



# LAKE POINTE SOUTH • 8999 WESTERN WAY

JACKSONVILLE, FL 32256

## SALE/LEASE

8999 Western Way  
Jacksonville, FL 32256

### TOTAL BUILDING SIZE

73,000 SF

### COLUMN SPACING

40'x40'

### CLEAR HEIGHT

24'

### SPRINKLERS

Wet System

### ZONING

IBP-2

### YEAR BUILT

2001

### POWER

277A/480V, 3-Phase

### COMMENTS

- Freeway Exposure and Access
- 150' Truck Court
- Located in Jacksonville's Southside Submarket

### EXCLUSIVE AGENTS

Peter Crolius, SIOR  
peterc@grahamcompany.com

904.281.0003



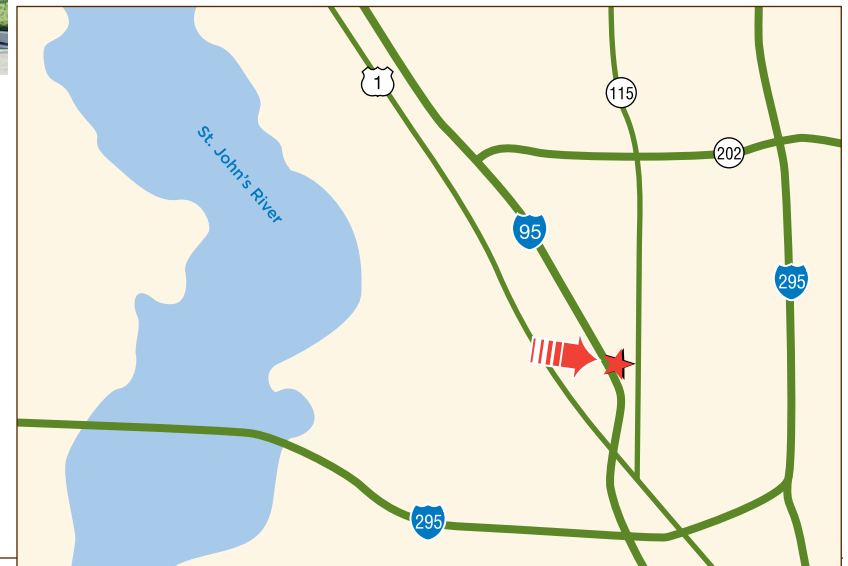
### SALE PRICE

**\$5,400,000**

### LEASE RATE

**\$5.50 PSF**

**2017 C.A.M. (Est.) \$1.70 PSF**



9440 Philips Highway  
Suite 1  
Jacksonville, FL 32256

TEL 904.281.0003  
FAX 904.281.0849  
grahamcompany.com

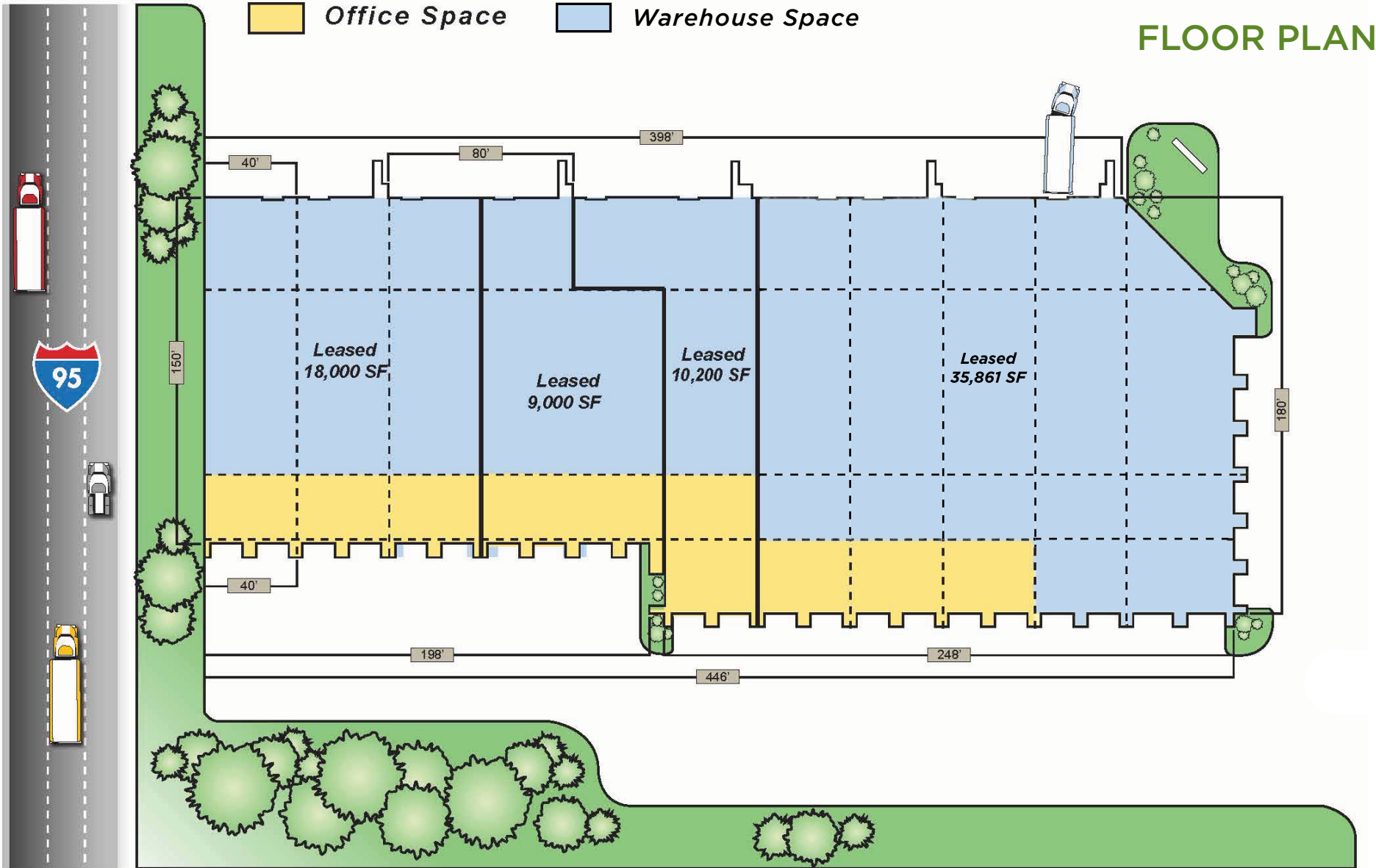
Information deemed reliable, but not guaranteed.

5/17/17 JC



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## Graham & Co

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