

INDUSTRIAL | FOR LEASE

120,000 SF - 198,404 SF



## Westside Industrial Park

4925 Bulls Bay Highway, Jacksonville, FL 32219

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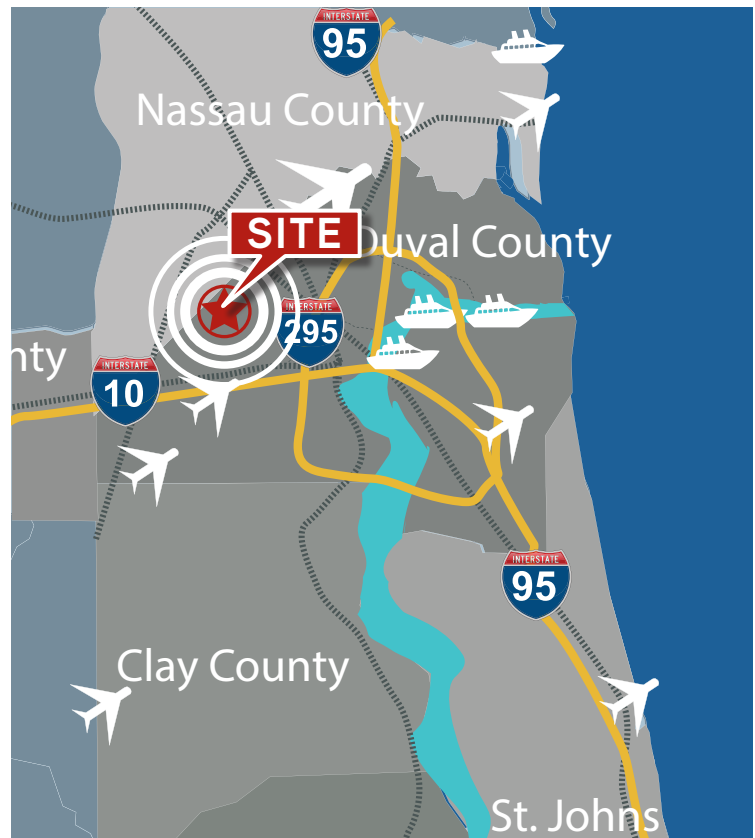
4925 Bulls Bay Highway, Jacksonville FL, 32219

120,000 SF - 198,408 SF INDUSTRIAL FOR LEASE



## Property Highlights

- Master planned industrial business park
- Exceptional multimodal location in Jacksonville's Westside submarket, offering superior access to the southeastern U.S. market via I-295 and I-10, with easy access to I-95 and I-75
- 3.4 miles to CSX intermodal facility
- 5.5 miles to Norfolk Southern intermodal facility
- 18.7 miles to FEC intermodal facility
- 14.6 miles to Jacksonville International Airport
- 20.4 miles to JAXPORT Dames Point terminal facility
- Abundant regional labor pool
- Pro-growth local government
- FTZ #64
- No state or local personal income tax
- No inventory tax



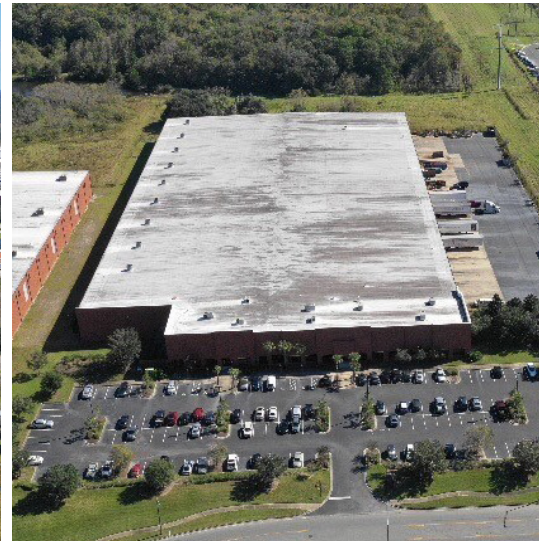
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## BUILDING FEATURES

