



Colliers

Wilson Blvd

2611 Old Middleburg Rd N

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For Lease

Eric Bumgarner, CCIM

Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Joseph M. Turri

Associate Vice President
+1 904 861 1159
joseph.turri@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

View Property
Online

Westside Business Park

2611 Old Middleburg Road | Jacksonville, FL 32210

Westside Business Park is a four building flex-industrial business park totaling 26,400± SF situated on 1.84± acres.

Property Highlights

- Flex space available for lease in the Westside submarket of Jacksonville, FL
- The complex has multiple sizes and floor plans to choose from, which provides a wide range of uses and flexibility for many businesses
- Quick access to I-295
- Zoned CCG-2
- Built in 2006
- Grade level roll-up door
- Each suite has a small office and restroom
- 3 phase power

Property Photos



CCG-2 zoning allows
for most uses



Flexible floor
plan



Well maintained
and professionally
managed



1 mile to
I-295



Site Plan

Availability

Suite

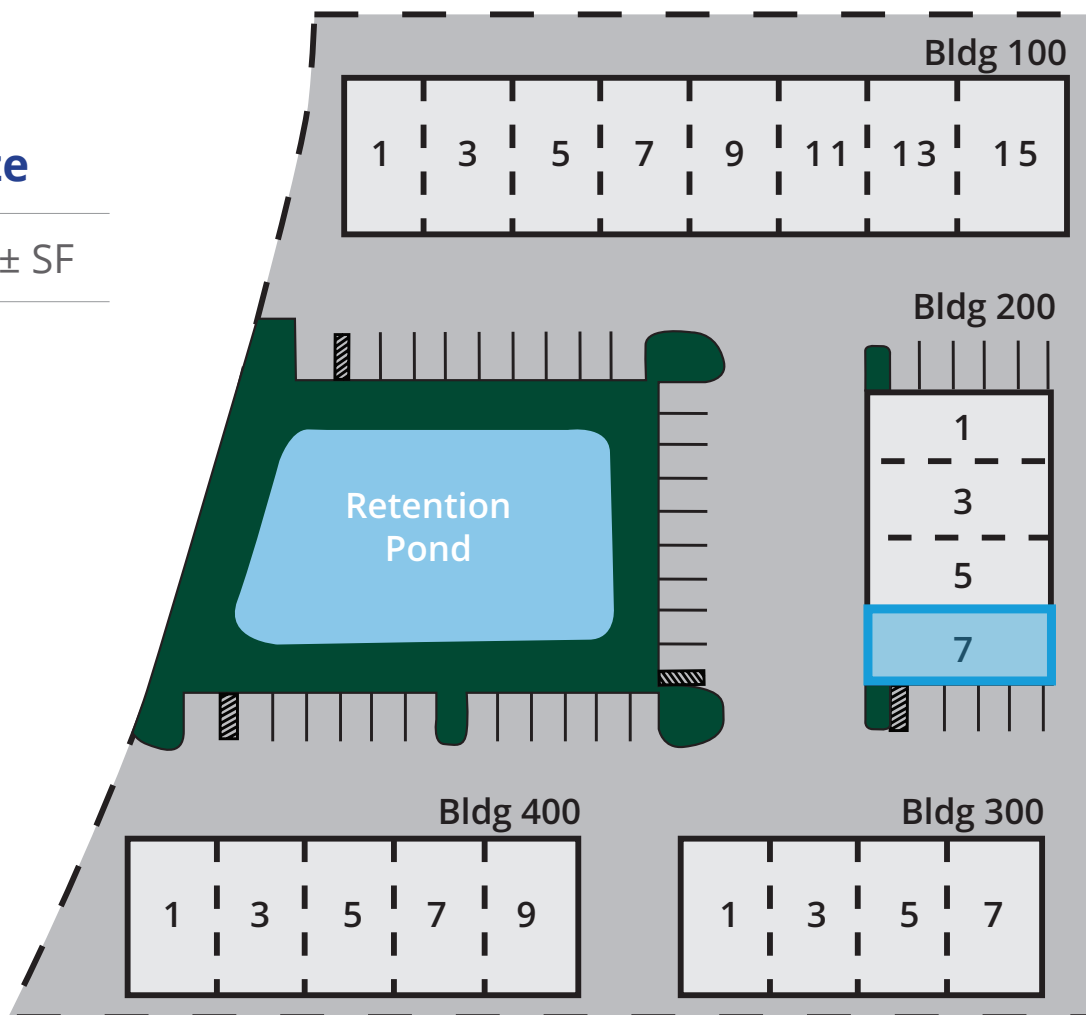
Size

200-7

1,250± SF

Base Rent:

\$9.50/SF
NNN



Demographics

Source: Esri, U.S. Census (2024)



