



Westside Industrial Park

8003 Westside Industrial Drive
Jacksonville, Florida 32219

Property Highlights

- 24' clear height
- 19 dock high doors (10' x 10') – 9 with pit levelers
- 1 ramp (10' x 10')
- 120' concrete truck court
- 40' x 40' column spacing
- 40 auto parking spaces
- Wet sprinkler system
- New roof in 2023
- 3 – Blue Giant HVLS fans
- 2024 Estimated operating expenses are \$1.30/sf

For More Information



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Offering Summary

Lease Rate:	Negotiable
Building Size:	72,614 SF
Lot Size:	4.16 Acres
Year Built:	1992
Renovated:	2018
Zoning:	PUD

Property Overview

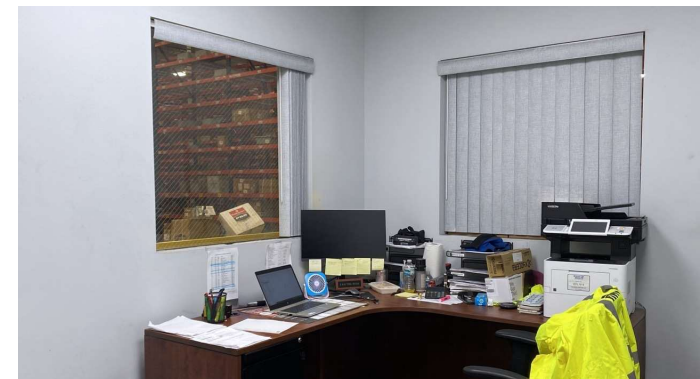
Introducing 8003 Westside Industrial Drive, a prime industrial property in Jacksonville, FL. With a commanding 24' clear height, 19 dock high doors, ample parking, and a spacious 120' concrete truck court, this facility is optimized for seamless operations. The 40' x 40' column spacing ensures efficient use of space, while the wet sprinkler system and three Blue Giant HVLS fans prioritize safety and comfort. A new roof installed in 2023 adds to the property's appeal, reflecting a commitment to quality and longevity. Ideal for distribution, manufacturing, or logistics, this property offers a premier leasing opportunity for businesses seeking a top-tier industrial space.

