

# For Sublease

## Westlake Industrial Park JACKSONVILLE, FL

**Class A Distribution Center**  
3750 Cisco Dr W | Jacksonville, FL 32220

- 42,190± SF
- Built in 2022
- Master planned industrial business park
- Exceptional multimodal location in Jacksonville's Westside submarket, offering superior access to the southeastern U.S. market via I-295 and I-10, with easy access to I-95 and I-75
- Term through 10/31/27  
Rate: \$9.25/SF NNN  
OPEX: \$2.56/SF

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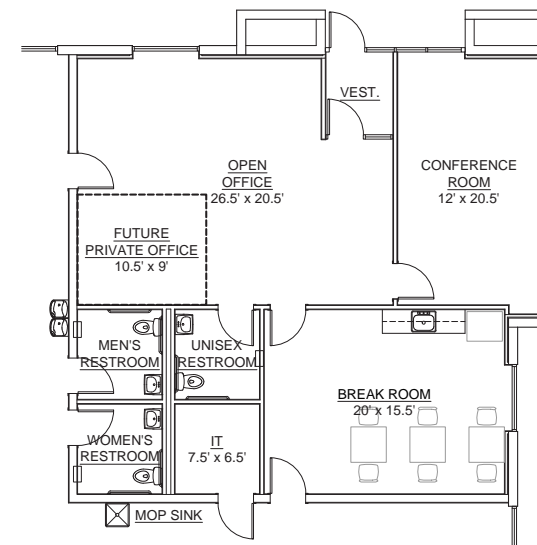
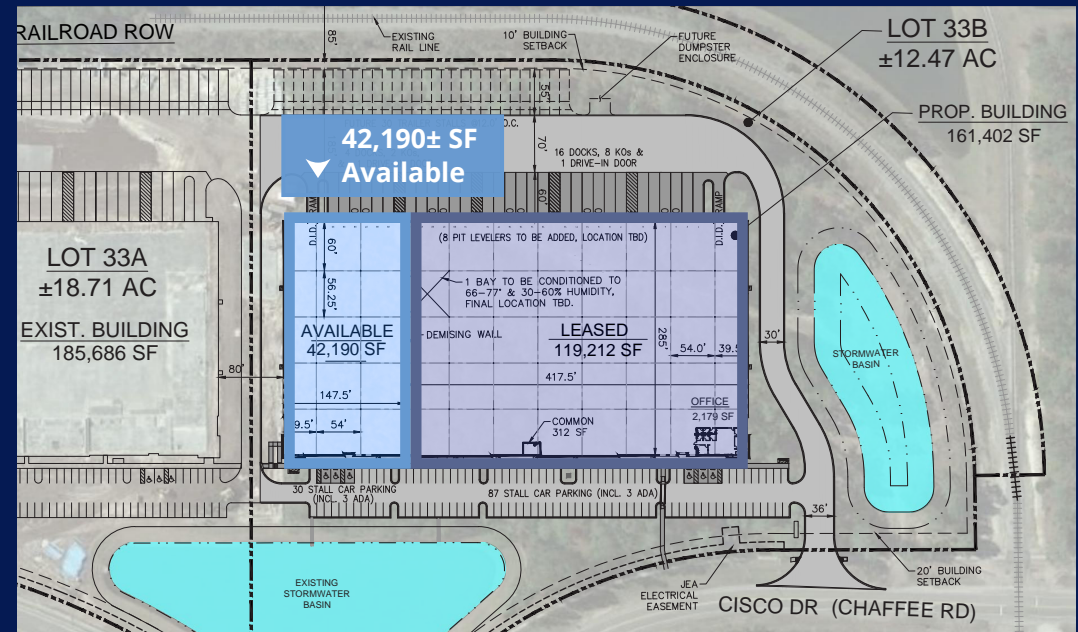


