

Westside Distribution Center

5351-5357 Ramona Blvd. | Jacksonville, FL 32205

Colliers

For Lease | Dock High & Grade Level Suites
Lease Rate: \$11.00/SF | CAM: \$2.45/SF



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± & 8,400± SF Available (dock high)
- **Building 5353:** 25,250± SF | 2,400± SF Available (grade level)
- **Building 5355:** 25,200± SF | Fully leased
- **Building 5357:** 23,945± SF | Fully Leased



Click to View Website

Eric Bumgarner, CCIM
Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Michael Cassidy
Senior Associate
+1 904 861 1120
michael.cassidy@colliers.com

Gordon Olson
Associate
+1 904 861 1124
gordon.olson@colliers.com

Colliers
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville

PROPERTY Overview



2,400± up to 8,400± SF



IL ZONING

Overview of Availability

Building 5351:

Suite 4-5: 5,600± SF

- 4,800±SF warehouse
- 800± SF office
- Dimensions: 80' W x 70' D
- (1) restroom
- (2) 10' x 12' dock high roll-up doors
- Available 12/1/25

Building 5351:

Suite 8: 2,800± SF

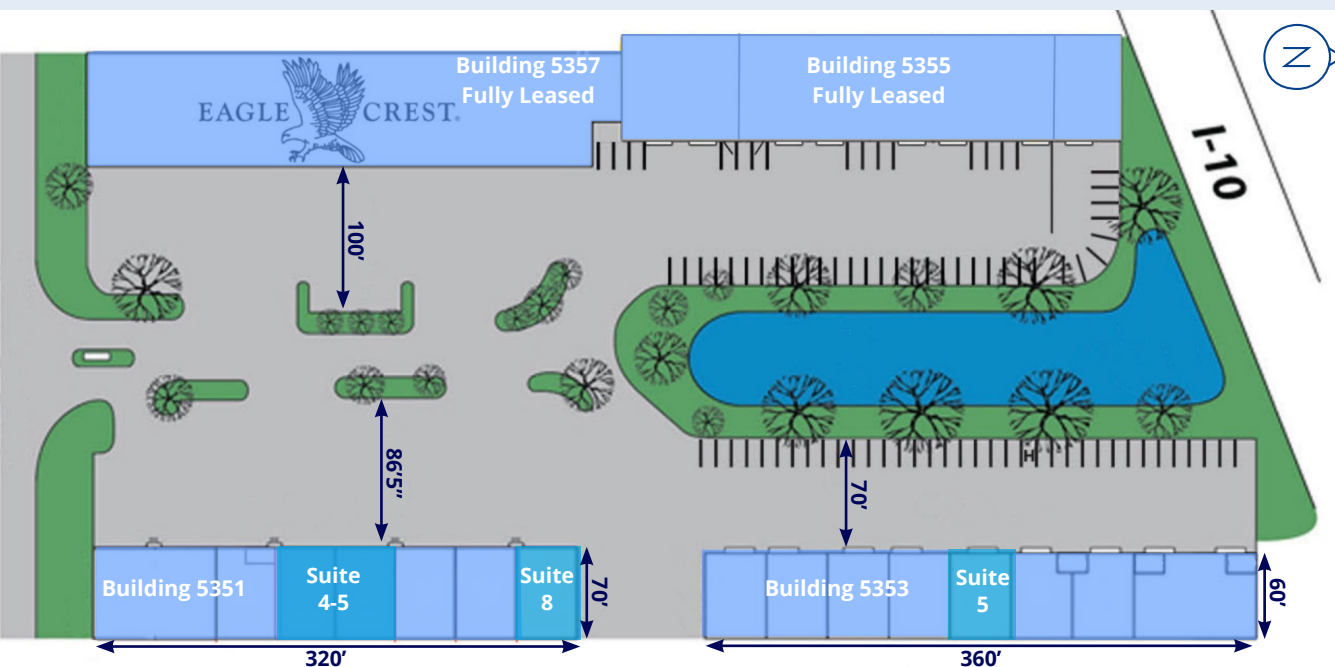
- 2,400±SF warehouse
- 400± SF two-story office
- Dimensions: 40' W x 70' D
- (1) restroom
- (1) 10' x 12' dock high roll-up door
- Available Immediately

Building 5353:

Suite 5: 2,400± SF

- 2,120±SF warehouse
- 280± office SF
- Dimensions: 40' W x 60' D
- (1) restroom
- (1) 10' x 12' grade level roll-up door
- Available Immediately

Address	5351-5357 Ramona Boulevard
Property Type	Industrial-Flex
Gross Building Area	98,405± SF
Property Size	6.91± AC
Zoning	Light Industrial
Submarket	Westside
Load Type	Dock-High & Grade-Level
Load Configuration	Front Load
Max Clear Height	20'
Power Service	200 amp, 3 phase power available
Utilities	Water, sewer, electric (JEA)
Loading	10' x 12' dock high doors 12' x 14' grade level doors
Truck Court	Shared
Parking	Ample
Storage	Outside storage not permitted
Access	24-hour gated access
Curb Cuts	Dual entry curb cut on Ramona Blvd



