

# Westside Distribution Center

5351-5357 Ramona Blvd. | Jacksonville, FL 32205

Colliers

*For Lease | Dock High & Grade Level Suites*  
*Lease Rate: \$11.00/SF | CAM: \$2.45/SF*



The Westside Distribution Center is a four-building industrial park located off I-10 and Ramona Blvd in Jacksonville's Westside submarket between Lane Ave and Cassat Ave. The property offers a mix of dock-high and grade-level suites suited for distribution, light manufacturing, and service-oriented users. Its central, transportation-friendly location provides efficient access to the greater Jacksonville market.

- Building 5351: 24,010± SF | 2,800± SF Available (dock high)
- Building 5353: 25,250± SF | 2,400± & 4,800± SF Available (grade level)
- Building 5355: 25,200± SF | Fully leased
- Building 5357: 23,945± SF | Fully Leased



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# PROPERTY Overview



2,400± up to 4,800± SF



IL ZONING

## Overview of Availability

### Building 5351:

#### Suite 8: 2,800± SF

- 2,400± SF warehouse
- 400± SF two-story office
- Dimensions: 40' W x 70' D
- (1) restroom
- (1) 10' x 12' dock high roll-up door
- Available Immediately

### Building 5353:

#### Suite 3: 2,400± SF

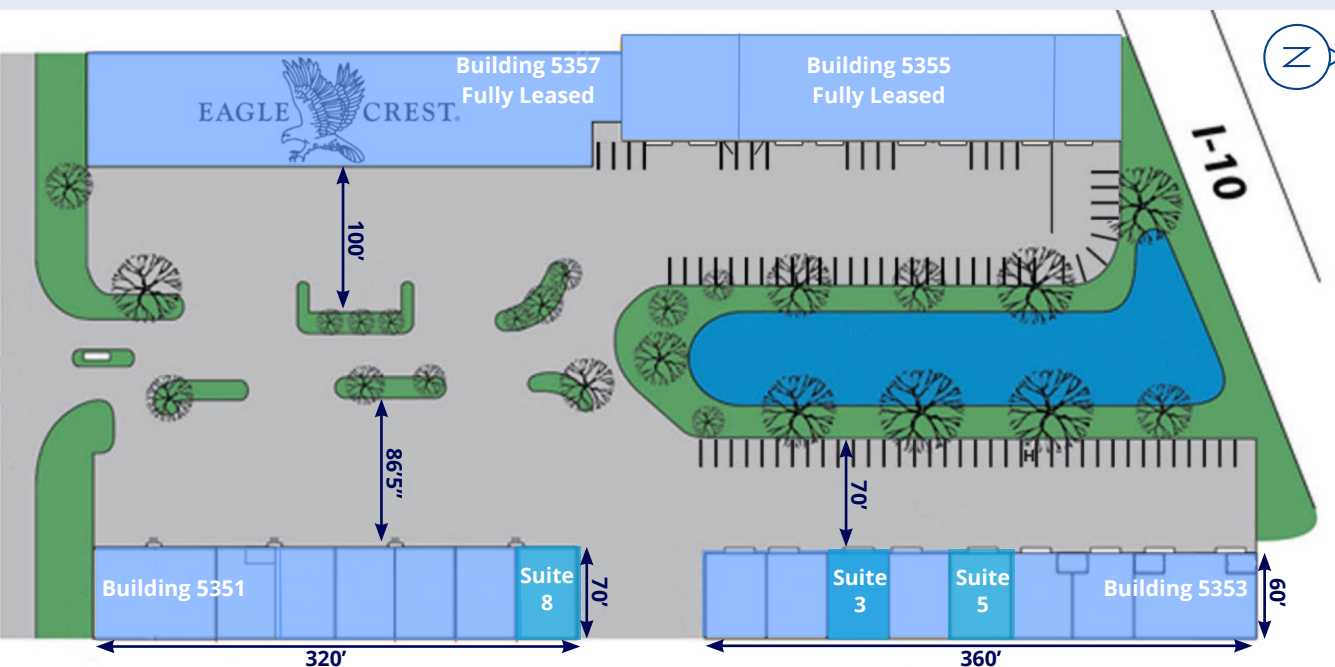
- 1,360± SF warehouse
- 1,040± SF office
- Dimensions: 40' W x 60' D
- (1) restroom
- (1) 10' x 12' grade level roll-up door
- Available Immediately

### Building 5353:

#### Suite 5: 2,400± SF

- 2,120± SF warehouse
- 280± SF office
- Dimensions: 40' W x 60' D
- (1) restroom
- (1) 10' x 12' grade level roll-up door
- Available Immediately

