

±150,000 – 218,625 SF Warehouse and Office
AVAILABLE FOR LEASE

8558
WESTSIDE
INDUSTRIAL DR

JACKSONVILLE, FL
32219

For further information, please contact our exclusive agents:

Dan Stover, Senior Vice President dstover@phoenixrealty.net

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PROPERTY FEATURES



±150,000 – 218,625 SF Warehouse and Office Available FOR LEASE

PROPERTY HIGHLIGHTS

Total Building Size: ±218,625 SF
Main Office Size: ±3,860 SF
Warehouse Office Size: ±2,750 SF

Location: 2 miles west of I-295
In Westside Industrial Park
Address: 8558 Westside Industrial Dr
Jacksonville, FL 32219
Site Size: ±11.44 ac

Jacksonville provides an excellent source of labor that complements a pro-business environment; superb workforce demographics.



**DRONE VIDEO
AVAILABLE**

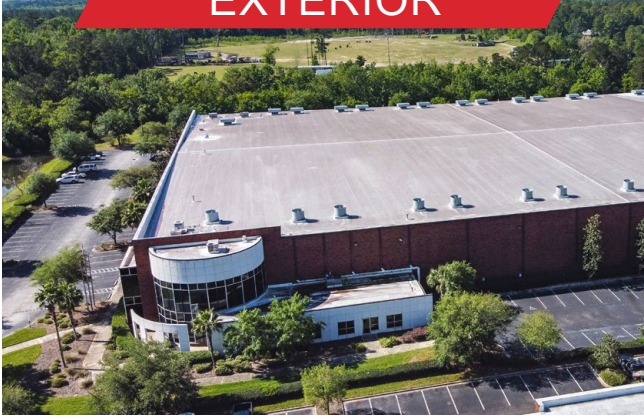
Zoning: PUD - Business Park - 1
Parking: ±100 car parking
Visibility: Westside Industrial Dr
Built By: Pattillo Construction Corp.
Fire Protection: ESFR Sprinkler
Doors: 33 – 9'w x 10'h Dock Doors w/
view panes (All Dock Doors have
35k lb. pit levelers, Dock Locks
& Seals)
1 - 9'w x 10'h door with
concrete ramp
1 – 12'w x 16'h door with
concrete ramp
Electric: 3 – 4,000 Amp panels, 480/277 V,
3 ph. 4w
Ceiling Height: 30' minimum clear height
Utilities: City Water & Sewer
Column Spacing: Existing Bldg. 40' x 55'
Expansion 40' x 65'
Truck Court Depth: ±150'
Lighting: T-5 Fluorescent lighting

- Roof mounted Exhaust Fans
- Gas Heaters
- Battery Charging Station
- Existing Security System
- Guard house

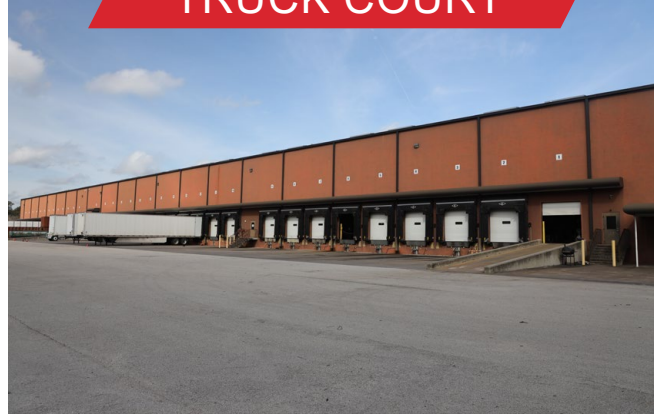
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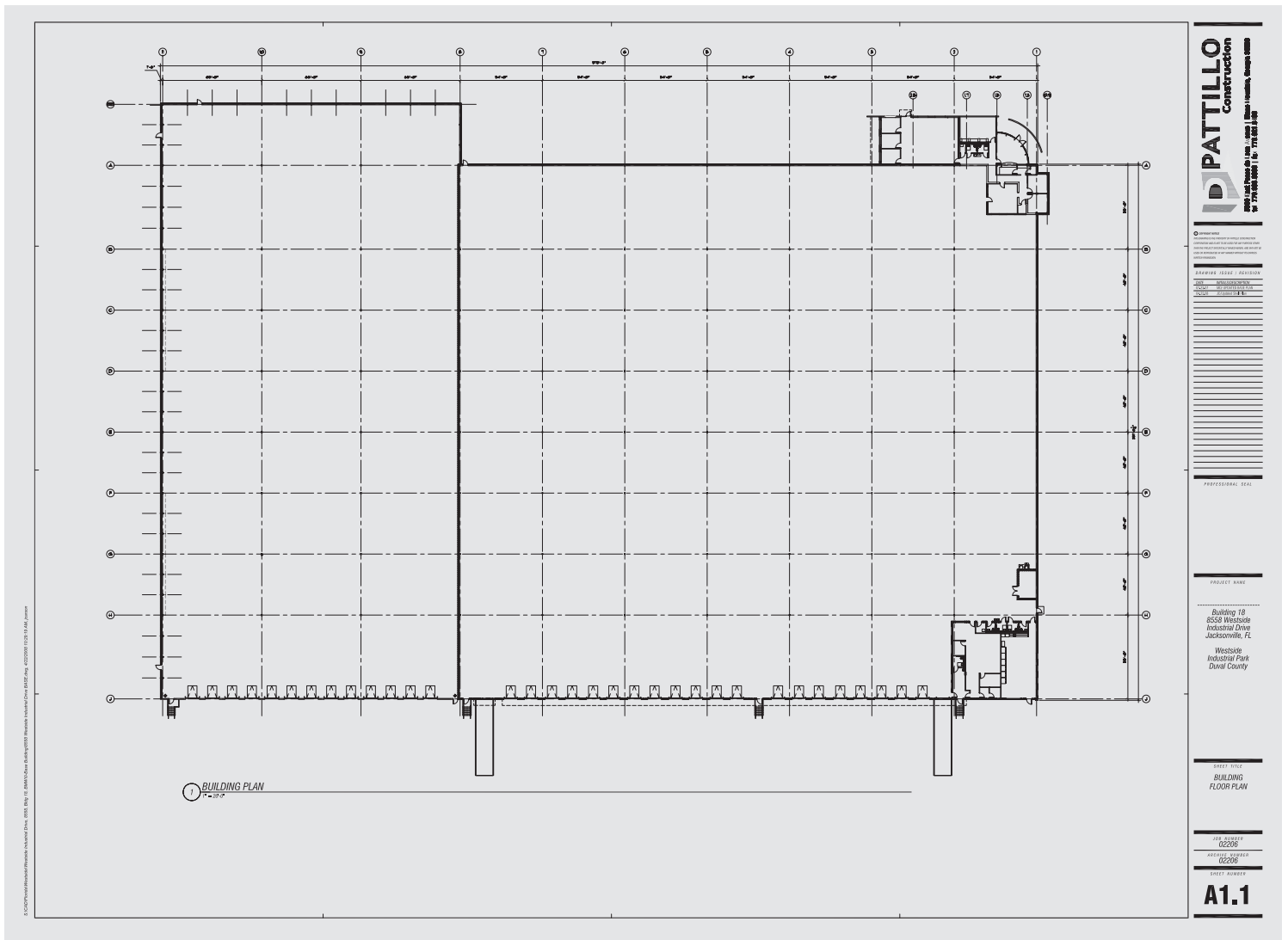
EXTERIOR