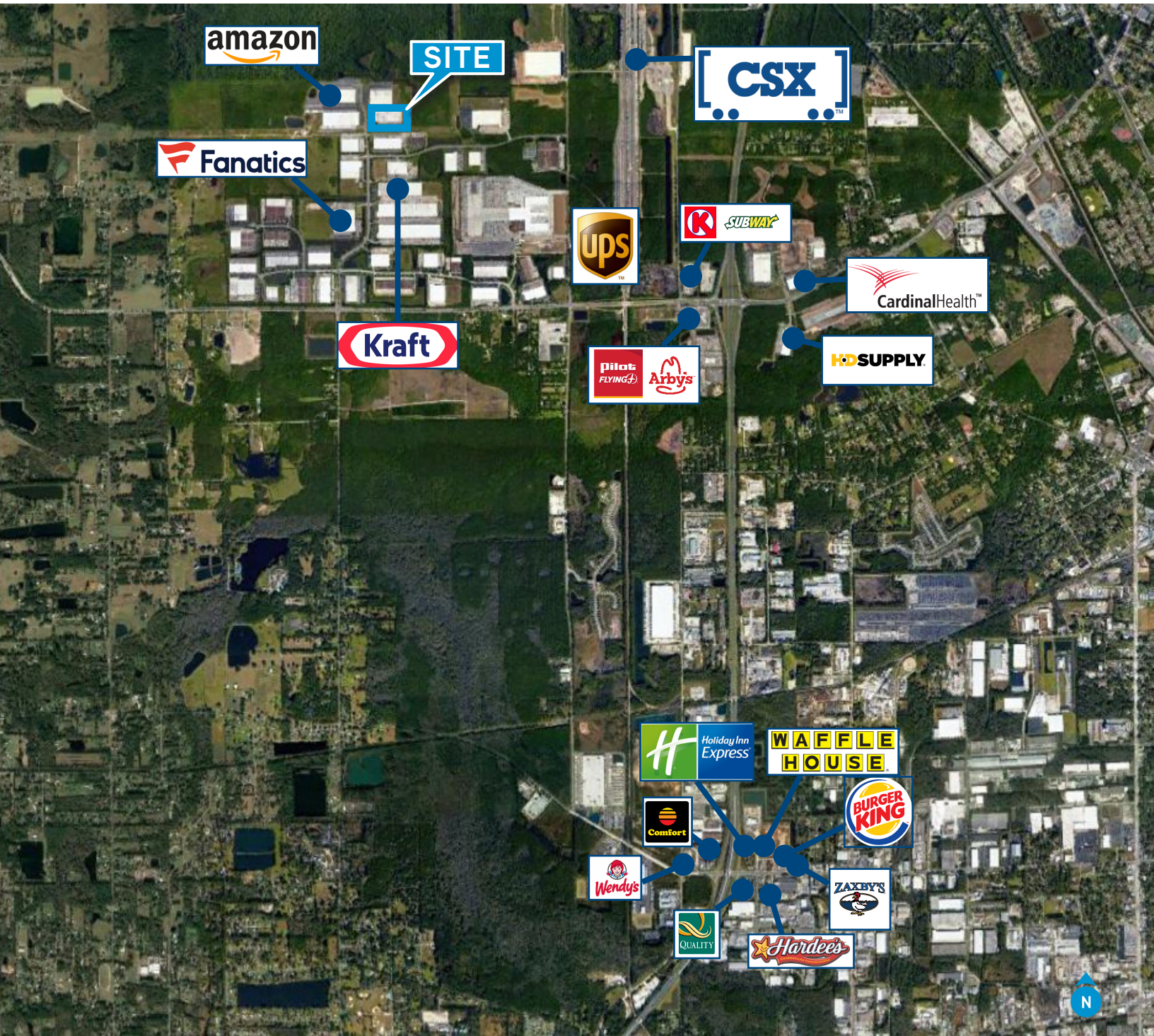
- 120,000 SF - 198,408 SF on 13.35 acres
- 630' X 325'
- 15,980± SF office
- 25' clear height
- 2,000 amp electric service
- Wet Sprinkler System
- T-5 lighting
- 40' X 40' typical column spacing
- 25 dock high doors; 13 with pit levelers
- One drive-in ramped door
- 125' truck court
- 50' concrete apron
- Side load configuration
- 50 auto parking stalls
- Access to Pritchard Road via Bulls Bay Hwy and Imeson Road via Forshee Drive



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