

# 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 | 2,800± SF Available (dock high)
- **Building 5353:** 25,250± SF | Fully leased
- **Building 5355:** 25,200± SF | Fully leased
- **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<br>12' x 14' grade level doors |
| Truck Court         | Shared   |
| Parking             | One per 1,000 SF   |
| Curb Cuts           | Dual entry curb cut on Ramona Blvd                       |

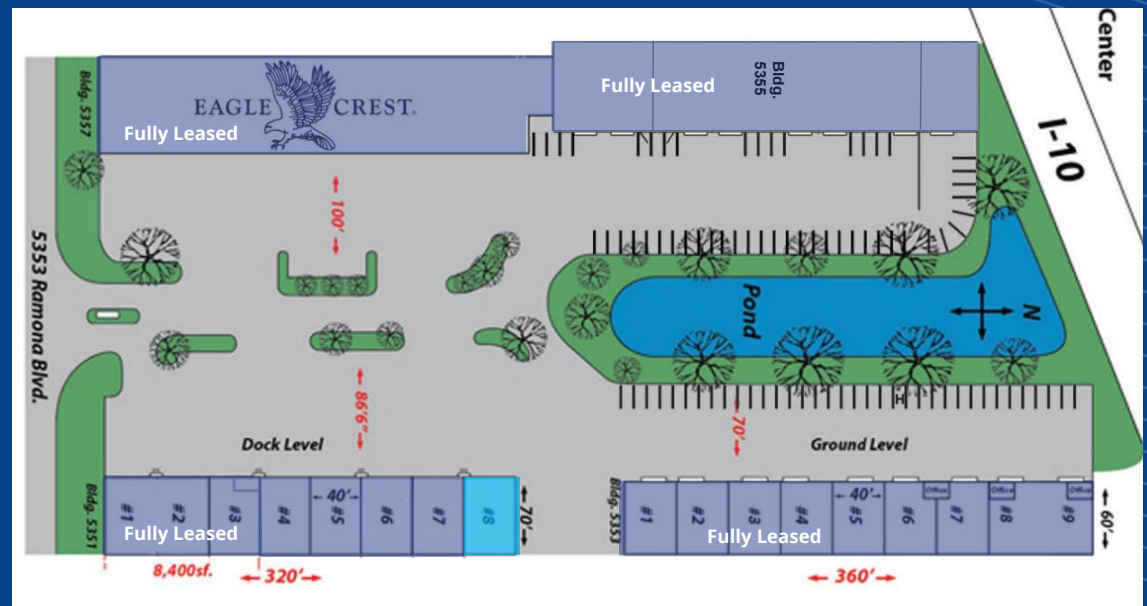
# Overview of Availability

## Building 5351

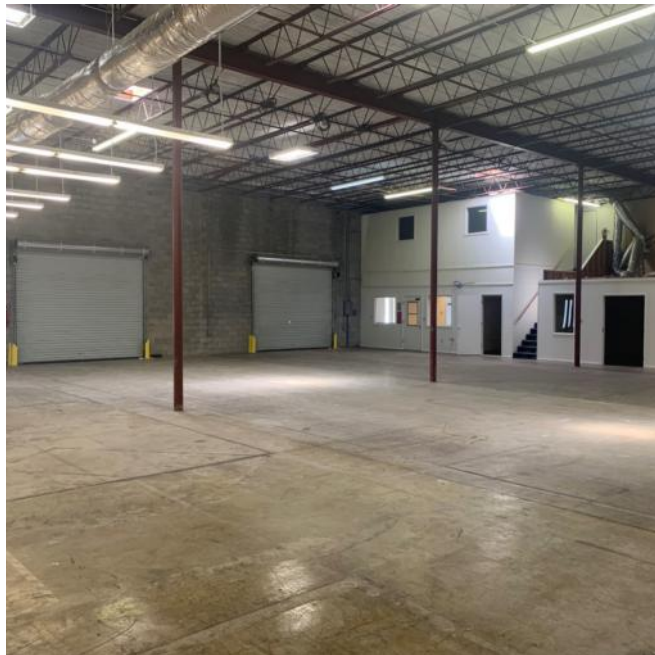
### Suite 8: 2,800± SF

**Lease Rate:** \$11.00/SF | **CAM:** \$2.14/SF

- Available Immediately
- 2,400±SF of warehouse space
- Two-story office totaling 400± SF
- Suite Dimensions: 40' W x 70' D
- One (1) restroom
- Clear Height: 20'
- One (1) 10' x 12' dock high roll-up door
- 3-phase power service
- 24-hour gated access
- Parking: 2-4 vehicles
- Sprinklers: None
- Utilities: Water, Sewer, Electric (JEA)
- Outside storage not permitted



