

## 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
- \$2.93/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				
Available SF	9,349 - 43,245 SF			
Lease Rate	Negotiable			
Lot Size	29.0 Acres			
<b>Building Size</b>	57,873 SF			

AVAILABLE SPACES				
Space Lease Rate Size (SF)		Size (SF)		
Suite 120	Negotiable	9,349 - 43,245		
Suite 150 Negotiable		19,020 - 43,245		
Suite 190	Negotiable	14,256 - 43,245		

## For more information



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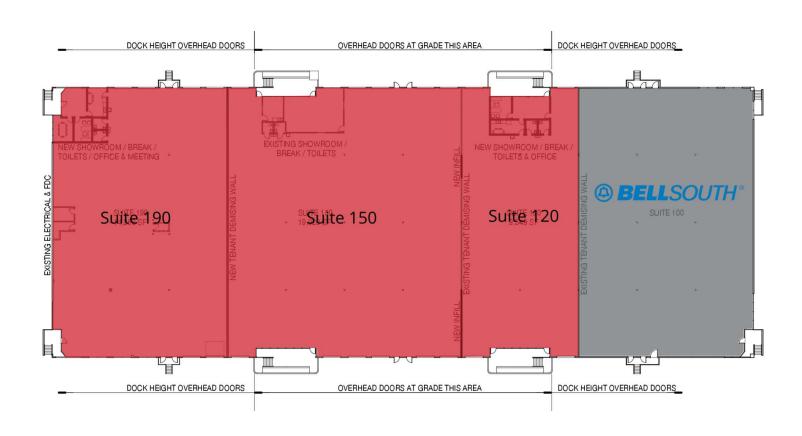


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		U	NAVAILABLE	AVAILABLE
SUITE	TENANT	SIZE	ТҮРЕ	RATE
Suite 100	Bellsouth Telecommunications	14,628 SF	NNN	-
Suite 120	Available	9,349 - 43,245 SF	NNN	Negotiable
Suite 150	Available	19,020 - 43,245 SF	NNN	Negotiable
Suite 190	Available	14,256 - 43,245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



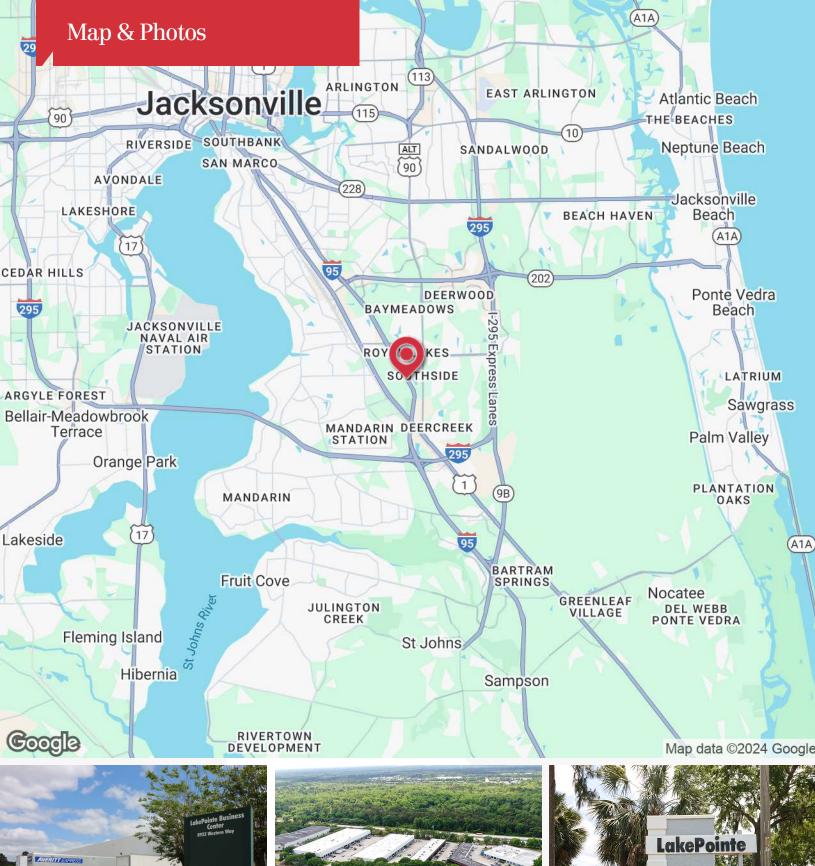






















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