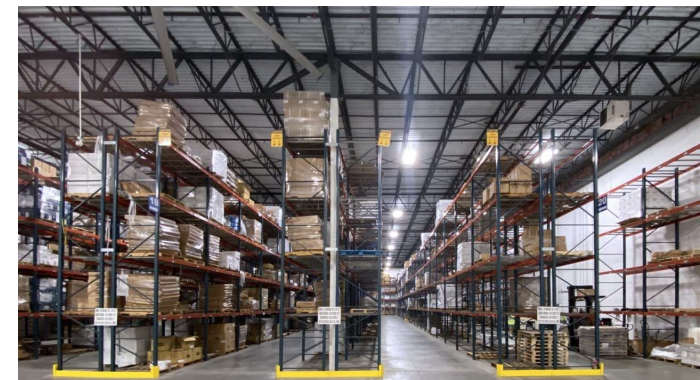
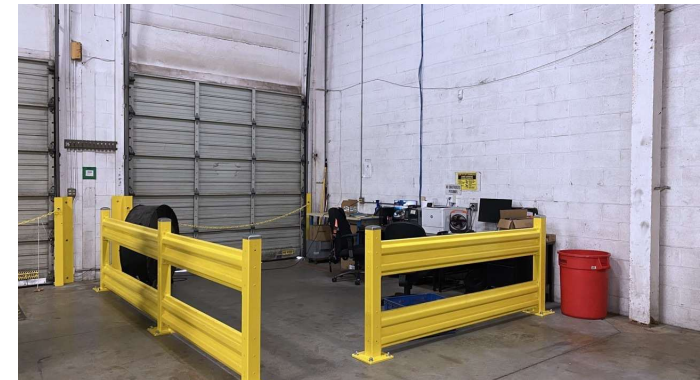
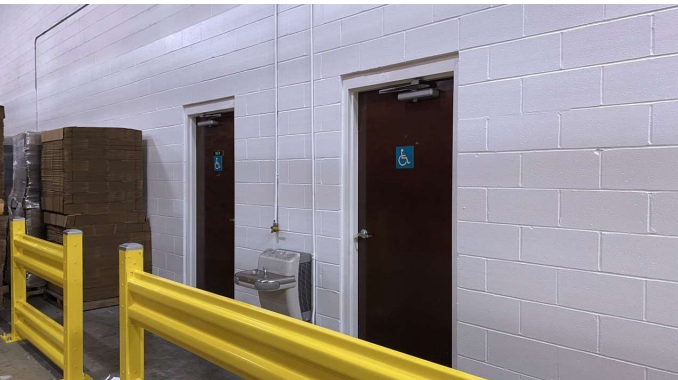
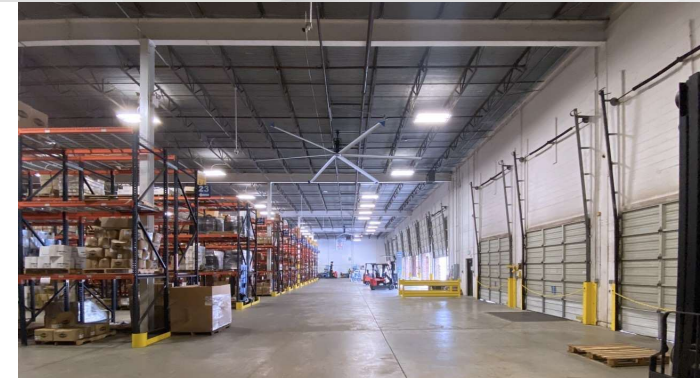
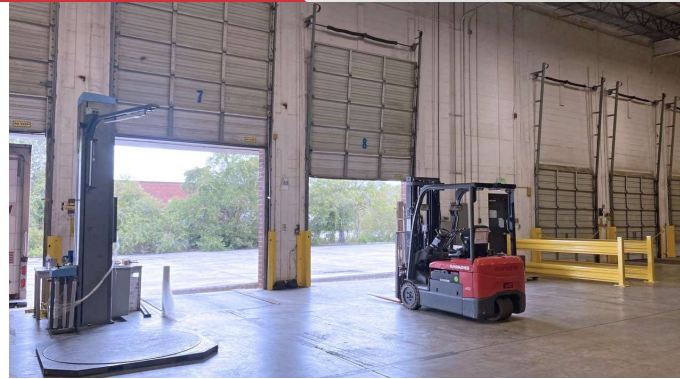
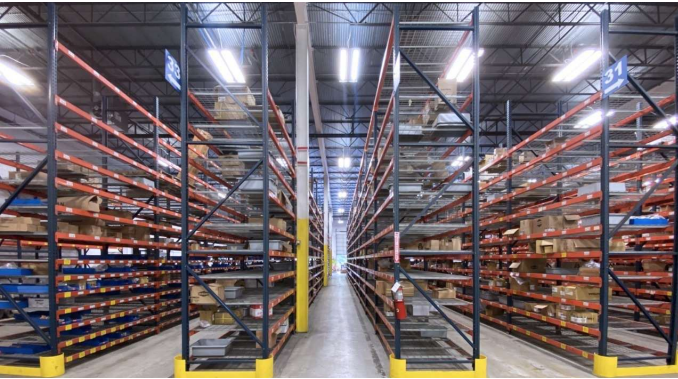
Location Overview

