

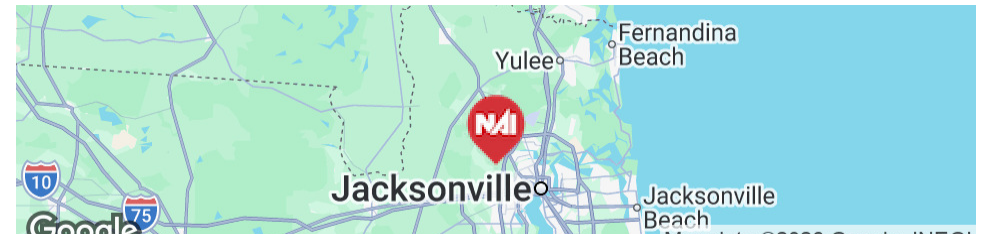


Westside Industrial Park

8003 Westside Industrial Drive
Jacksonville, Florida 32219

Property Highlights

- 4,722 square feet of office space
- 24 foot clear height with 40 by 40 foot column spacing
- Three Blue Giant HVLS fans and a wet sprinkler system
- Nineteen dock high doors (10 by 10), including nine with pit levelers and one ramp
- 120 foot concrete truck court with forty auto parking spaces
- Masonry and steel construction with a new roof installed in 2023



For More Information



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Offering Summary

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Building Size:	72,614 SF
Lot Size:	4.16 Acres
Year Built:	1992
Renovated:	2018
Zoning:	PUD

Property Overview

Introducing 8003 Westside Industrial Drive, a prime industrial property in Jacksonville, FL, now available for sale or lease. The facility features a commanding 24 foot clear height, 19 dock high doors, ample parking, and a spacious 120 foot concrete truck court to support efficient operations. Its 40 by 40 foot column spacing maximizes usability, while the wet sprinkler system and three Blue Giant HVLS fans enhance safety and comfort. A new roof installed in 2023 underscores the property's commitment to quality and long term performance. Ideal for distribution, manufacturing, or logistics, this facility presents an exceptional opportunity for both users and investors seeking a top tier industrial asset.

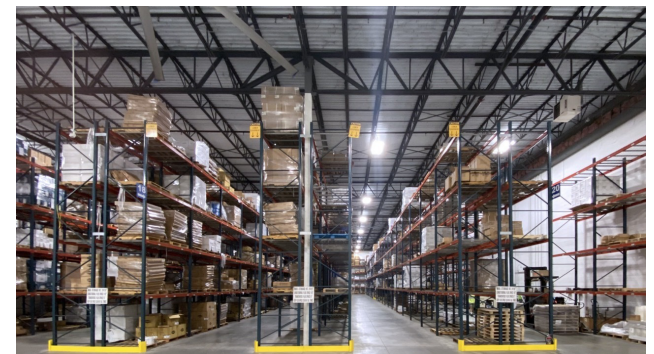
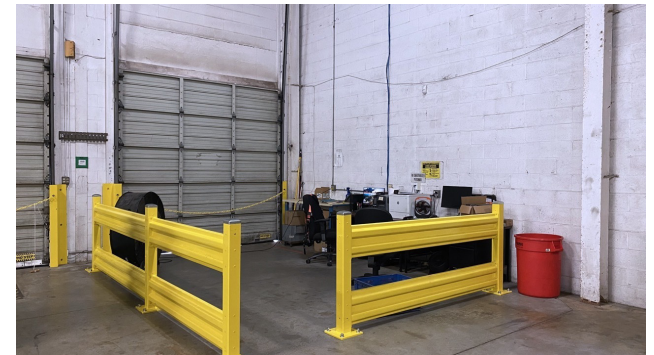
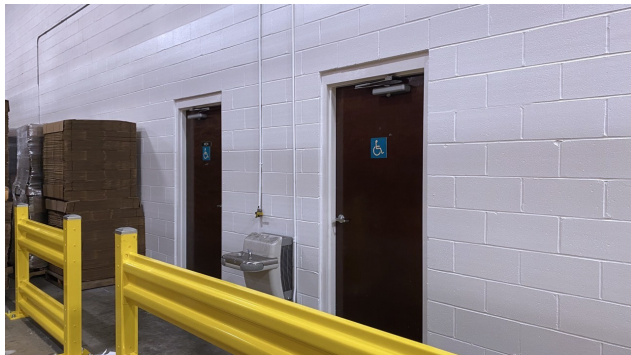
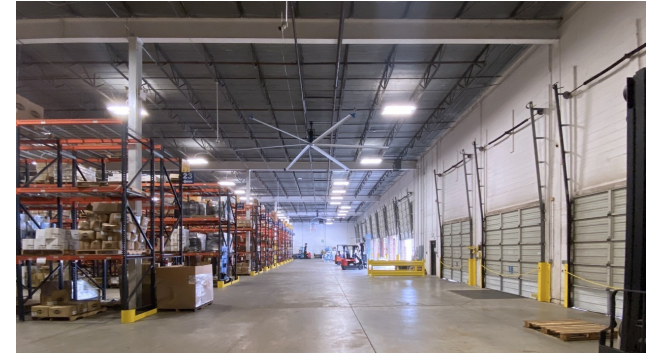
Location Overview

