



Lakepointe Business Park - 7

8940 Western Way
Jacksonville, Florida 32256

Property Highlights

- Estimated CAM: \$3.43 PSF (2025)
- 14' clear ceiling height
- Wet sprinkler system throughout
- IBP (Industrial Business Park) zoning
- Prime Southside location with convenient access to I-95

Property Description

A master-planned, 375,000 SF multi-tenant development located on 38-acres in the prestigious Baymeadows area. This project offers enormous flexibility with ability to accommodate users from 1,100 to 78,000 SF within nine buildings. These flex buildings offer excellent office space with grade-level roll-up doors. Both dock-high and grade-level loading are available to suit specific needs.

OFFERING SUMMARY

Available SF	4,680 SF
Lease Rate	Negotiable
CAM	\$3.43 SF/yr (2025 est.)
Zoning	IBP (Industrial Business Park)

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 13	Negotiable	4,680

For more information



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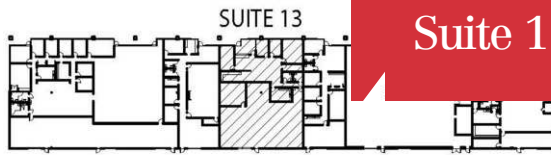
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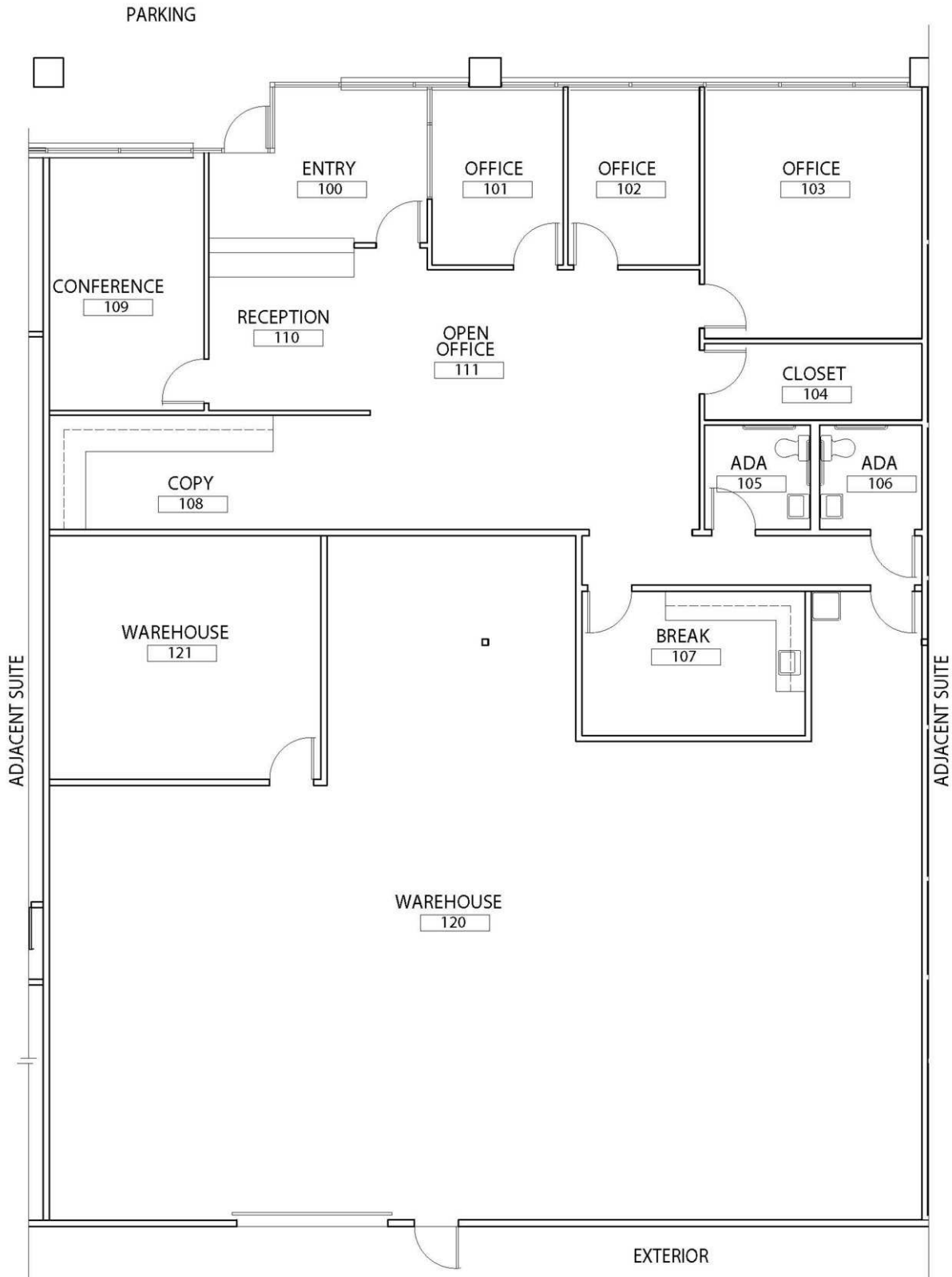
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Suite 13 - 4,680 SF

KEY PLAN
NOT TO SCALE



Site Plan