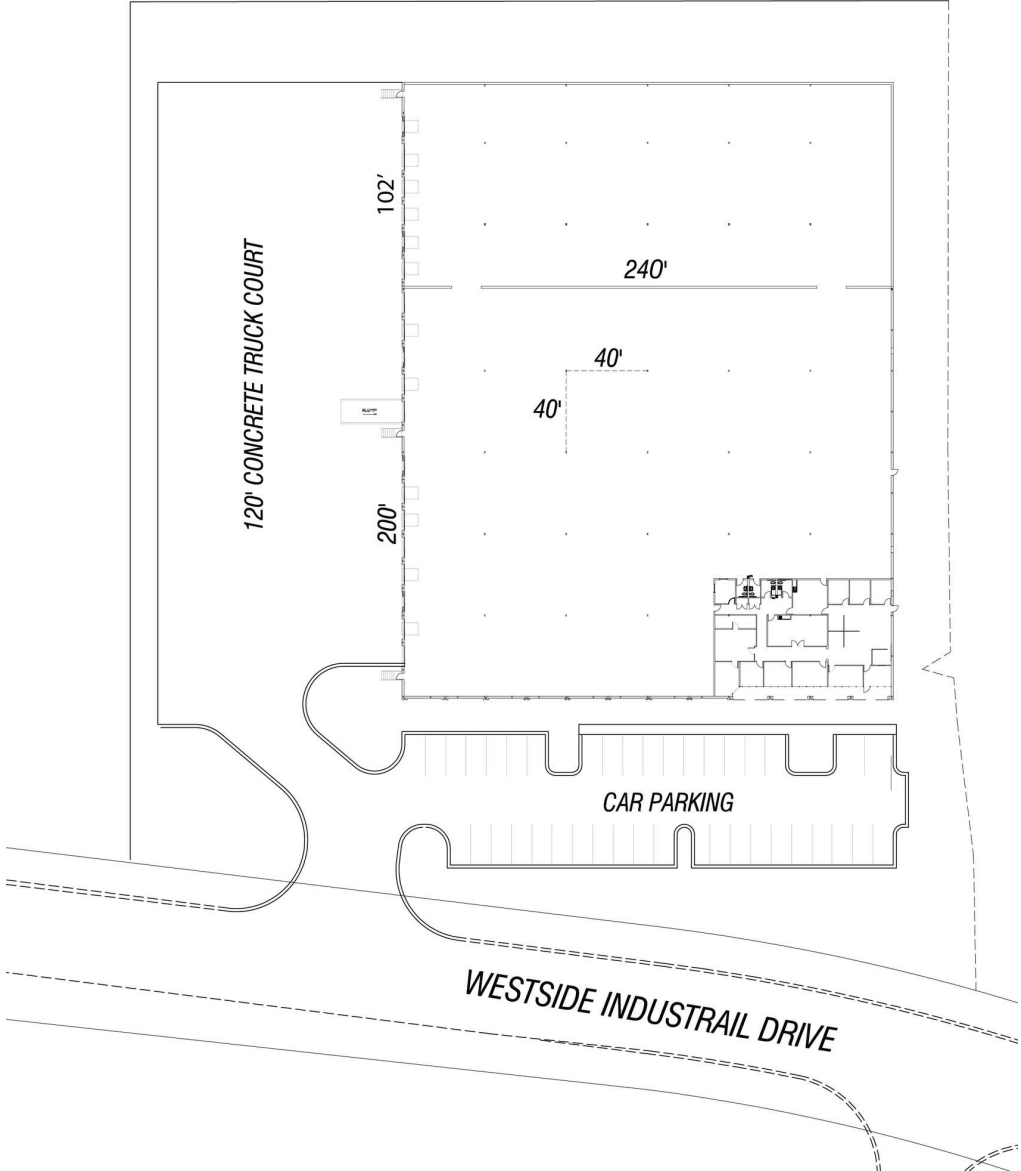
Westside Industrial Park is at the crossroads of the Southeast's best interstate, rail, marine and aviation network. Interstates 295, 10, 95 are all within 15 miles of the Park. The Park has access to major package handling companies: United Parcel, United States Parcel Service, and Fedex. CSX rail service is available in the Park. Norfolk Southern and FFC rails are 3 and 12 miles away, respectively. Three JAXPORT marine terminals are within 15 miles. Also, three airports, including Jacksonville International Airport, are within 12 miles.

