



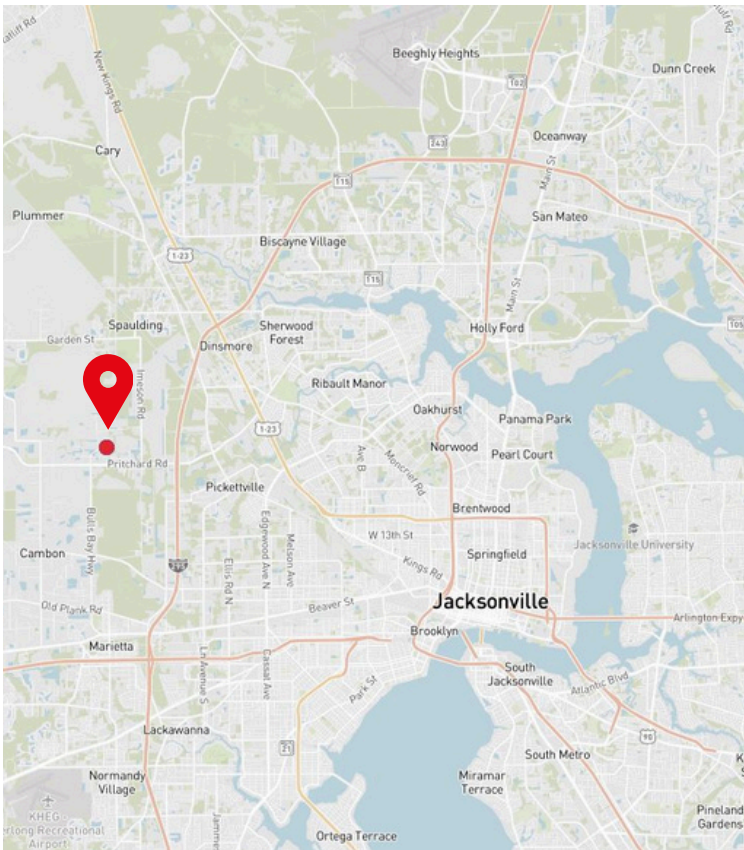
Image provided by CoStar

95,000 SF

Industrial space for lease

4601-100 Bulls Bay Hwy.

Jacksonville, FL 32219



Location

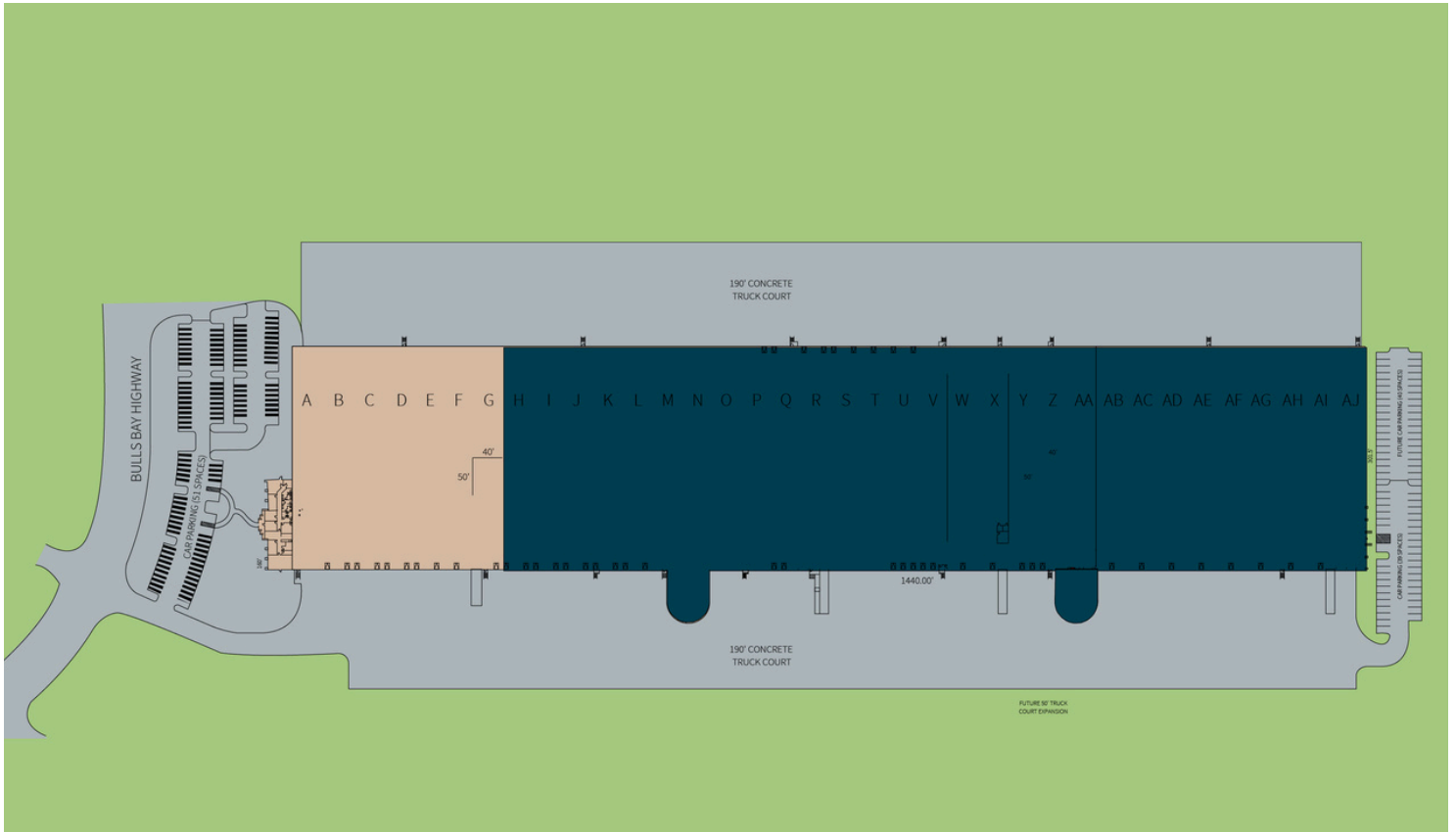
- Located within Jacksonville's Westside Industrial Park. The largest industrial park in Northeast Florida and home to tenants such as UPS, Amazon, Kraft and BMW
- Easy access to I-295, I-95 and I-10

