

AVAILABLE FOR SUBLEASE

4300

BULLS BAY HWY

JACKSONVILLE, FL 32219



SUBLEASE THROUGH 10/31/2027

4300

BULLS BAY HWY



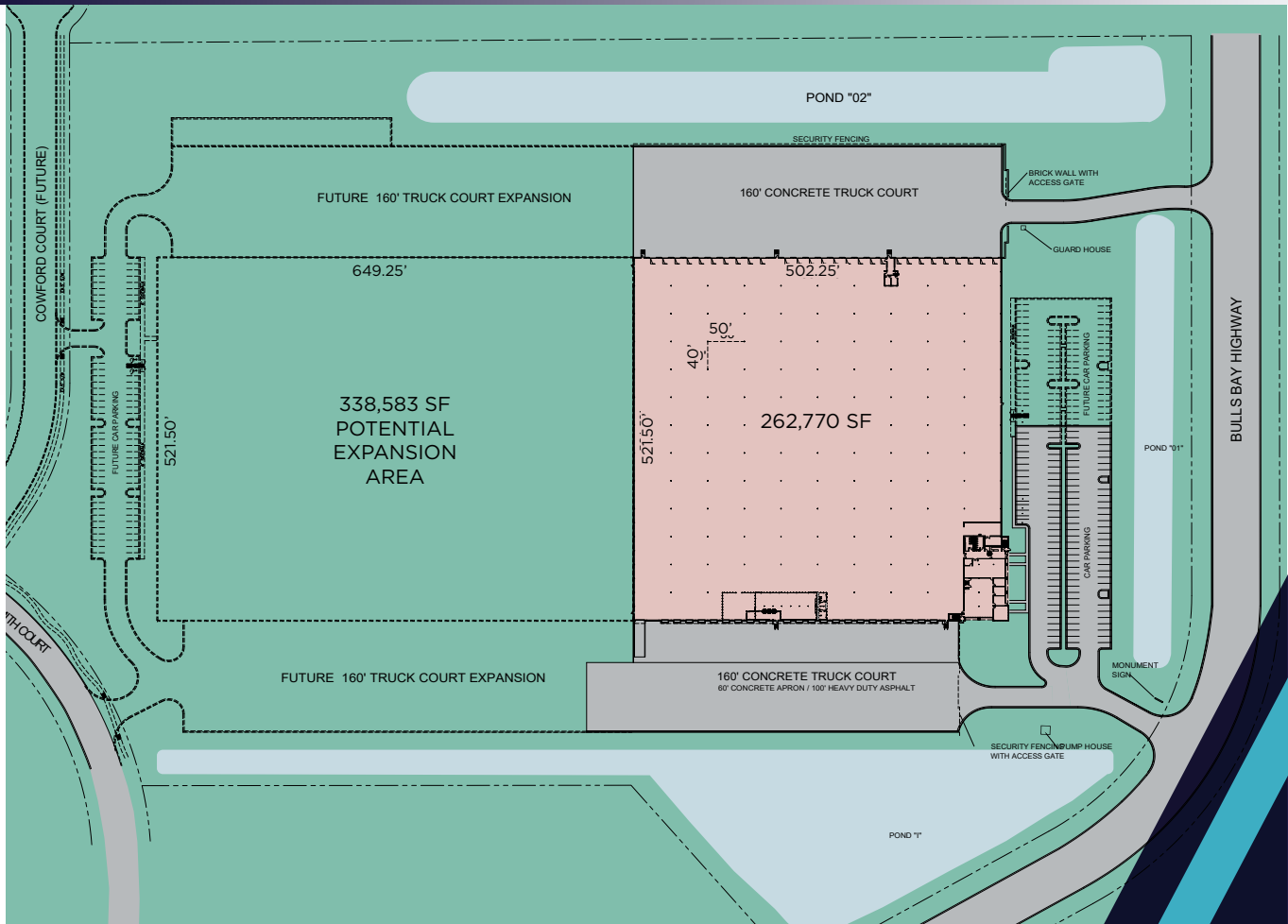
CUSHMAN &
WAKEFIELD

PROPERTY FEATURES

4300 Bulls Bay Highway is located in Westside Industrial Park, Northeast Florida's largest industrial park. The area benefits from a close proximity to all major interstates, ports, intermodal, and the airport. The site has trailer storage capabilities, and the ability to expand the building to 601,353 SF. Sublease through 10/31/2027.

Building Size:	± 262,770 SF (Expandable to 601,353 SF)	Year Built:	1991
Site Area:	± 20 Acres	Bay Size:	26,075 SF
Office Area:	±7,309 SF	Auto Parking:	118 / 4 Handicap
Clear Height:	27'	Sprinkler:	ESFR
Dock Loading:	50 (10' x 10')	Truck Court:	160'
Drive-in Loading:	1 (12' x 14')	Lighting:	LED
Dock Packages:	28 mechanical pit 22 edge of dock levelers	Power:	2,000 AMP, 277 /480 V; 3 Phase; 4 Wire
Sublease Expires:	10/31/2027		

