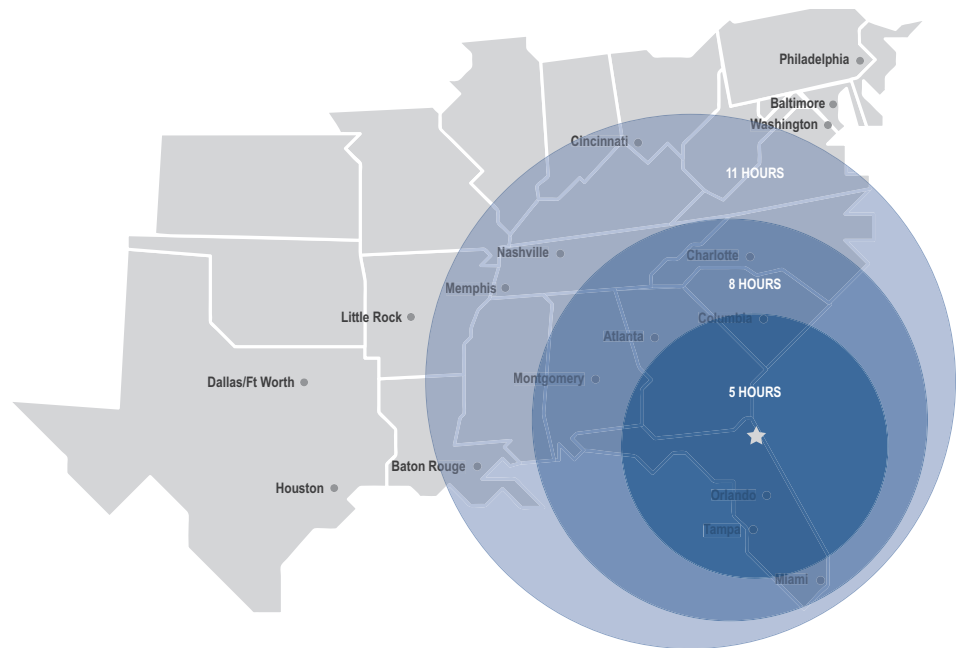
Site plan





Notable Drive Times

Location	Distance
Savannah, GA	142 miles
Orlando, FL	154 miles
Tampa, FL	209 miles
Charleston, SC	242 miles
Atlanta, GA	345 miles
Miami, FL	359 miles
Montgomery, AL	366 miles
Charlotte, NC	387 miles
Baltimore, MD	846 miles
Houston, TX	862 miles



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