

# Westside Distribution Center

For Lease | Dock High & Grade Level Suites

5351-5357 Ramona Blvd. | Jacksonville, FL 32205



Four-building industrial park located off I-10 in Jacksonville's Westside submarket between Lane Ave and Cassat Ave.

- **Building 5351:** 24,010± SF | 5,600± SF Available
- **Building 5353:** 25,250± SF | 2,400± SF Available (grade level access)
- **Building 5355:** 25,200± SF | Available (dock high with drive-in ramp)
- **Building 5357:** 23,945± SF | Fully Leased



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# Property Overview

Address	5351-5357 Ramona Boulevard
Property Type	Industrial-Flex
Property Size	6.91± AC
Zoning	Light Industrial
Gross Building Area	98,405± SF
Submarket	Westside
Load Type	Dock-High & Grade-Level
Load Configuration	Front Load
Max Clear Height	20'
Power Service	200 amp, 3 phase power available
Doors	10' x 12' dock high doors 12' x 14' grade level doors
Truck Court	Shared
Parking	One per 1,000 SF
Curb Cuts	Dual entry curb cut on Ramona Blvd

# Overview of Availability

## Building 5351

### Suite 4/5

5,600± SF | Office Area: 980± SF

Dimensions: 80' W x 70' D

Two (2) grade level doors

## Building 5353

### Suite 1

2,400± SF (grade level)