Population
(2024)



Population
Projection (2029)



Average Household
Income (2024)



Projected Average
HH Income (2029)

| | Population (2024) | Population Projection (2029) | Average Household Income (2024) | Projected Average HH Income (2029) |
|--------|----------------------|---------------------------------|------------------------------------|---------------------------------------|
| 1 Mile | 11,852 | 12,112 | \$71,174 | \$86,025 |
| 3 Mile | 88,907 | 89,330 | \$73,275 | \$88,400 |
| 5 Mile | 180,300 | 183,317 | \$87,663 | \$104,396 |

Property Location

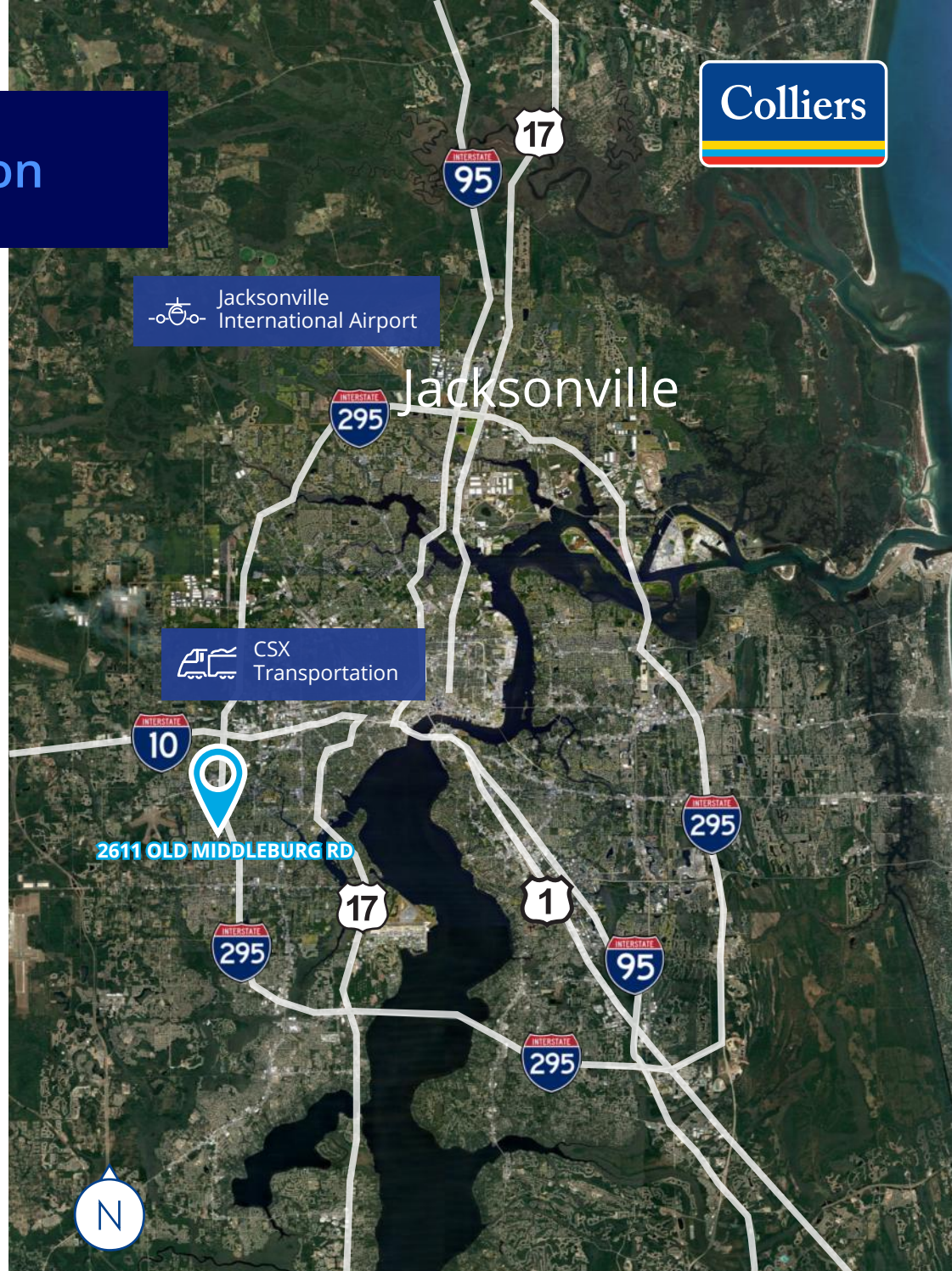
I-295
0.4 miles

I-95
8.9 miles

I-10
3.3 miles

JIA
19.9 miles

CSX
5.6 miles



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Contact Us

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

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