



# Interstate Distribution Center - 2

8475 Western Way  
Jacksonville, Florida 32256

## Property Highlights

- Zoning: IL
- Sprinkler system
- 3 loading dock doors
- 1 drive-in ramp
- 4,327 SF office/showroom
- 24' clear height ceiling
- 2026 CAM est. \$2.65/sf
- Desirable location on the Southside near major transportation arteries

## Property Description

A 181,120 SF two-building facility located in the prestigious Baymeadows area at 8475 Western Way with ample surface parking around each building in a business park setting. Easy, signalized access is available to both Interstate 95 and Interstate 295 within minutes of property.

### OFFERING SUMMARY

<b>Available SF</b>	28,047 SF
<b>Lease Rate</b>	Negotiable
<b>Lot Size</b>	11.12 Acres
<b>Building Size</b>	68,400 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	9,668	\$68,861
<b>3 Miles</b>	73,351	\$99,836
<b>5 Miles</b>	183,400	\$100,520

For more information



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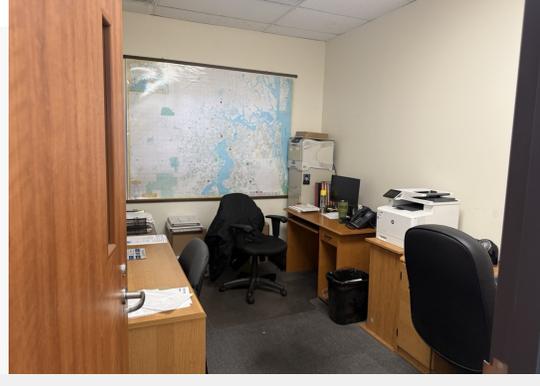
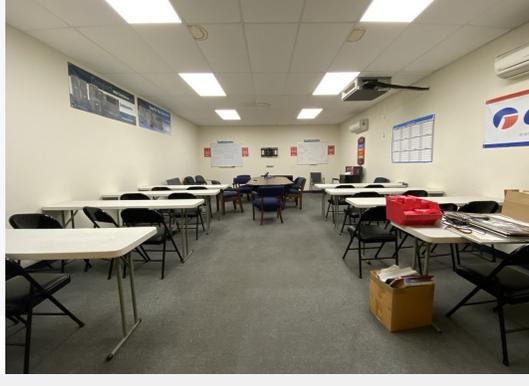
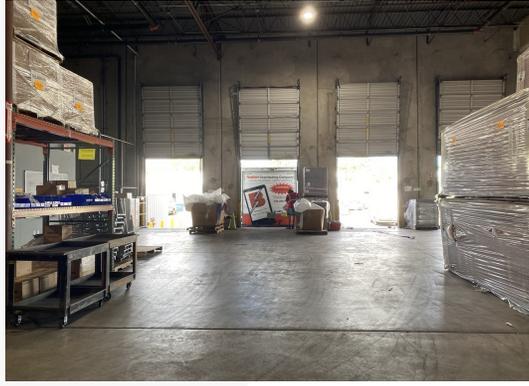
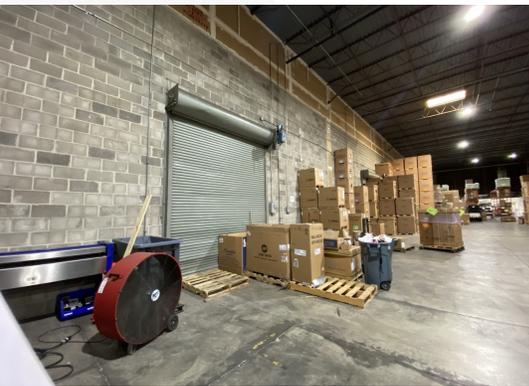


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Suite 240 - 28,047 SF



# Location Map & Photos