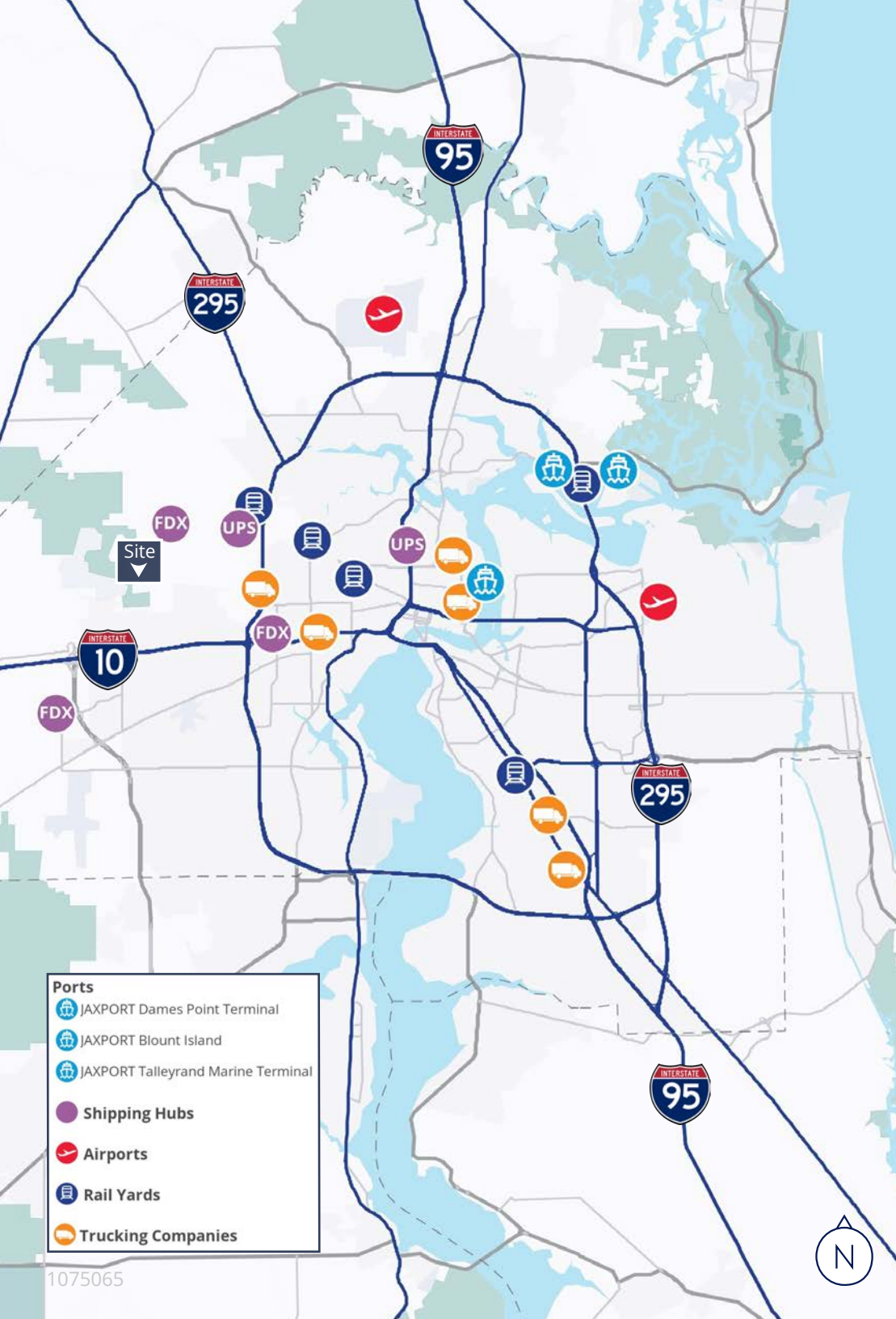
# Property Overview

3750 Cisco Drive West | Jacksonville, FL 32220

Area	12.47 acres
Building area	42,190± SF available
Dimensions	147.5'w x 285'd
Office	1,595± SF
Windows	Clerestory
Clear height	32'
Electrical	800 amp, 277/480 volt, 3 phase
Sprinkler system	ESFR fire-suppression system
Lighting	LED
Roofing	60 mil TPO single-ply white membrane roof with R-21 insulation
Slab	7-inch concrete
Column spacing	54'w x 56.25'd typical column spacing
Speed bays	60' x 54' speed bays
Dock high doors	4, includes Z-guards and bumpers, and 2 knock outs
Drive-in doors	1 - 12'w x 14'h
Configuration	Rear load
Truck court	185'
Concrete apron	60'
Trailer positions	Available
Car parking	30
Circulation	360°
Access	Access to Pritchard Rd. and Chaffee Rd.

# Site Plan





Interstate 295	6 miles
Interstate 10	3 miles
Interstate 95	18 miles



CSX Intermodal Facility	8 miles
Norfolk Southern Intermodal Facility	9 miles
FEC Intermodal Facility	23 miles



Jacksonville Int'l Airport	18 miles
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JAXPORT   Talleyrand	21 miles
JAXPORT   Dames Point	25 miles
JAXPORT   Blount Island	22 miles
Port of Savannah	123 miles
Port of Charleston	221 miles
Port of Tampa	250 miles

## Business Friendly Environment

- Located within the boundary of the Northwest Jacksonville Economic Development Fund, a public fund accessible by existing and prospective businesses in the Northwest Jacksonville area
- Abundant regional labor pool
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax