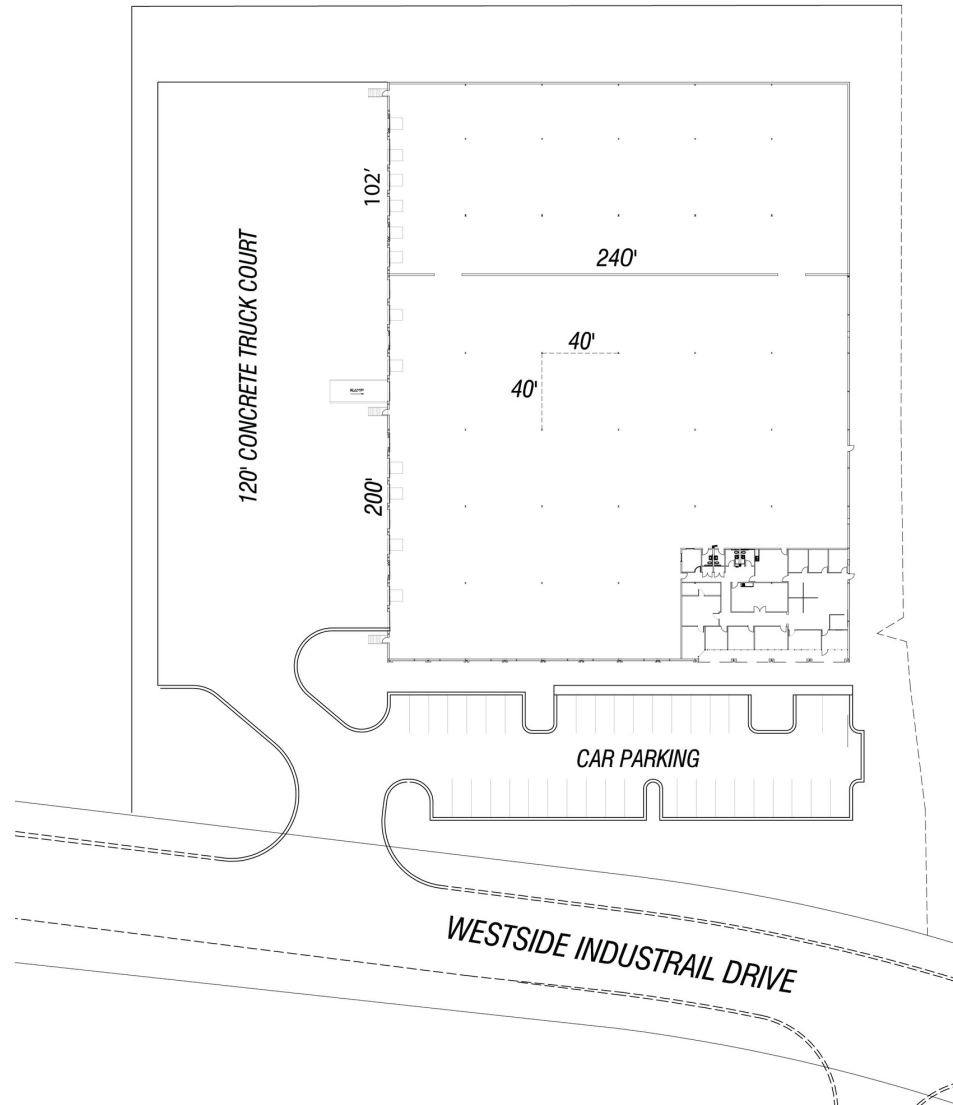
Westside Industrial Park is at the crossroads of the Southeast's best interstate, rail, marine and aviation network. Interstates 295, 10, 95 are all within 15 miles of the Park. The Park has access to major package handling companies: United Parcel, United States Parcel Service, and FedEx. CSX rail service is available in the Park. Norfolk Southern and FFC rails are 3 and 12 miles away, respectively. Three JAXPORT marine terminals are within 15 miles. Also, three airports, including Jacksonville International Airport, are within 12 miles.