Address	5351-5357 Ramona Boulevard
Property Type	Industrial-Flex
Gross Building Area	98,405± SF
Property Size	6.91± AC
Zoning	Light Industrial
Submarket	Westside
Load Type	Dock-High & Grade-Level
Load Configuration	Front Load
Max Clear Height	20'
Power Service	200 amp, 3 phase power available
Utilities	Water, sewer, electric (JEA)
Loading	10' x 12' dock high doors 12' x 14' grade level doors
Truck Court	Shared
Parking	Ample
Storage	Outside storage not permitted
Access	24-hour gated access
Curb Cuts	Dual entry curb cut on Ramona Blvd





# PROPERTY Photo Gallery





## Location

# Distances

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**I-10** | .6 miles

**I-295** | 2.2 miles

**I-95** | 4 miles

**CSX Intermodal - Moncrief Terminal** | 4.1 miles

**US 1** | 7 miles

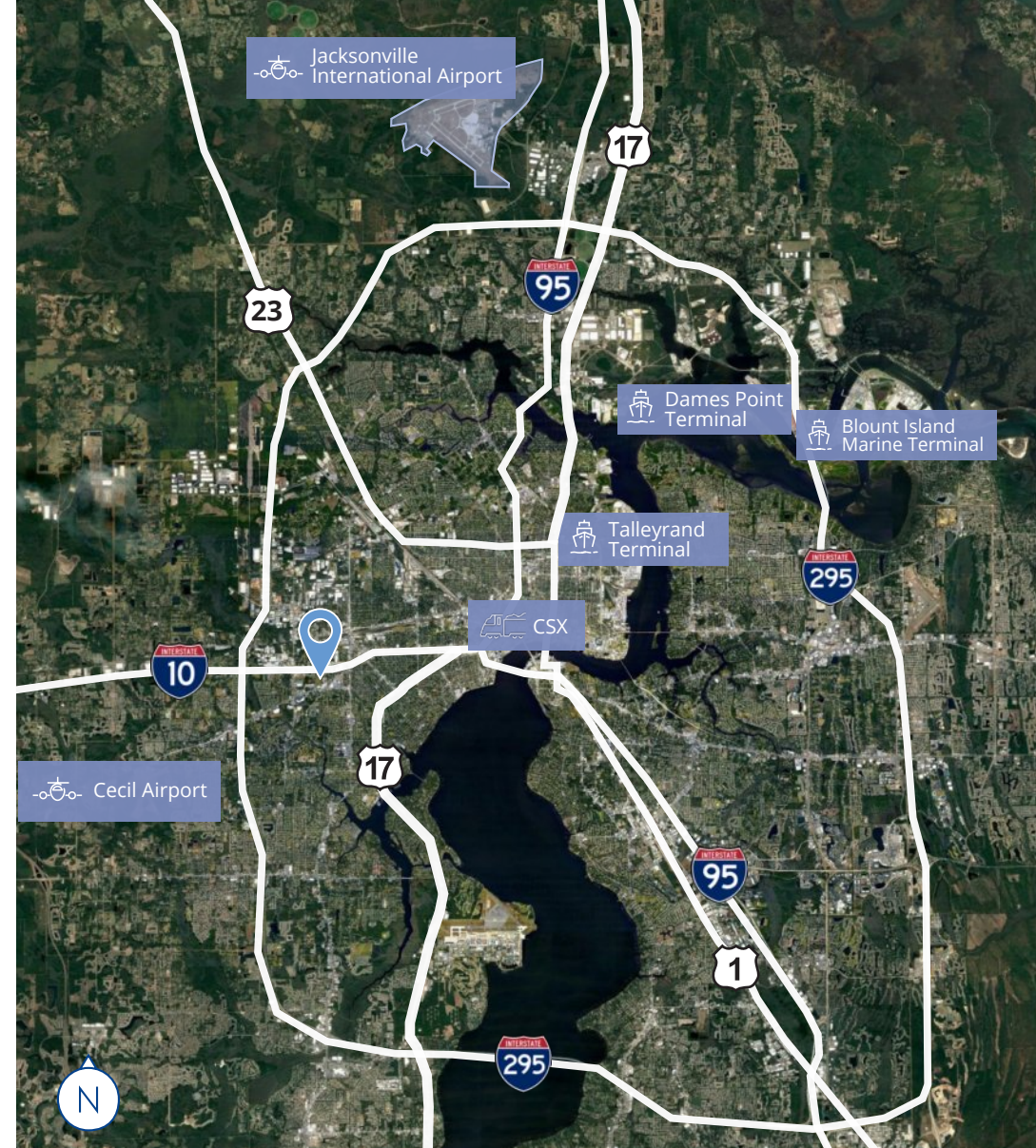
**JAXPORT Talleyrand Terminal** | 10 miles

**Cecil Airport** | 12.5 miles

**JAXPORT Dames Point Terminal** | 16.3 miles

**JAXPORT Blount Island Terminal** | 17.2 miles

**JIA** | 17.3 miles



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