

AVAILABLE FOR SUBLEASE

# 公300 BULLS BAY HWY JACKSONVILLE, FL 32219

SUBLEASE THROUGH 10/31/2027

## 4300 BULLS BAY HWY

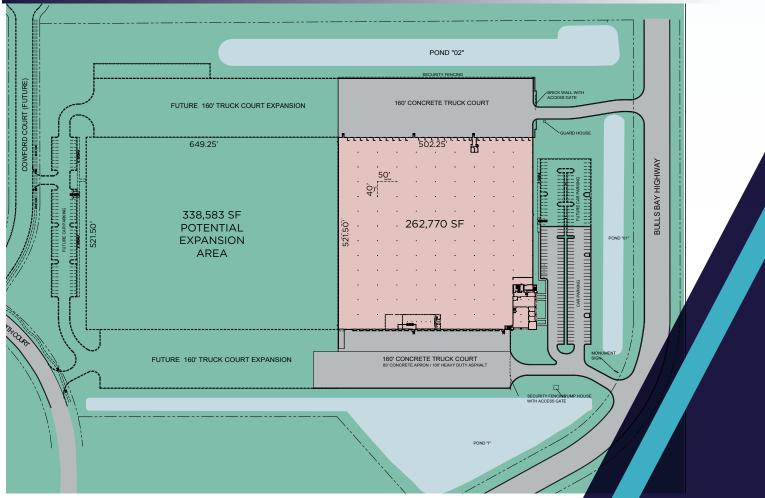
#### **PROPERTY FEATURES**

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.

CUSHM

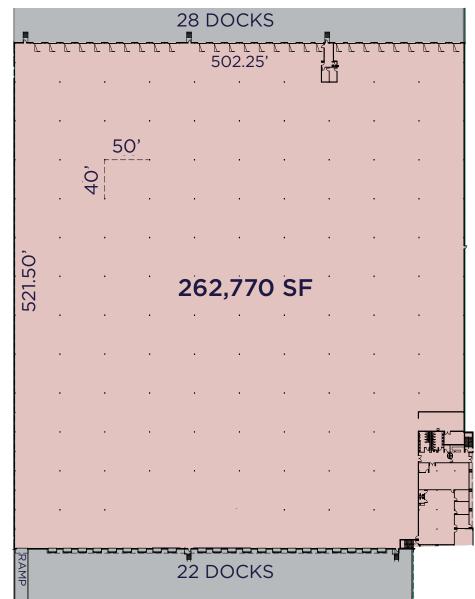
Building Size:	± 262,770 SF (Expandable to 601,353 SF)	Year Built:	1991
Site Area:	± 20 Acres	Bay Size:	26,075 SF
Office Area:	±7,309 SF	Auto Parking:	118 / 4 Handicap
Clear Height:	27'	Sprinkler:	ESFR
Dock Loading:	50 (10' x 10')	Truck Court:	160'
Drive-in Loading:	1 (12' x 14')	Lighting:	LED
Dock Packages: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

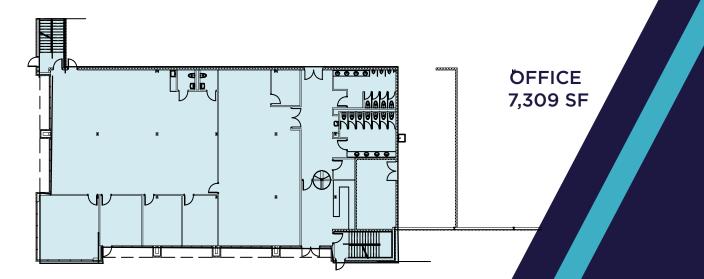
### SITE PLAN



### 4300 Bulls bay hwy









#### TYLER NEWMAN

Executive Managing Director tyler.newman@cushwake.com (904) 380 8336 JACOB HORSLEY Executive Managing Director jacob.horsley@cushwake.com (904) 380 8335 **Cushman & Wakefield of Florida, LLC** 121 West Forsyth Street, Suite 900 Jacksonville, FL 32202 cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.