

# BAYMEADOWS IL WAREHOUSES FOR LEASE

**Unit C-10      5,520 SF**

**Jacksonville, Florida**

Prime Southside location: Central to all Jacksonville, easy accessibility and located two blocks from 95, I-295 and one mile from, Southside Blvd, J. Turner Butler Blvd, US-1 (Philips Highway), directly off Baymeadows Rd, behind Embassy Suites and Hardees Restaurants. It is a well-known address for customers. Large multi-tenant 54,000 square foot warehouse/office facility on 2.2 acres, tilt concrete construction. Features happy, long-term co-tenants. Property boasts excellent parking and truck-turnaround. Surrounded by Hotels, Restaurants, Retail, Wholesale, Contractors, banks and Offices. The Baymeadows, Deerwood and Deerwood Creek golf courses are nearby. Embassy Suites, Holiday Inn and American Suites are within walking distance. Well maintained property with experienced property management.

**Base Rent:            \$8.74 /SF/ Yr.  
 Est CAM / RE Tax: \$4.26 /SF/ Yr.  
 \$ 5,984.60 /Mo.      Includes All Utilities**

8286 Western Way Cir., Jacksonville, FL 32256



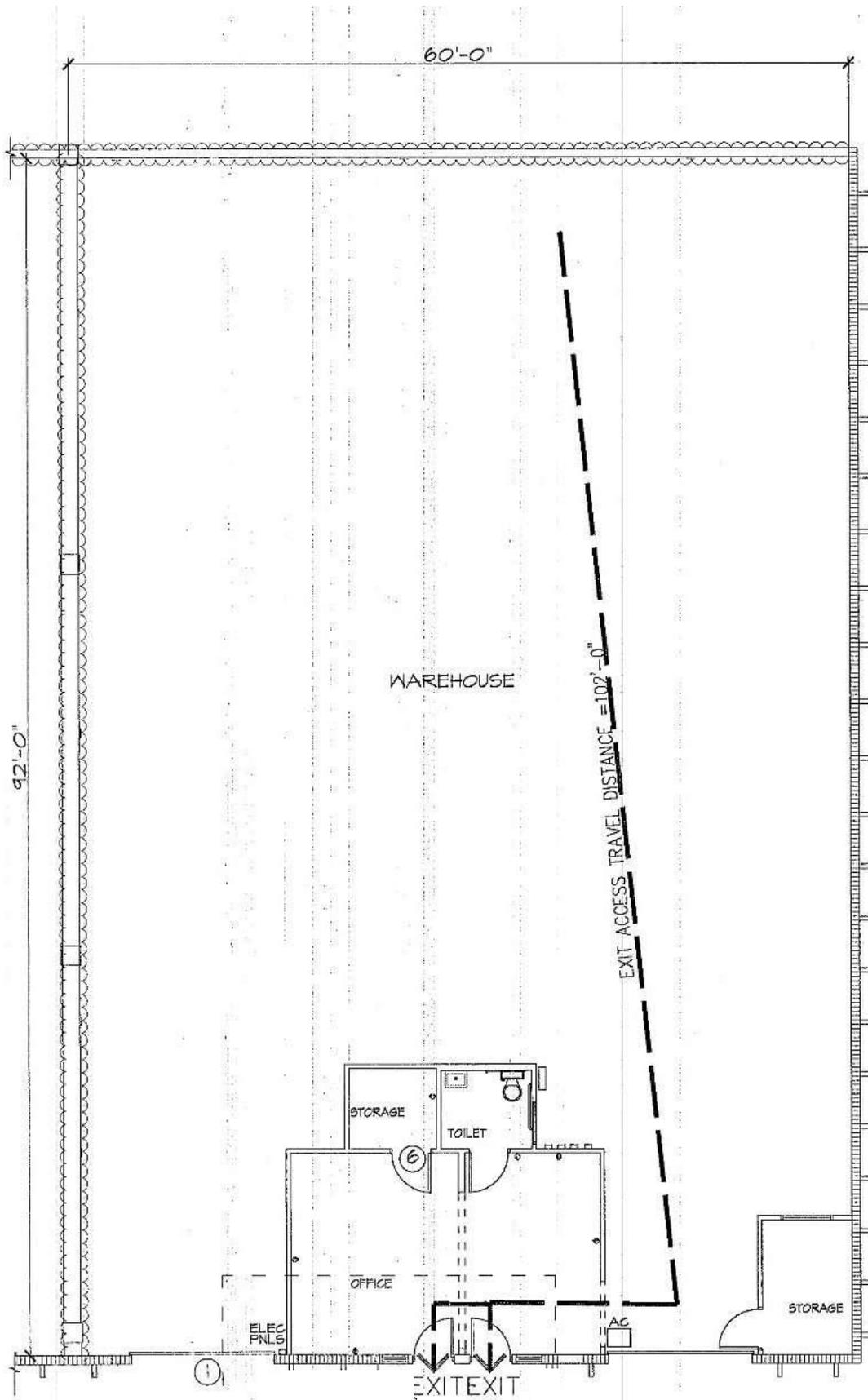
J.R. McNeal  
 Commercial Real Estate Services

