



# For Lease

**Eric Bumgarner, CCIM**  
Executive Vice President  
+1 904 861 1152  
eric.bumgarner@colliers.com

**Joseph M. Turri**  
Associate Vice President  
+1 904 861 1159  
joseph.turri@colliers.com

**Michael Cassidy**  
Senior Associate  
+1 904 861 1120  
michael.cassidy@colliers.com

**Gordon Olson**  
Associate  
+1 904 861 1124  
gordon.olson@colliers.com

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## Westside Business Park

2611 Old Middleburg Road | Jacksonville, FL 32210

Westside Business Park is a four building flex-industrial business park totaling 26,400± SF situated on 1.84± acres.

### Property Highlights

- Flex space available for lease in the Westside submarket of Jacksonville, FL
- The complex has multiple sizes and floor plans to choose from, which provides a wide range of uses and flexibility for many businesses
- Quick access to I-295
- Zoned CCG-2
- Built in 2006
- Grade level roll-up door
- Each suite has a small office and restroom
- 3 phase power

# Property Photos



CCG-2 zoning allows for most uses



Flexible floor plan



Well maintained and professionally managed



1 mile to I-295



7311



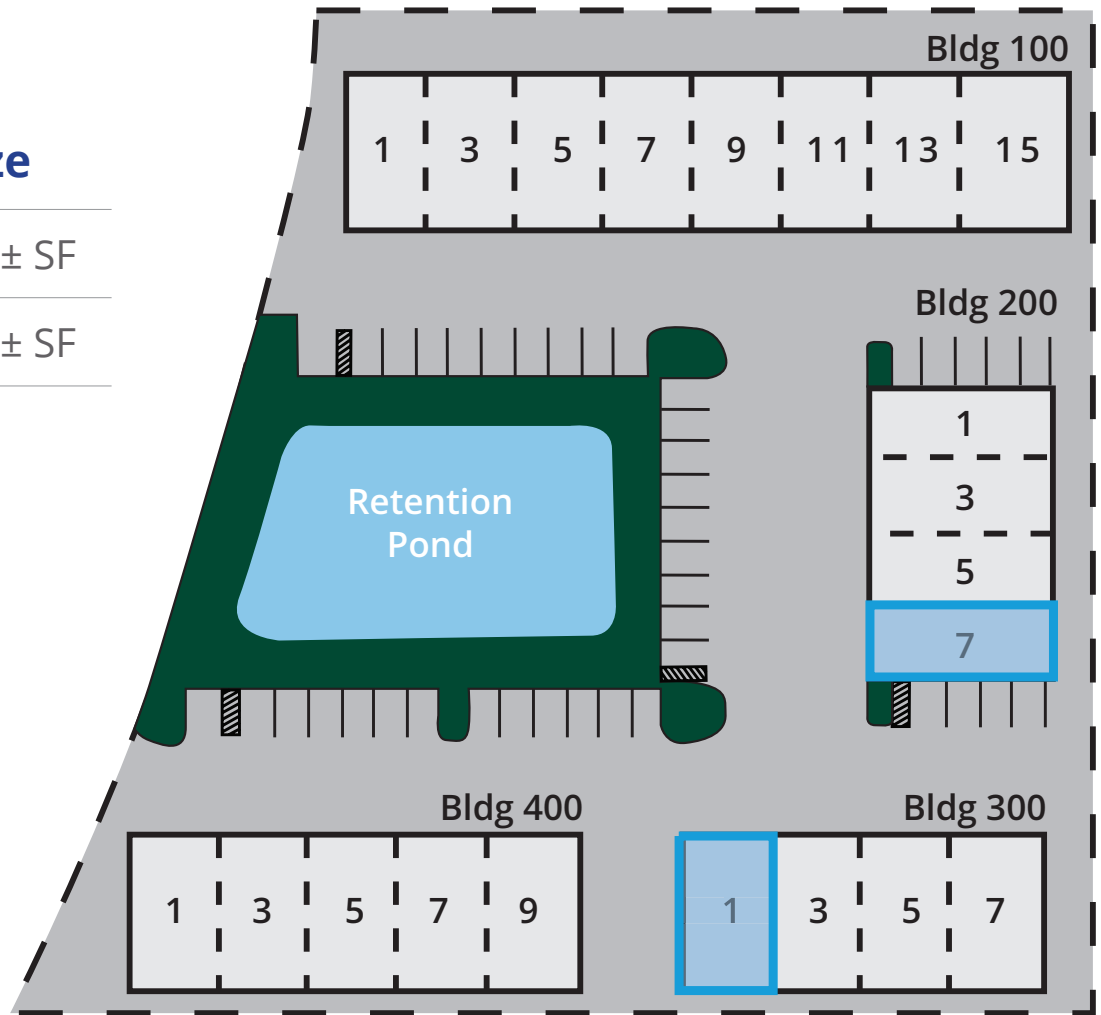
# Site Plan

## Availability

Suite	Size
200-7	1,250± SF
300-1	1,250± SF

## Base

\$9.50/SF  
NNN



## Demographics

Source: Esri, U.S. Census (2023)