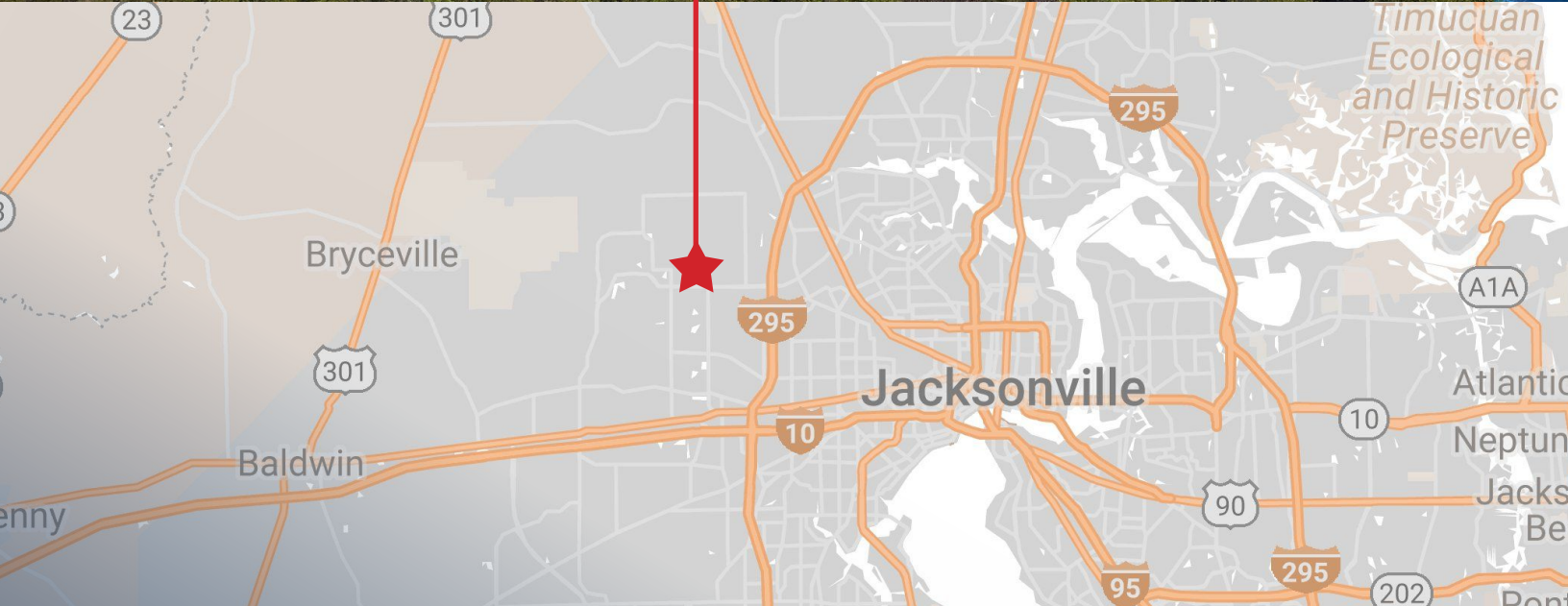


TRUCK COURT



FLOOR PLAN





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