SITE PLAN

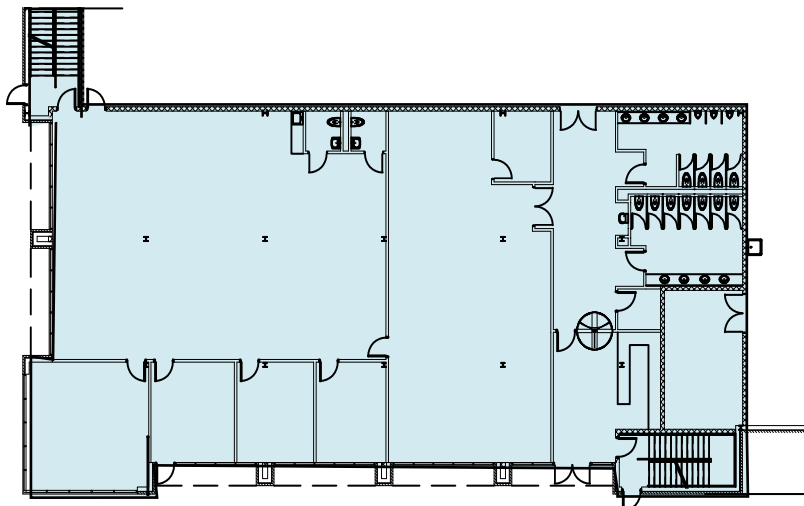
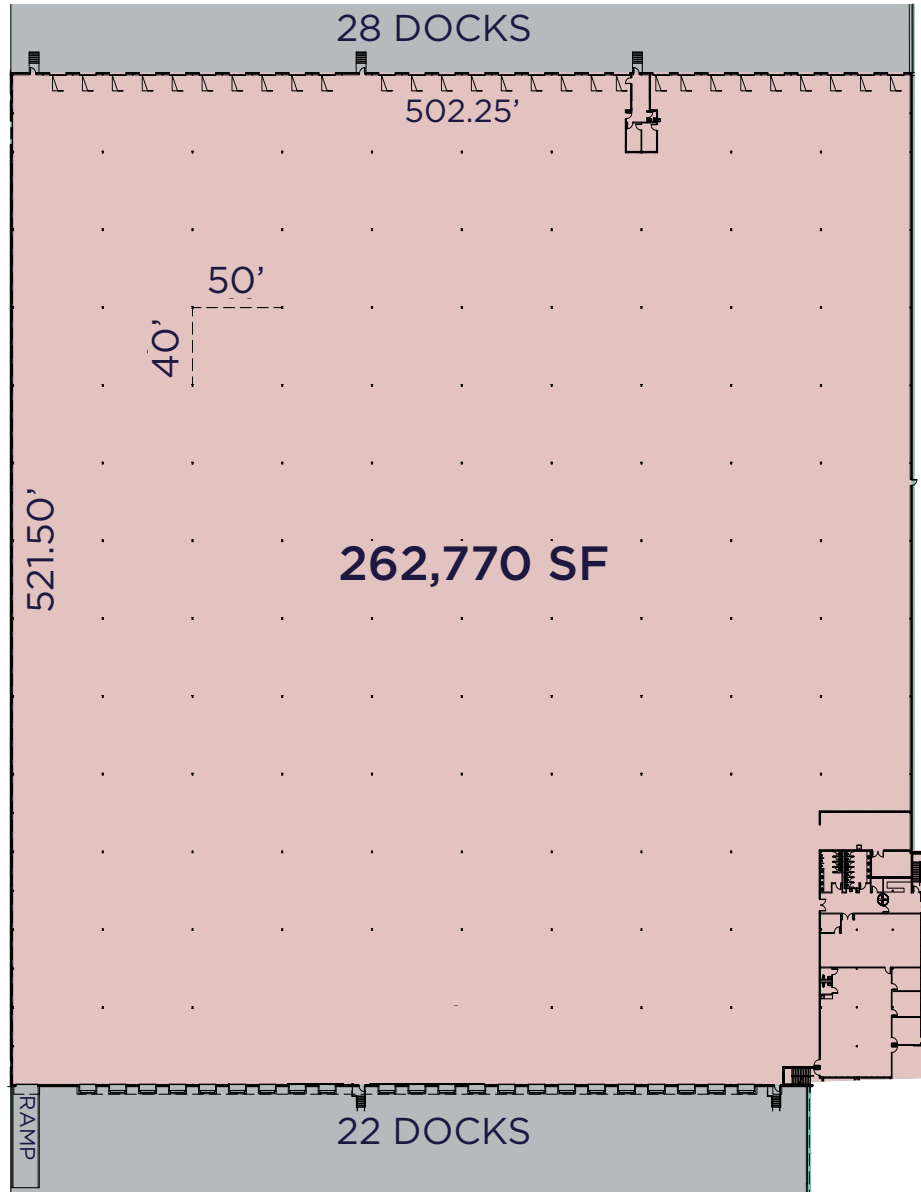


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OFFICE
7,309 SF



 **KEY TRAVEL DISTANCES**

- 2.8 miles to I-295
- 3.4 miles to CSX Intermodal
- 3.9 miles to I-10
- 4.8 miles to Norfolk Southern Intermodal
- 11.9 miles to JAXPORT Talleyrand
- 13.2 miles to I-95
- 14.6 miles to Jacksonville International Airport
- 20.7 miles to JAXPORT Blount Island

For more information, please contact:

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