



**EAST GROUP**  
PROPERTIES

## Lakepointe Business Park - 2

8923 Western Way  
Jacksonville, Florida 32256

### Property Highlights

- Industrial Business Park (IBP) Zoning
- Desirable Southside location with easy access to I-95
- 20' clear height / 22' max height
- Wet sprinkler system
- 10 dock height doors
- 11 grade level drive-ins
- \$.93/sf 2024 CAM

### Property Description

A master-planned, 375,000 SF multi-tenant development located on 38-acres in the prestigious Baymeadows area. This project offers enormous flexibility with ability to accommodate users from 1,100 to 78,000 SF within nine buildings. These flex buildings offer excellent office space with grade-level roll-up doors. Both dock-high and grade-level loading are available to suit specific needs.

### OFFERING SUMMARY

<b>Available SF</b>	9,349 - 43,245 SF
<b>Lease Rate</b>	Negotiable
<b>Lot Size</b>	29.0 Acres
<b>Building Size</b>	57,873 SF

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
<b>Suite 120</b>	Negotiable	9,349 - 43,245
<b>Suite 150</b>	Negotiable	19,020 - 43,245
<b>Suite 190</b>	Negotiable	14,256 - 43,245

For more information



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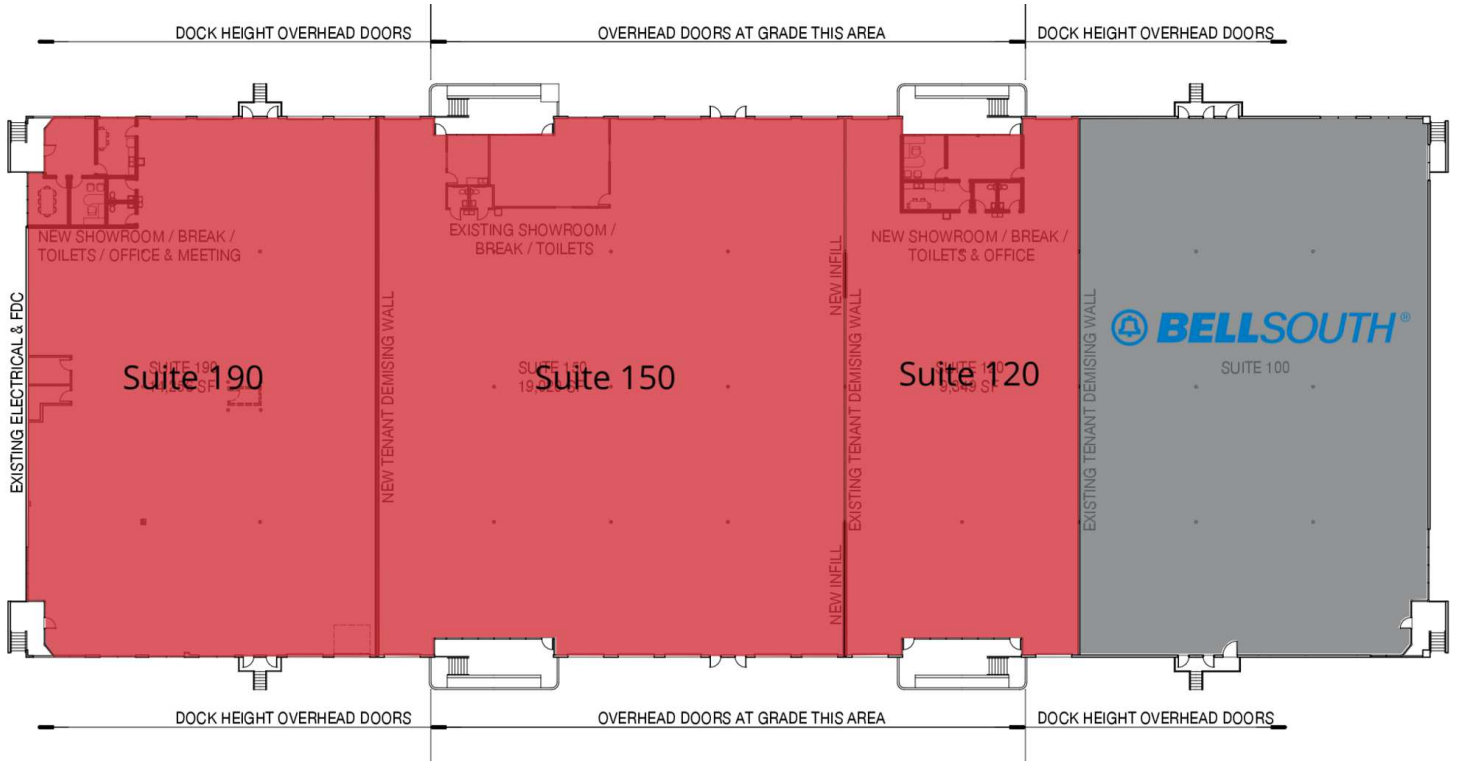


**Camden Padgett**

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For Lease  
**Industrial**  
 9,349 - 43,245 SF

**LEASE TYPE** | NNN    **TOTAL SPACE** | 9,349 - 43,245 SF    **LEASE RATE** | Negotiable    **CAM** | \$2.93 SF/yr 2024 Est.



UNAVAILABLE  AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Suite 100	Bellsouth Telecommunications	14,628 SF	NNN	-
Suite 120	Available	9,349 - 43,245 SF	NNN	Negotiable
Suite 150	Available	19,020 - 43,245 SF	NNN	Negotiable
Suite 190	Available	14,256 - 43,245 SF	NNN	Negotiable

# Site Plan



# Map & Photos