J R McNeal Company, Inc.  
 Licensed Real Estate Broker  
 13846 Atlantic Blvd. #1011  
 Jacksonville, FL 32225

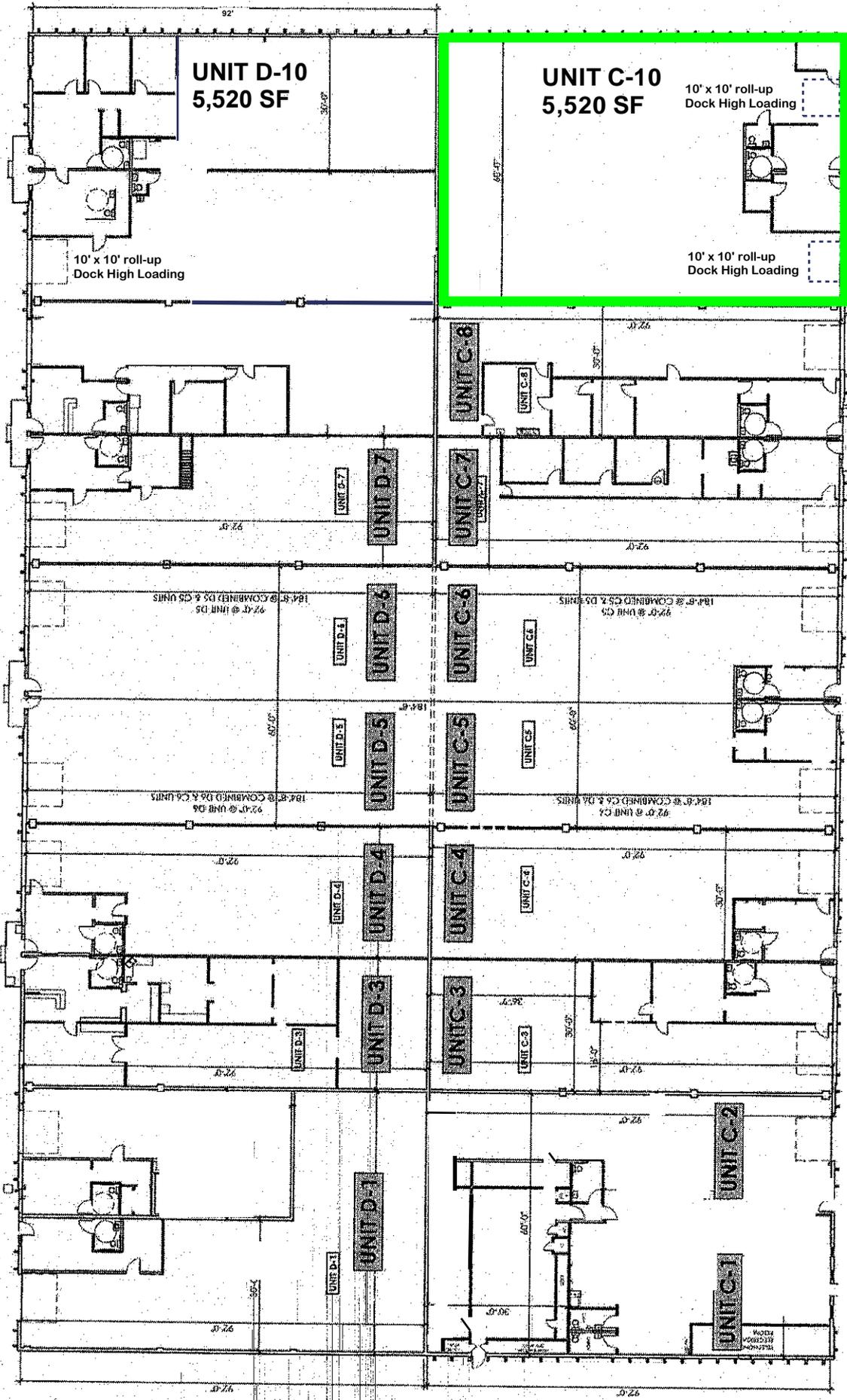
Randy McNeal, CCIM  
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Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

8286 Western Way Circle # C 9 & 10  
Jacksonville, FL 32256  
5,520 SF Dock High



AVAILABLE UNITS  
(Yellow Highlight)  
8286 Western Way Circle  
Jacksonville, FL 322565



**UNIT D-10**  
5,520 SF

**UNIT C-10**  
5,520 SF

10' x 10' roll-up  
Dock High Loading

10' x 10' roll-up  
Dock High Loading

10' x 10' roll-up  
Dock High Loading

UNIT D-7

UNIT D-7

UNIT C-7

UNIT D-6

UNIT D-6

UNIT C-6

UNIT D-5

UNIT D-5

UNIT C-5

UNIT D-4

UNIT D-4

UNIT C-4

UNIT D-3

UNIT D-3

UNIT C-3

UNIT D-1

UNIT D-1

UNIT C-1

UNIT C-2

UNIT C-1

Model # 00025319  
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