PROPERTY Photo Gallery



Location

Distances

I-10 | .6 miles

I-295 | 2.2 miles

I-95 | 4 miles

CSX Intermodal - Moncrief Terminal | 4.1 miles

US 1 | 7 miles

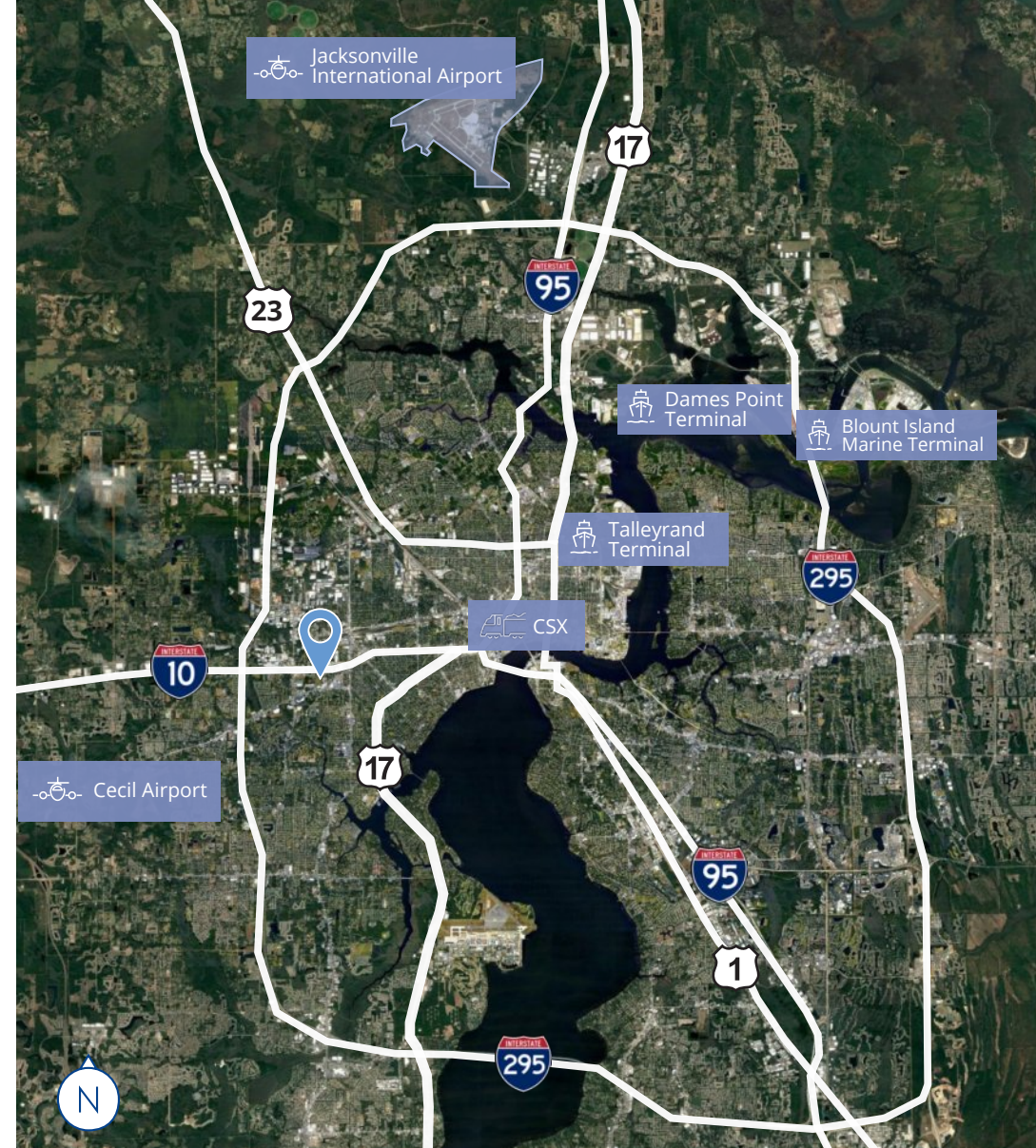
JAXPORT Talleyrand Terminal | 10 miles

Cecil Airport | 12.5 miles

JAXPORT Dames Point Terminal | 16.3 miles

JAXPORT Blount Island Terminal | 17.2 miles

JIA | 17.3 miles



Eric Bumgarner, CCIM
Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Michael Cassidy
Senior Associate
+1 904 861 1120
michael.cassidy@colliers.com

Gordon Olson
Associate
+1 904 861 1124
gordon.olson@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC

Colliers
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville