

Unit 3

4101 Bulls Bay Hwy

JACKSONVILLE, FL 32219

41,350 SF SUBLEASE AVAILABLE

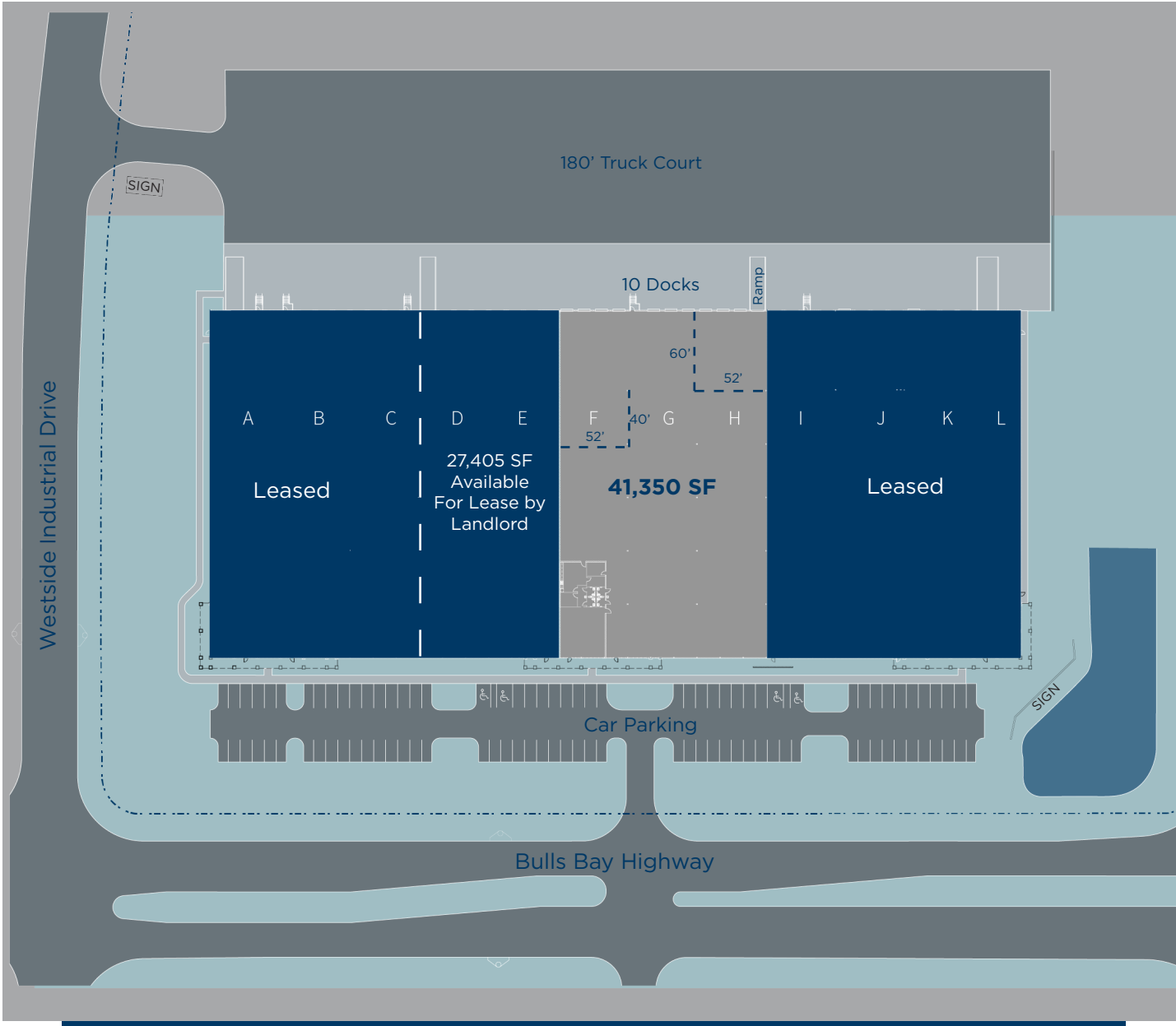
Property Highlights

Ideal Westside Industrial Park location with quick access to major highways, airport, ports, and intermodal, making it the perfect space for distribution, warehousing or manufacturing.



UNIT 3 HIGHLIGHTS	
AVAILABLE SF:	41,350
OFFICE SF:	± 2,516
DOORS:	10 (9' x 10') Dock 1 (9' x 10') Drive-in
CLEAR HEIGHT:	32'
TRUCK COURT:	180' with 50' Concrete Apron
YEAR BUILT:	2001
FIRE PROTECTION:	ESFR
COLUMN SPACING:	52' x 40' 60' Speed Bay
LIGHTING:	LED (Motion Sensor)
ZONING:	PUD
POWER:	400-Amp 480/277 v, 3P
SUBLEASE TERM:	12/31/2026
ASKING RATE:	\$6.75 / SF NNN

Site Plan



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Jacksonville
International
Airport (JAX)

Big Talbot Island
State Park

JAXPORT

JAXPORT

Jacksonville
Executive at
Craig Airport

Herlong
Recreational
Airport

Cecil Airport
(VQQ)

Naval Air Station
Jacksonville (NIP)



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