



Colliers



For Lease

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**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



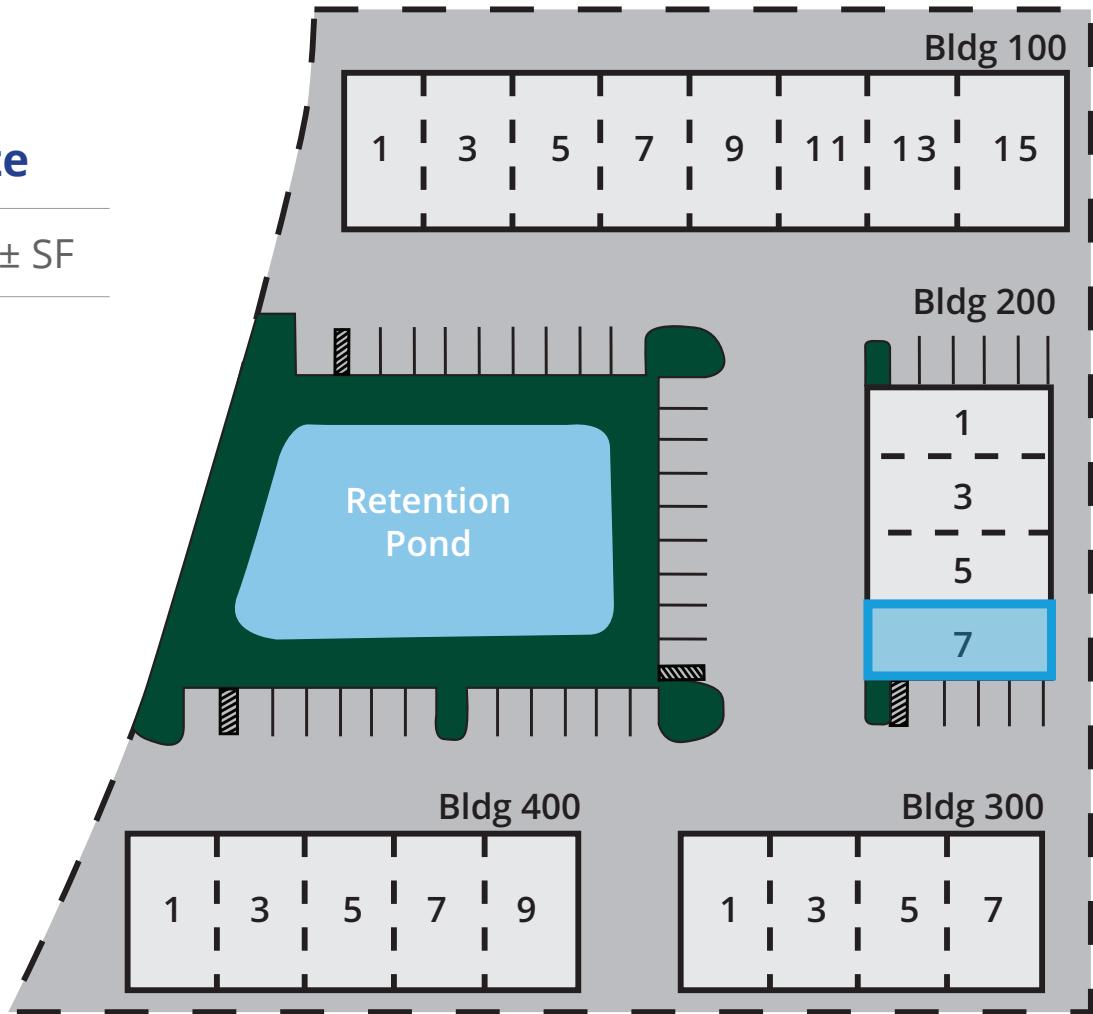
Site Plan

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)
1 Mile	11,852	\$71,174	\$86,025
3 Mile	88,907	\$73,275	\$88,400
5 Mile	180,300	\$87,663	\$104,396

