

# Lakepointe Business Park - 7

8940 Western Way Jacksonville, Florida 32256

#### **Property Highlights**

- CAM: \$3.43 PSF (2025 est.)
- 16' clear height/ 18' max height
- · Zoning: IBP
- Desirable Southside location with easy access to I-95

#### **Property Description**

A master-planned, 375,000 SF multi-tenant development located on 38-acres in the prestigious Baymeadows area. This project offers enormous flexibility with ability to accommodate users from 1,100 to 78,000 SF within nine buildings. These flex buildings offer excellent office space with grade-level roll-up doors. Both dock-high and grade-level loading are available to suit specific needs.

OFFERING SUMMARY		
Available SF	4,680 SF	
Lease Rate	Negotiable	
CAM	\$3.43 SF/yr (2025 est.)	
Zoning	IBP (Industrial Business Park)	

AVAILABLE SPACES		
Space	Lease Rate	Size (SF)
Suite 13	Negotiable	4,680

#### For more information



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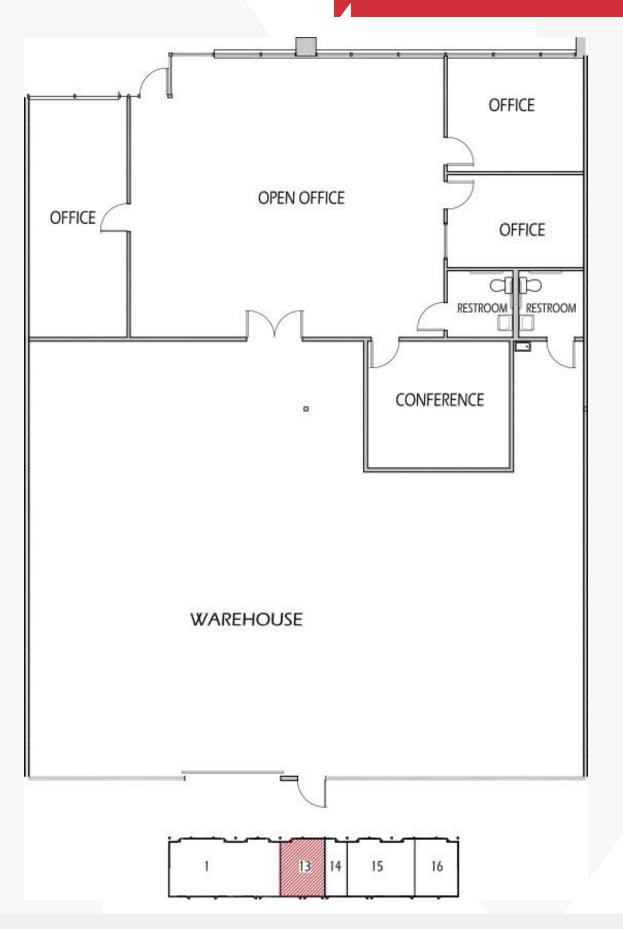
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## Suite 13 - 4,680 SF







### Site Plan

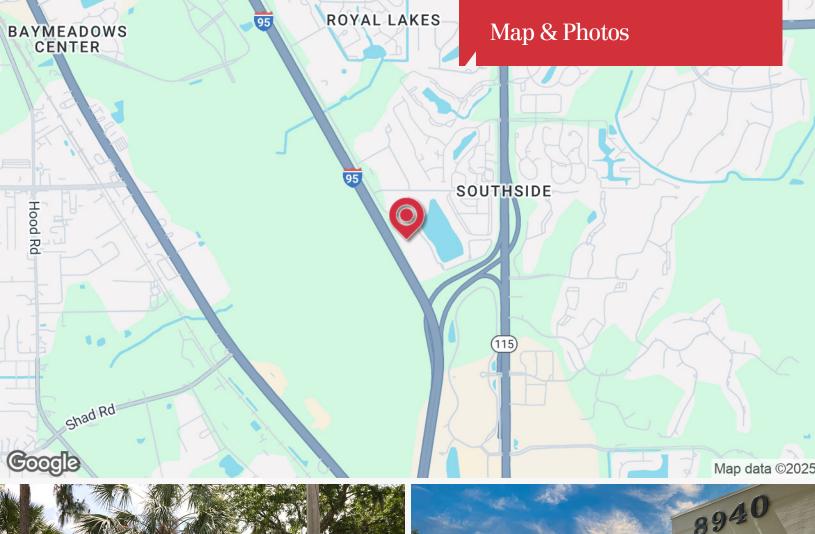
























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