

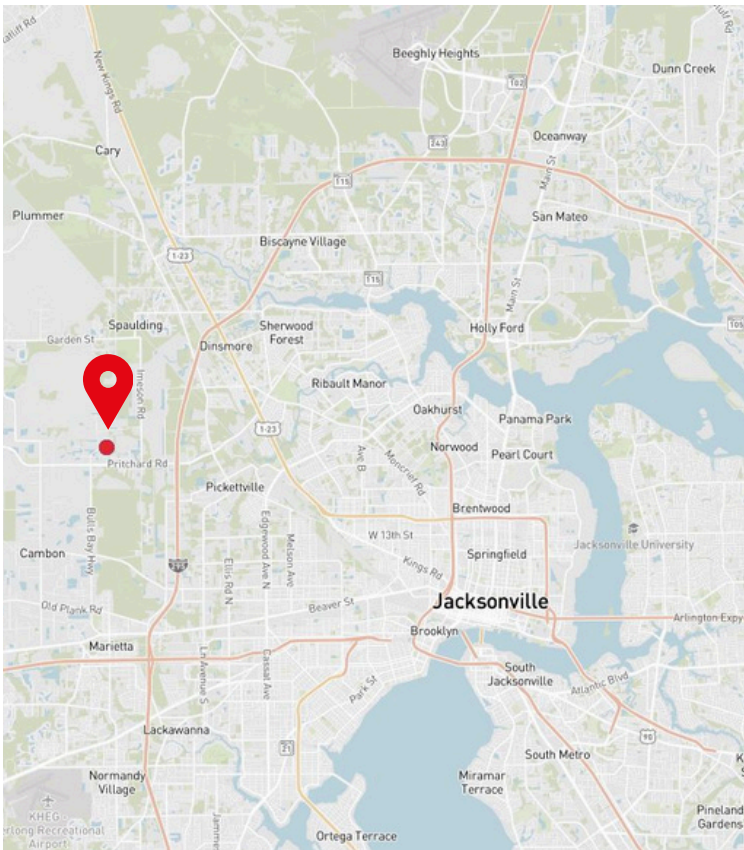


Image provided by CoStar

295,100 SF
Industrial space for lease

4601-100 Bulls Bay Hwy.

Jacksonville, FL 32219



Location

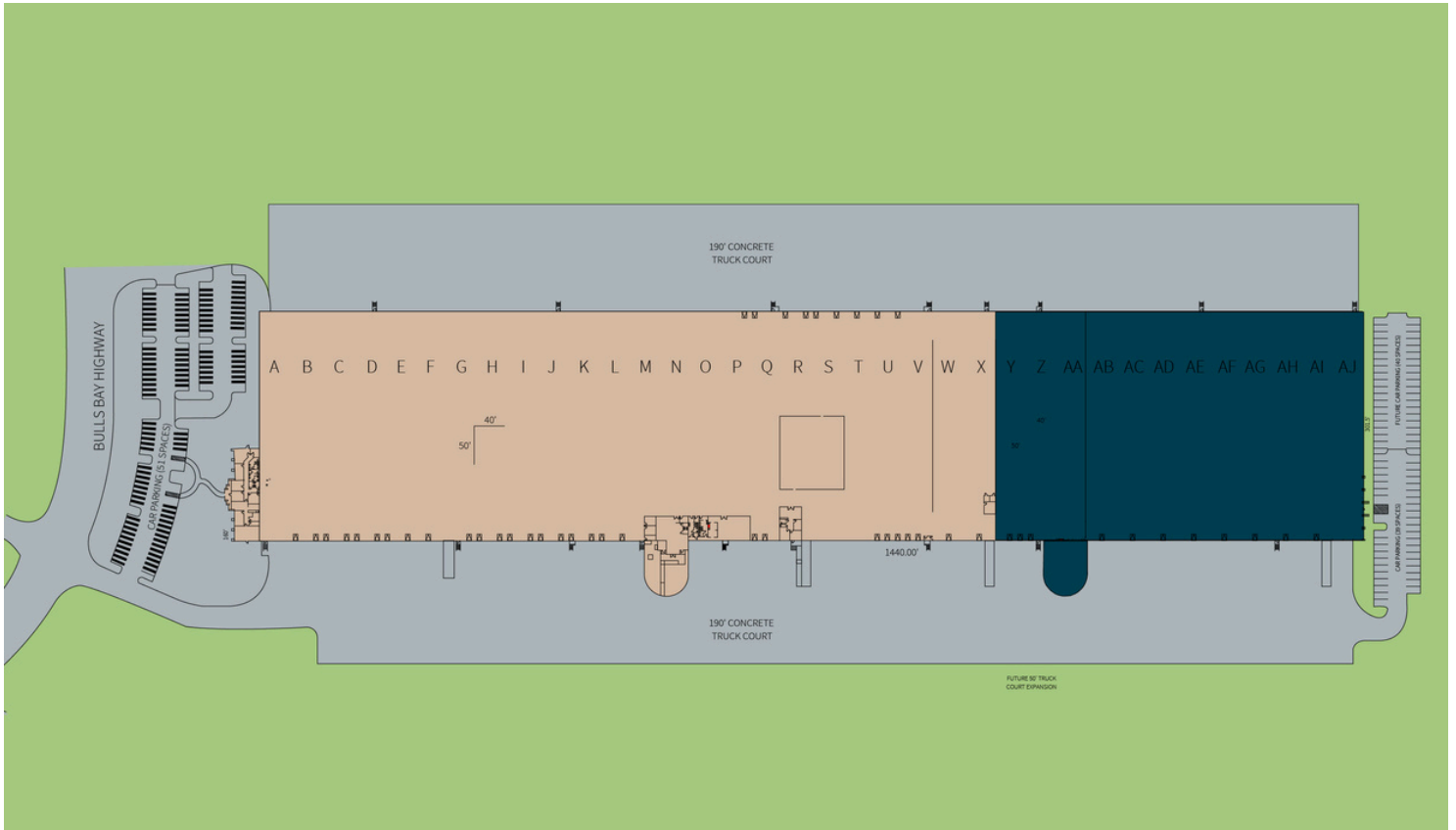
- Located within Jacksonville's Westside Industrial Park. The largest industrial park in Northeast Florida and home to tenants such as UPS, Amazon, Kraft and BMW
- Easy access to I-295, I-95 and I-10