Property Location

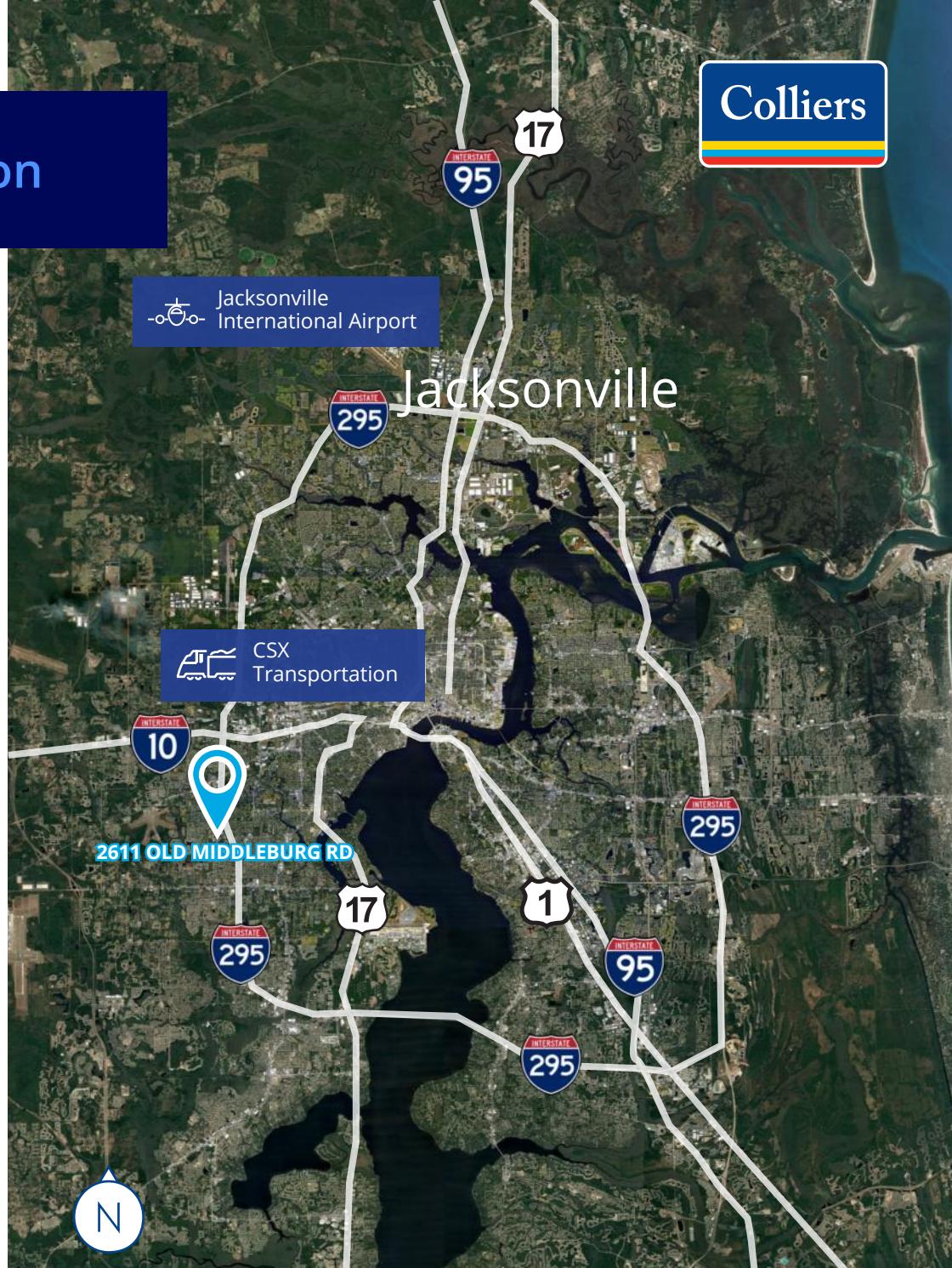
I-295
0.4 miles

I-95
8.9 miles

I-10
3.3 miles

JIA
19.9 miles

CSX
5.6 miles



Contact Us

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