

For Lease

Industrial

11,208 - 28,013 SF

NAIHallmark

EASTGROUP
PROPERTIES



Lakepointe Business Park - 9

8952 Western Way
Jacksonville, Florida 32256

Property Highlights

- 22' clear height / 24' max height
- Wet sprinkler system
- Power: 600 amp three phase
- Zoning: IBP
- CAM: \$2.95/sf 2025 Est
- Desirable Southside location with easy 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	11,208 - 28,013 SF
Lease Rate	Negotiable
Zoning	IBP (Industrial Business Park)

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 20	Negotiable	11,208 - 28,013
Suite 30	Negotiable	16,805 - 28,013

For more information



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For Lease
Industrial
11,208 - 28,013 SF

LEASE TYPE | NNN **TOTAL SPACE** | 11,208 - 28,013 SF **LEASE TERM** | Negotiable **CAM & TAX** | \$2.95/sf 2025 Est



UNAVAILABLE



AVAILABLE



SUITE	TENANT	SIZE	TYPE	RATE
Suite 20	Available	11,208 - 28,013 SF	NNN	Negotiable
Suite 30	Available	16,805 - 28,013 SF	NNN	Negotiable

Site Plan



Additional Photos