Population  
(2023)



Population  
Projection (2028)



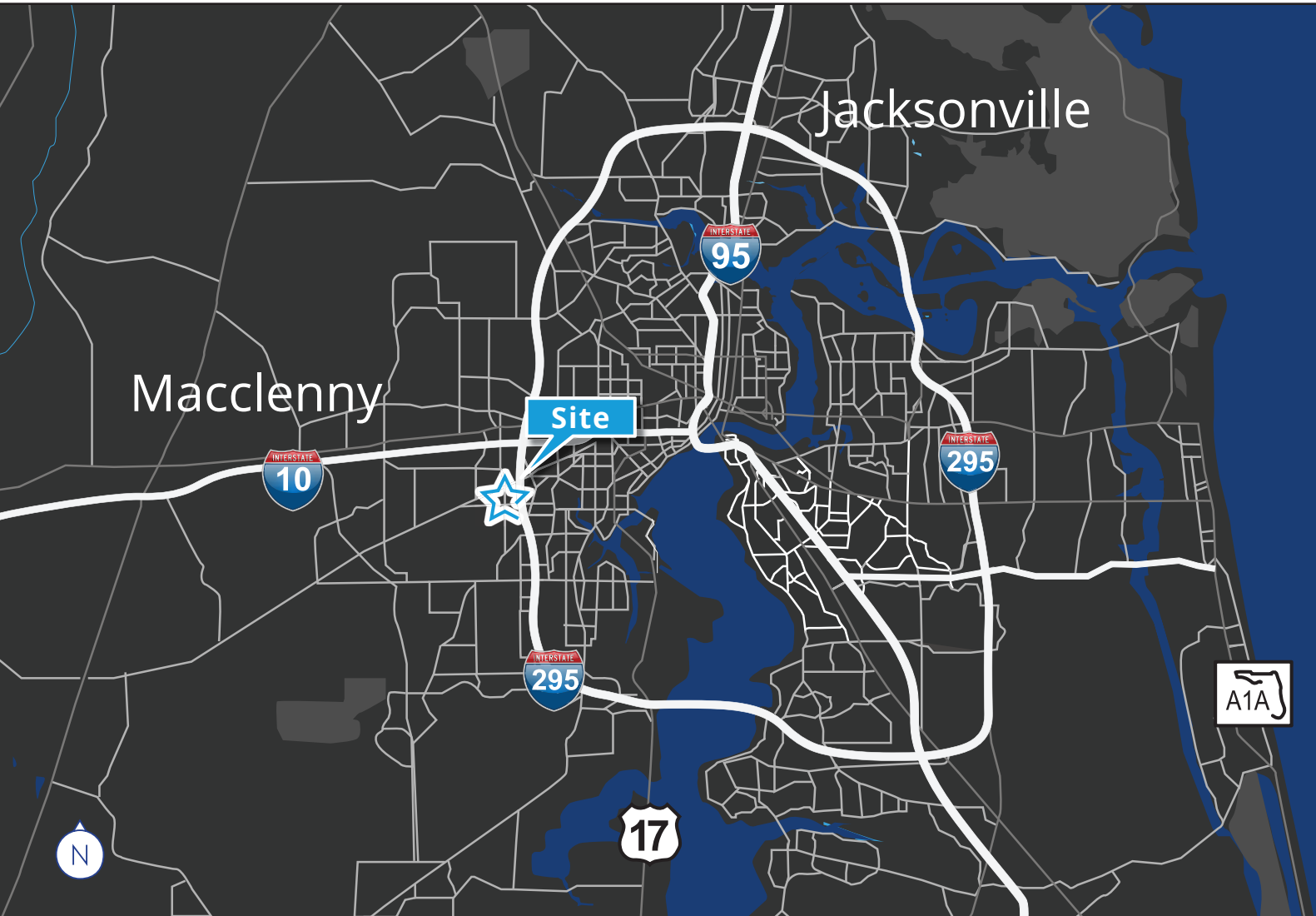
Average Household  
Income (2023)



Projected Average  
HH Income (2028)

1 Mile	12,518	12,768	\$67,779	\$76,617
3 Mile	88,985	88,538	\$67,372	\$77,841
5 Mile	180,306	180,610	\$79,875	\$92,114

# Property Location



## Contact Us

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Colliers  
 76 S. Laura Street, Suite 1500  
 Jacksonville, FL 32202  
 colliers.com/jacksonville

