

BAYMEADOWS IL WAREHOUSE FOR LEASE

5,320 Sq. Ft.

Jacksonville, Florida

8286 Western Way Cir., Jacksonville, FL 32256

Prime Southside location: Central to all Jacksonville, easy accessibility and located within 2 blocks to 1 mile from I-95, I-295, 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

UNIT C-1 5,320 SF

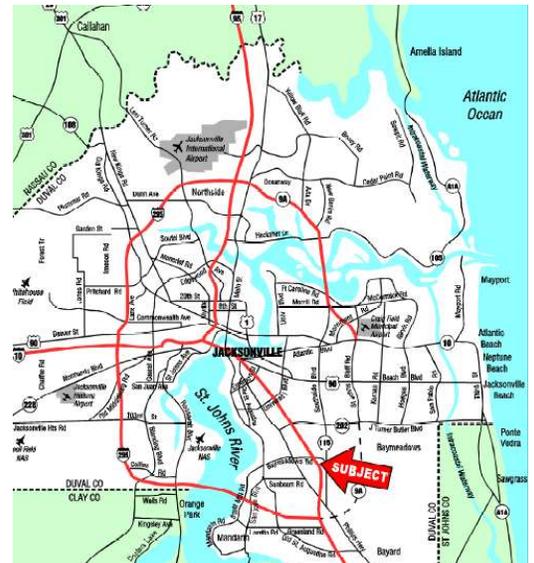
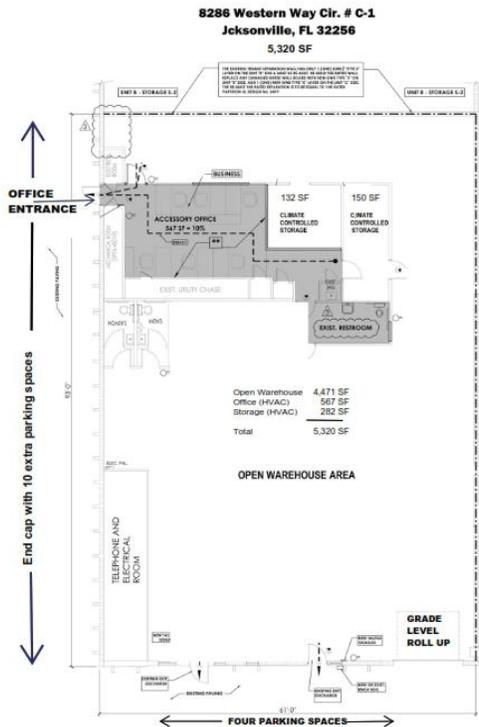
\$ 5,763.33 / Mo. Total Rent - All In!
Includes Electricity, Water & Sewer Charges

Base Rent \$8.74 PSF/Yr
Est. Oper. Exp. \$4.26 PSF/Yr

available Jan. 1 2026. Can show now.

Prime Corner unit with extra parking.

See Floor Plan on next page.



J.R. McNeal
Commercial Real Estate
Services

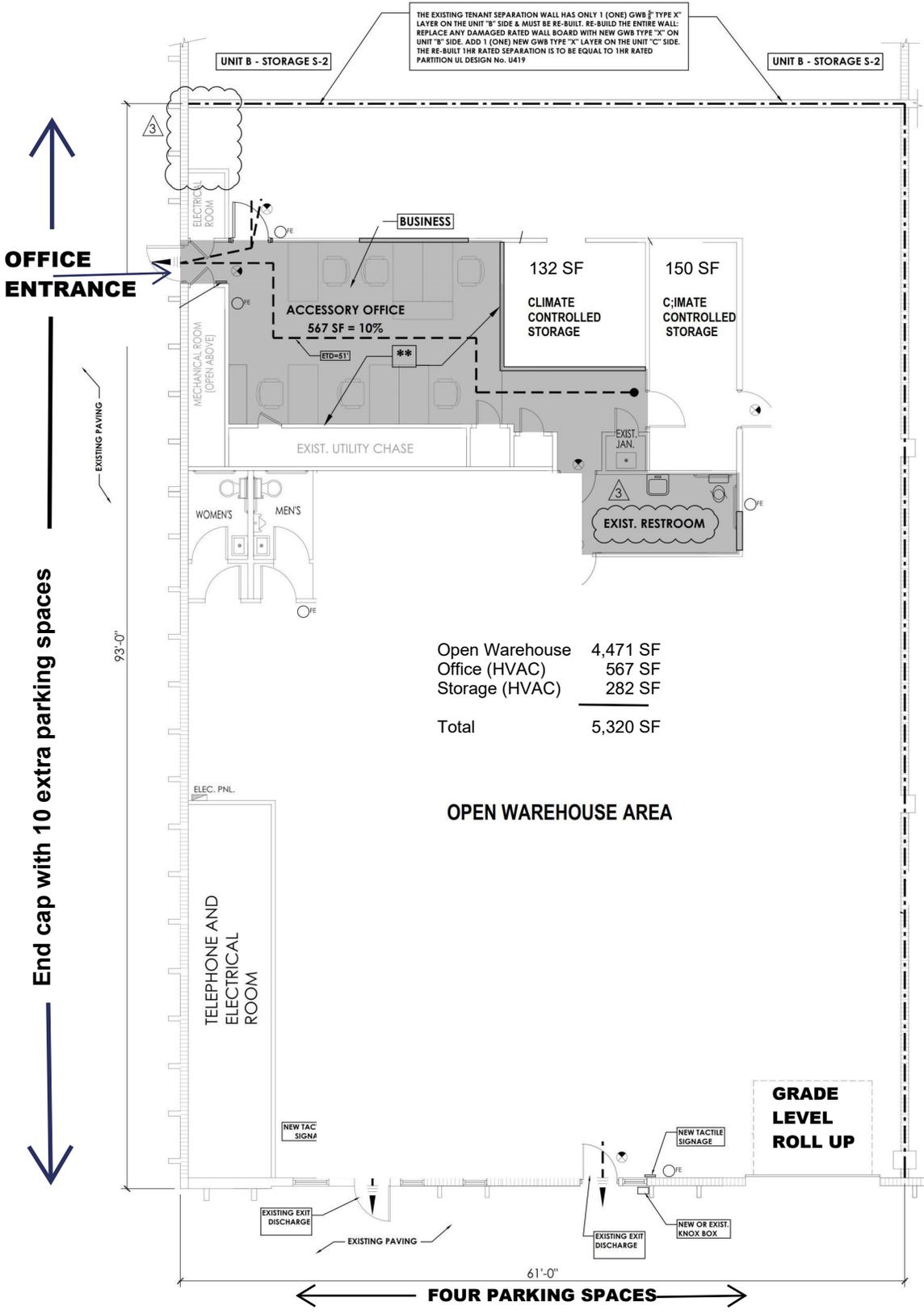


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**8286 Western Way Cir. # C-1
Jacksonville, FL 32256**

5,320 SF



8286 Western Way Circle

55,200 SF as Measured

54,935 SF Leasable

Leased vs Measured (265) SF