# Strategic Location

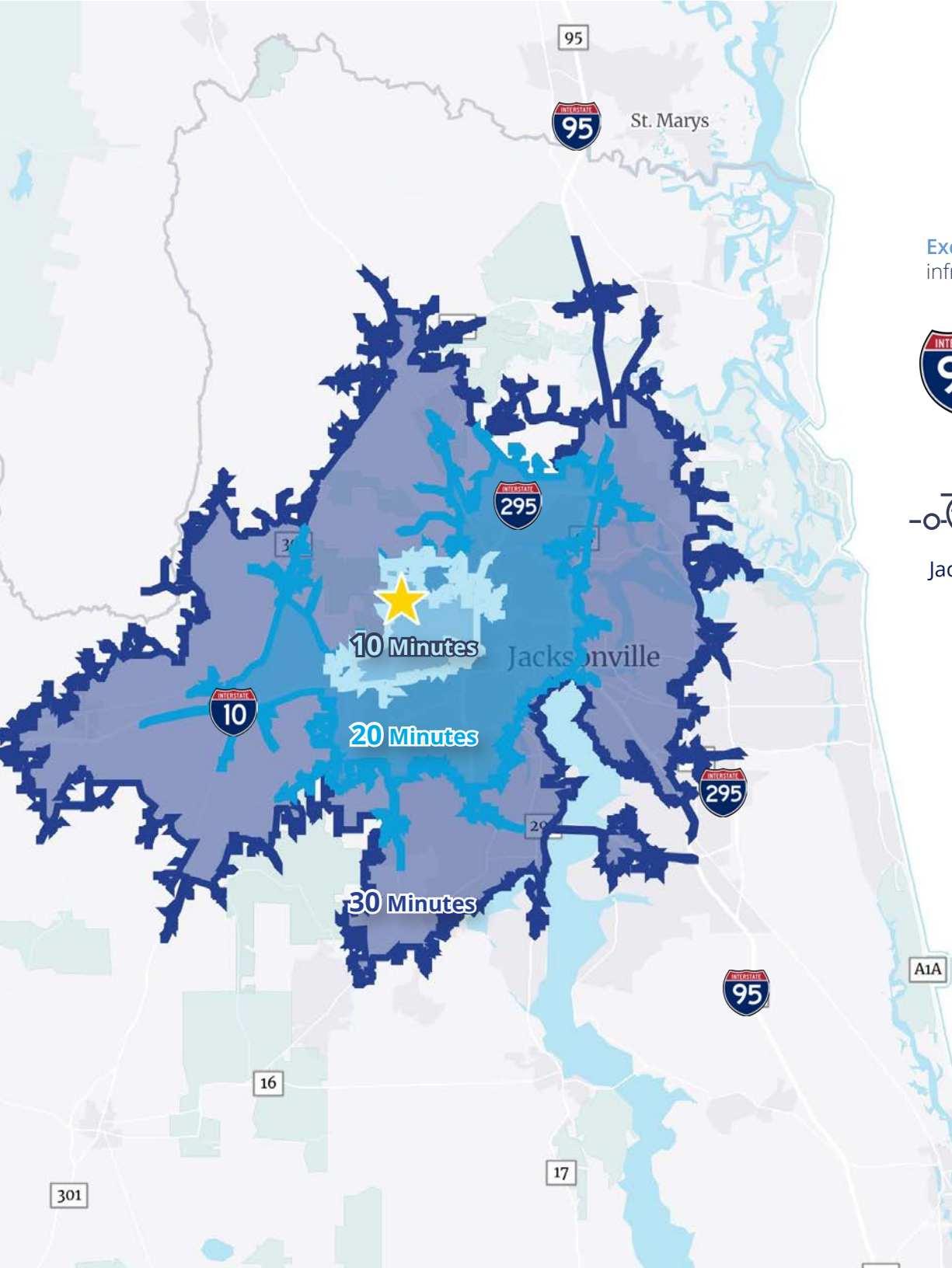
Excellent connectivity to the region's major transportation infrastructure.



Jacksonville's **strong regional demographics** offers an affordable alternative to other metros in Florida and a high quality of life for skilled labor with a growing workforce.

## Demographics

	10 Mins	20 Mins	30 Mins
2023 Population	13,158	223,736	457,454
2028 Population	13,107	226,724	466,370
Population Change 2023-2028	-0.8%	0.27%	0.39%
2023 Households	4,926	87,191	179,592
Median Household Income	\$76,073	\$51,898	\$58,036
Bachelor's Degree or Higher	12.9%	15.4%	18.4%
Unemployment Rate	2.8%	5.4%	4.4%
Total Employees	6,681	107,767	227,632





## Contact Us

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← Site

Westside Industrial Park



Pritchard Rd. & I-295



Perimeter West Industrial Park



Imeson Road  
Distribution Complex



Crossroads  
Distribution Center



Westlake Industrial Park



Commonwealth & I-295



Commonwealth Ave



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