Property specifications

- 95,000 s.f. available
- ±5,000 s.f. office
- Premier industrial space zoned for distribution, manufacturing and/or warehouse capabilities
- Adjacent to the UPS Regional Distribution Center and the CSX Intermodal Yard
- Professionally landscaped
- Zoned IL

95,000 SF

Industrial space for lease



Building specs

30'
clear height

18
dock doors

10
mechanical pit levelers

5
edge of dock levelers

1
drive-in doors

40' x 50'
column spacing

300'
building depth

80
striped car parks

±5,000 SF
office space

190'
truck court

5 (expandable to 17)
striped trailer parks

ESFR
sprinklers

T5/LED
lighting

45 Mil TPO
roof



95,000 SF

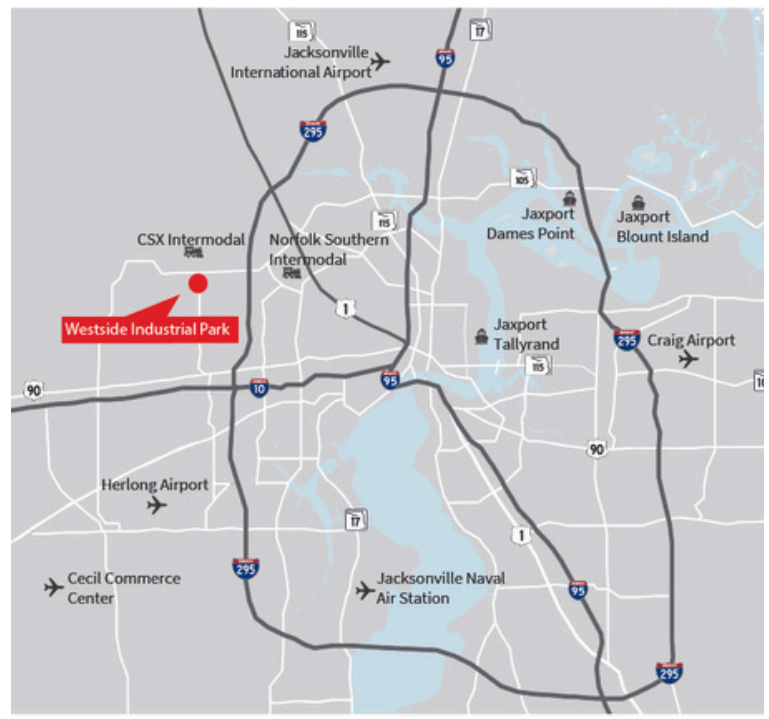
Industrial space for lease



Neighboring Tenants

Strategically located

- 2.5 miles** to I-295
- 3.3 miles** to CSX Intermodal
- 6.2 miles** to I-10
- 10.5 miles** to I-95
- 11 miles** to Downtown Jacksonville
- 15 miles** to Jacksonville International Airport
- 18 miles** to JaxPort Blount Island



95,000 SF

Industrial space for lease



JLL

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