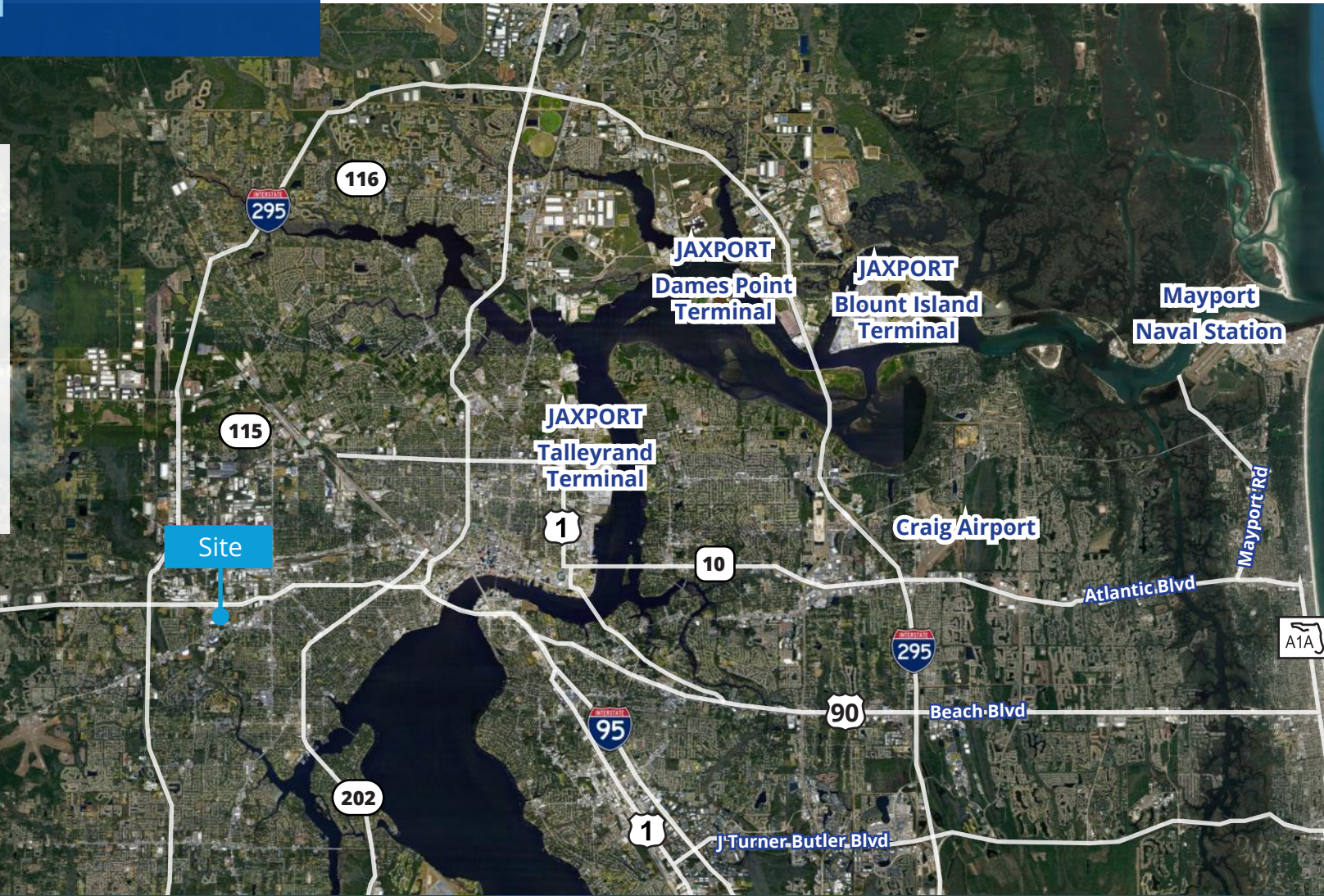
# Photo Gallery



# 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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