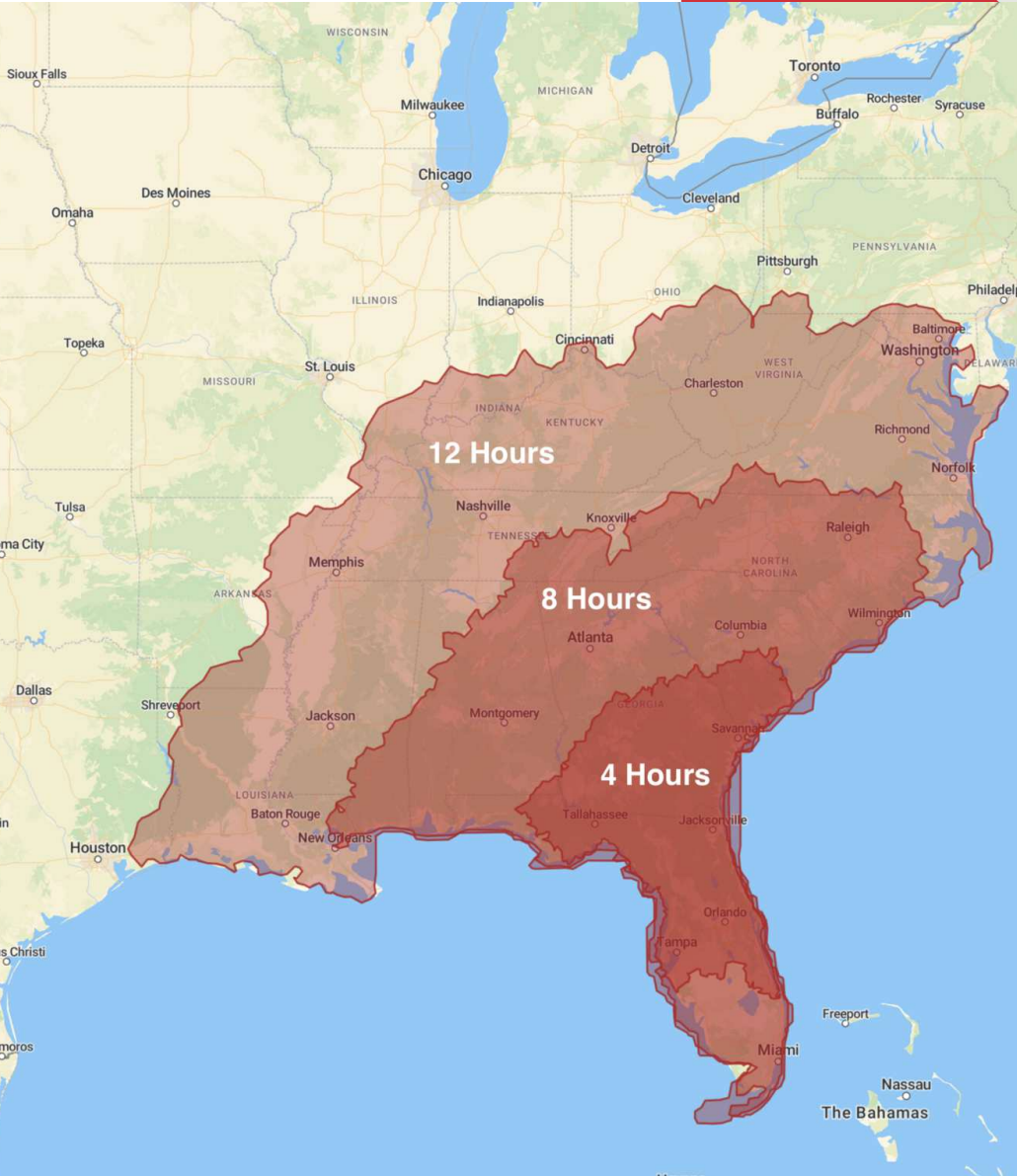












Drive Times

Location	Distance
Interstate 295	2.8 miles
Interstate 10	5.5 miles
Interstate 95	13.2 miles
Downtown Jacksonville	14.2 miles
Savannah, GA	142 miles
Orlando, FL	154 miles
Tampa, FL	197 miles
Charleston, SC	242 miles
Atlanta, GA	345 miles
Miami, FL	359 miles
Montgomery, AL	366 miles
Charlotte, NC	387 miles
Baltimore, MD	846 miles
Houston, TX	862 miles