Property specifications

- 295,100 s.f. available
- ±10,000 s.f. office
- Premier industrial space zoned for distribution, manufacturing and/or warehouse capabilities
- Adjacent to the UPS Regional Distribution Center and the CSX Intermodal Yard
- Professionally landscaped
- Zoned IL

295,100 SF

Industrial space for lease



Building specs

30'
clear height

67
dock doors

33
mechanical pit
levelers

30
edge of dock
levelers

3
drive-in doors

40' x 50'
column spacing

300'
building depth

250
striped car parks

190'
truck court

ESFR
sprinklers

T5/LED
lighting

45 Mil TPO
roof

8,000 s.f.
haz mat room

±10,000
office space



295,100 SF

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Neighboring Tenants



Strategically located

2.5 miles
to I-295

11 miles
to Downtown Jacksonville

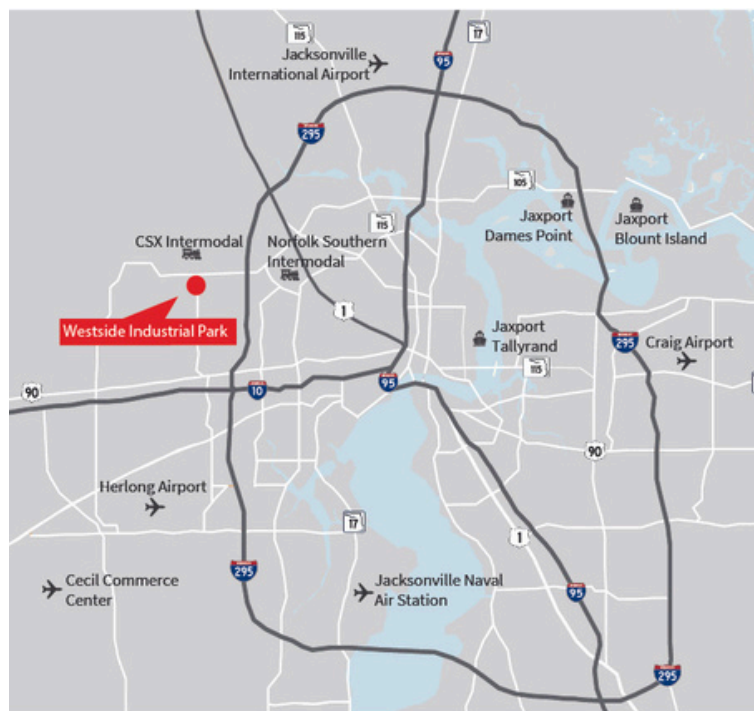
3.3 miles
to CSX Intermodal

15 miles
to Jacksonville International Airport

6.2 miles
to I-10

18 miles
to JaxPort Blount Island

10.5 miles
to I-95



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Industrial space for lease



JLL

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