Dimension: 40' W x 60' D

One (1) 10' x 12' roll-up door

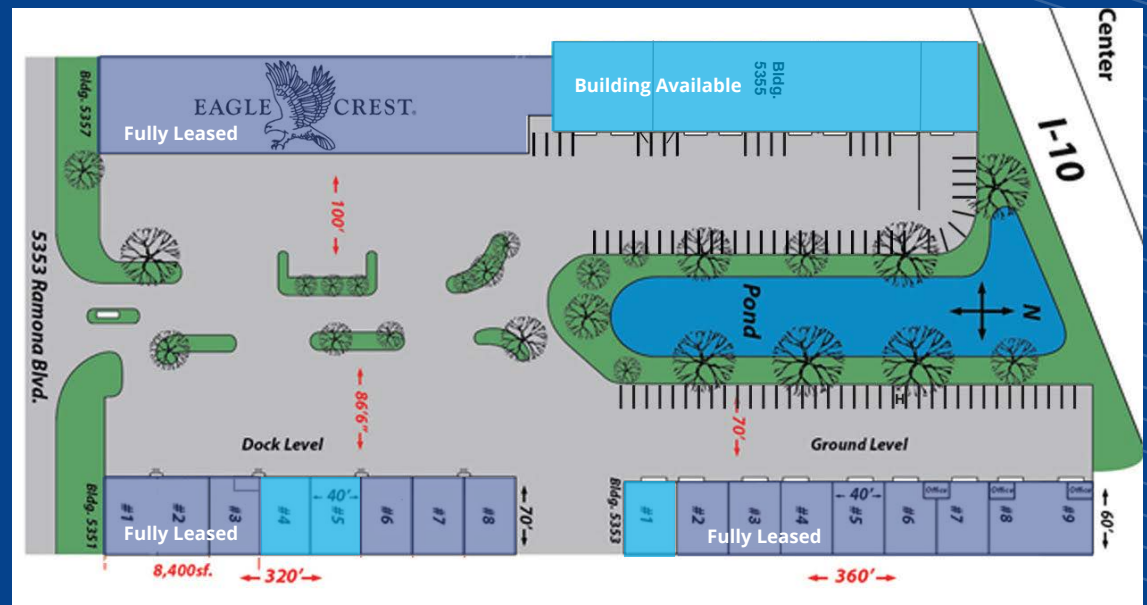
## Building 5355

25,200± SF

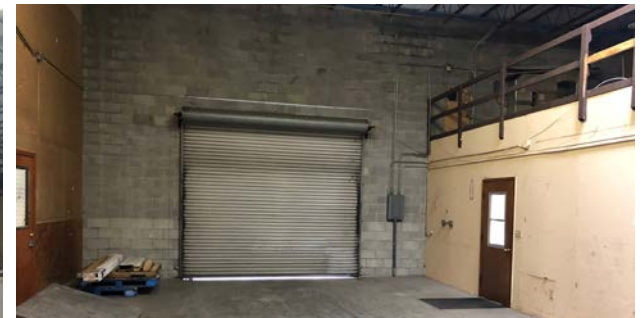
Dimension: 360' W x 70' D

Six (6) dock high doors and one (1) drive-in ramp

Two-story office totaling 5,600± SF



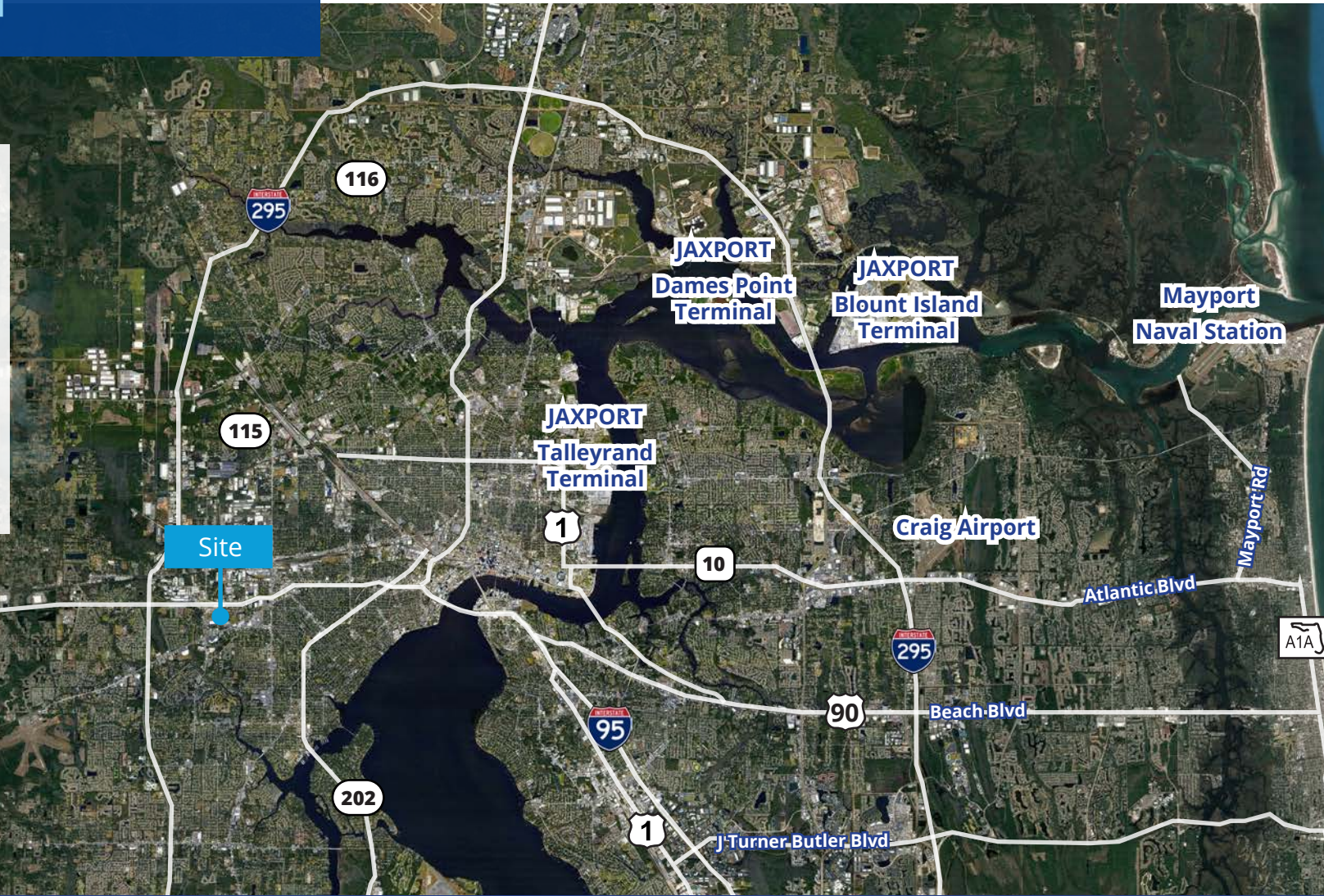
# Photo Gallery



# Trade Area

## Drive Times

- .6 miles to I-10
- 2.2 miles to 295
- 4 miles to I-95
- 18 miles to Blount Island Marine Terminal
- 18 miles to Dames Point Marine Terminal
- 10 miles to Talleyrand Marine Terminal



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