

# 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

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		

### **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.

#### For more information



Jason J. Purdy
O: 904 404 4462
jp@naihallmark.com



Camden Padgett
O: 904 404 4460
cp@naihallmark.com

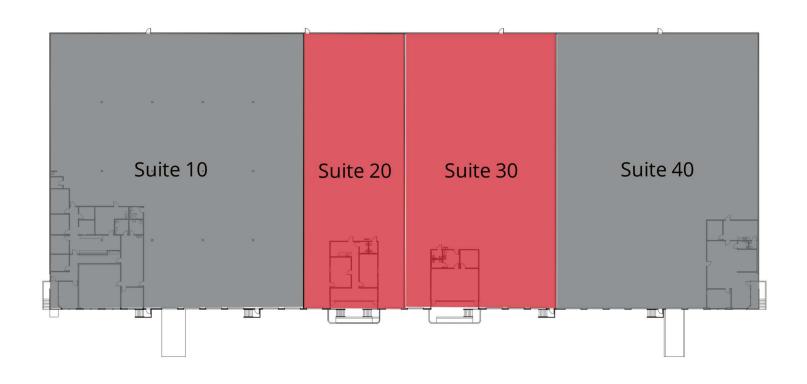
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200 Riverside Avenue Jacksonville, FL 32202 904 363 9002 tel www.naihallmark.com









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



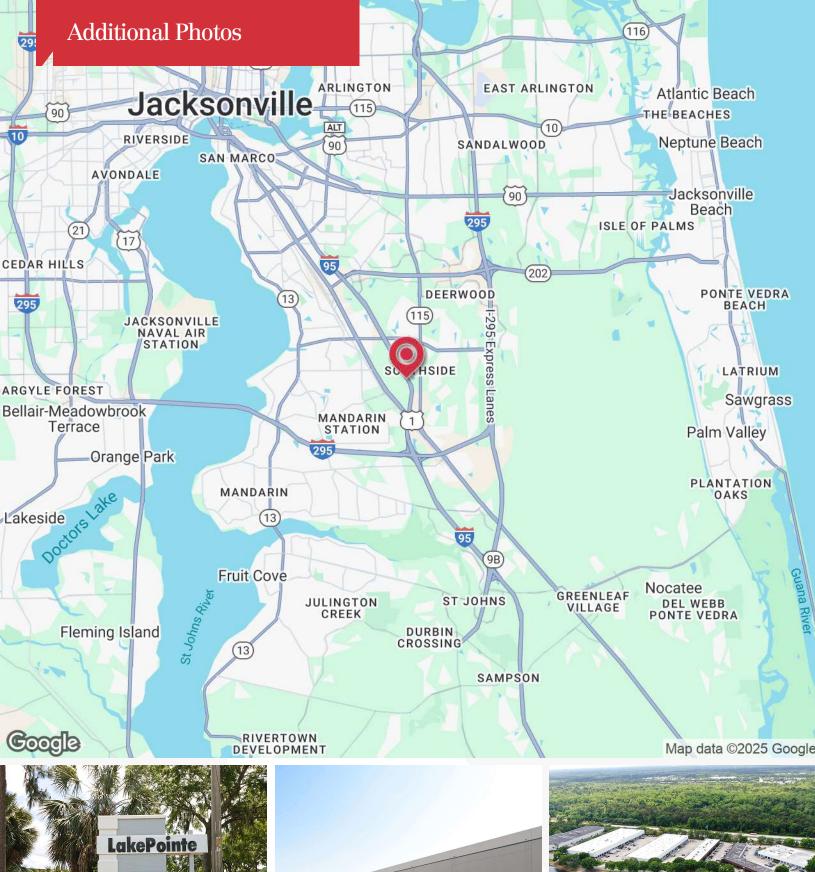
#### Site Plan





















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