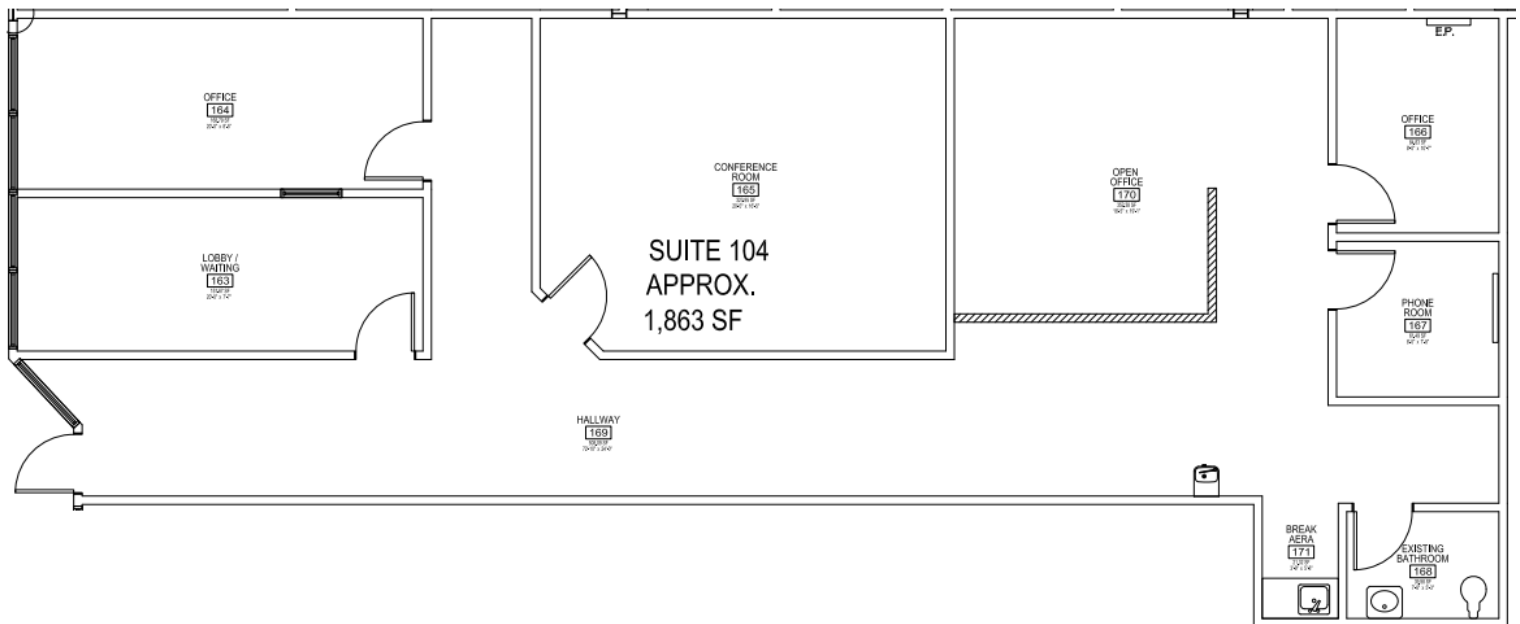


# Westland One

6196 Lake Gray Blvd

Jacksonville, FL 32244

Suite 104: 1,863 sf



AMERICAN CAPITAL PROPERTIES

## Leasing Information:

Jason Gwazdacz

Property Manager

O: 503.675.4596

D: 503.343.3445

[JasonGwazdacz@AmericanCapitalPropertiesLLC.com](mailto:JasonGwazdacz@AmericanCapitalPropertiesLLC.com)

## Property Highlights

- ✓ 37,041 sf Flex/Office Building
- ✓ Roll-up Doors and Warehouse Space
- ✓ Superb Access from I-295, Blanding Rd, and Collins Rd
- ✓ Parking 4.3/1000 sf
- ✓ Nearby retailers include Walmart, Costco, Starbucks, AT&T, Jersey Mike's Subs, Culver's & Pet Supermarket
- ✓ Managed and Leased directly by responsive, long-term Owner (Broker Co-Op Offered)
- ✓ Simple, Easy, Lease Process