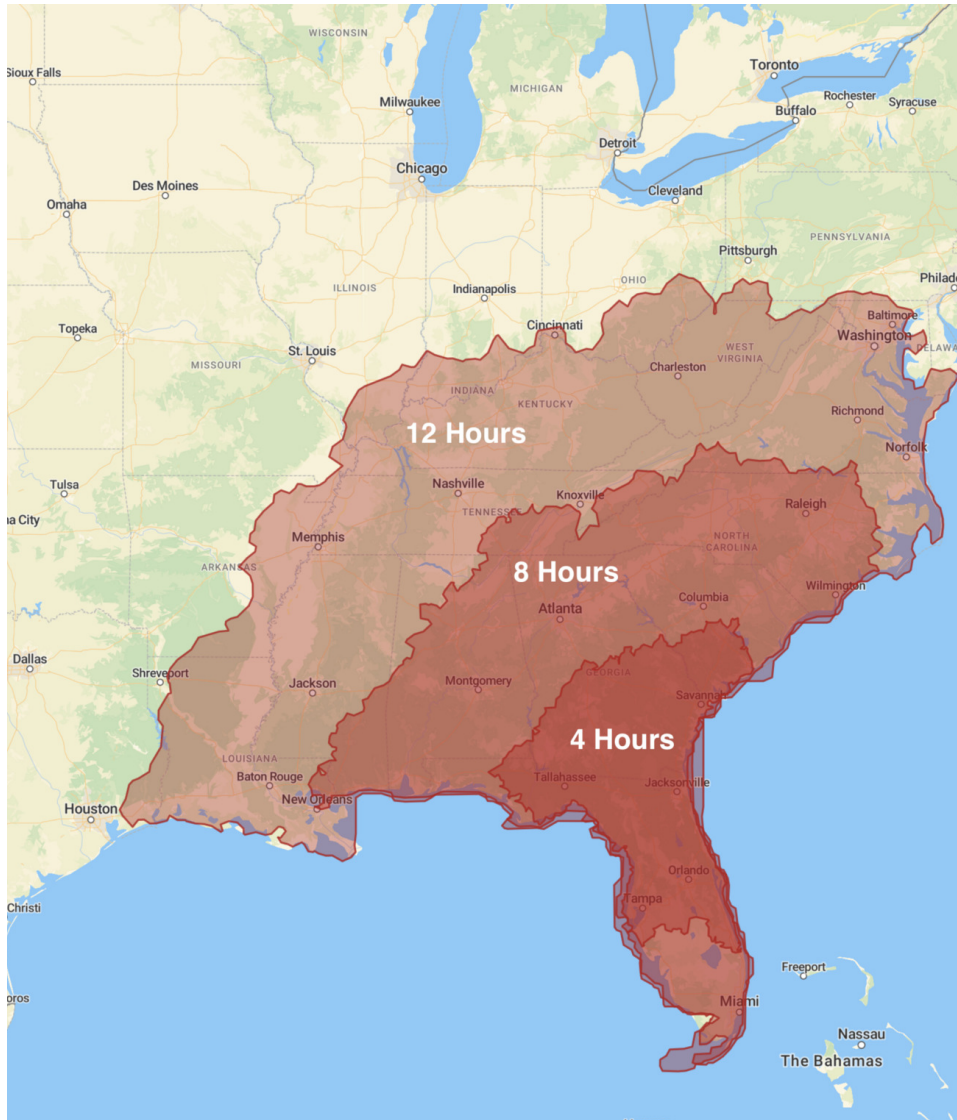












Drive Times

Location	Distance
Interstate 295	2.8 miles
Interstate 10	5.5 miles
Interstate 95	13.2 miles
Downtown Jacksonville	14.2 miles
Savannah, GA	142 miles
Orlando, FL	154 miles
Tampa, FL	197 miles
Charleston, SC	242 miles
Atlanta, GA	345 miles
Miami, FL	359 miles
Montgomery, AL	366 miles
Charlotte, NC	387 miles
Baltimore, MD	846 miles
Houston, TX	862 miles